

Queenstown Lakes District Proposed District Plan – Stage 1

Section 42A Hearing Report For Hearing commencing: 27 June 2016

Report dated: 2 June 2016

Report on submissions and further submissions

Chapter 26 Historic Heritage

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I also have referred to, and relied on the evidence of Mr Richard Knott, which has been filed alongside this section 42A report.

1. EXECUTIVE SUMMARY

- 1.1 While the structure of the notified Proposed District Plan (**PDP**) Historic Heritage Chapter 26 (**notified chapter**) remains largely unchanged, this evidence recommends relatively significant changes to the provisions themselves. Where I have rejected the relief sought by submitters the provisions remain as per the notified PDP and where I have accepted the relief, either in part or in whole, I have recommended a change to the provisions.
- 1.2 I have recommended a considerable number of changes to the provisions in response to the issues raised in submissions. The focus of the changes has been on:
- a. providing stronger, more directional policies;
 - b. reducing ambiguity and improving the enforceability and certainty of the rules;
 - c. defining the various heritage categories;
 - d. providing evaluation criteria; and
 - e. amending the Inventory to ensure it as up to date and as accurate and clear as possible. These changes are all contained in the Recommended Revised Chapter attached as **Appendix 1 (Revised Chapter)**. Appendix 1 also includes those planning maps which have been changed as a consequence of recommending changes to various features in response to submissions. However, the planning maps attached to this evidence do not include the recommended new archaeological sites. These can be provided as part of Council's reply if required.
- 1.3 More specifically:
- a. the objectives are now phrased as outcome statements and a number of new policies provide stronger and more detailed direction;
 - b. the rule(s):
 - (i) continue to enable and encourage repairs and maintenance;
 - (ii) separate out total and substantial demolition into two rules with different activity statuses and/ or policies;
 - (iii) define the term 'heritage fabric' in order to reduce uncertainty;
 - (iv) managing activity within the setting is more clearly defined and where possible 'extents of place' are included in the inventory;

- (v) are reformatted in relation to heritage precincts, to be clearer, the statements of significance and key features are tied back to rules and policies, and the all-encompassing development rule has been deleted;
 - (vi) relating to archaeological sites are more workable, applying only to those sites listed in the PDP and no longer relying on obtaining an authority prior to applying for resource consent; and
 - (vii) relating to heritage landscapes no longer include an all-encompassing development rule and have been further refined.
- c. the categories of some items in the Inventory of Protected Features have been amended and new items and archaeological sites added where quality information and assessments were available to substantiate those changes, and Mr Knott has subsequently taken an expert view on the appropriateness of the listings. Three items have been removed; one because it no longer exists, another because it is more appropriately listed as an archaeological site, and another because it is in the Plan Change 50 area and therefore has been removed from stage 1 of the PDP (but rather, is protected solely through the Operative District Plan (**ODP**)).

1.4 I consider that the amended provisions as recommended in this evidence are the most appropriate way to protect historic heritage while enabling and encouraging ongoing use and appropriate adaptation of the heritage features, precincts, landscapes, and archaeological sites listed in the PDP. Key reasons include the fact that the additional policies provide greater direction and clarity, the rules provide more certainty and less duplication, and that the level of protection afforded to the various category features is commensurate with the potential effect of the activity proposed and with the significance of the particular feature.

2. INTRODUCTION

2.1 My name is Victoria Sian Jones. I am a private consultant contracted by the Queenstown Lakes District Council (**Council**) to prepare the Section 42A report on Chapter 26 of the PDP. I am a full member of the New Zealand Planning Institute. I hold the qualifications of Bachelor of Resource and Environmental Planning (first class honours), with a major in economics from Massey University. I have over 21 years' planning experience, and have worked as a planner in the Queenstown Lakes District (**District**) for over 16 years. During my time in this District, I have held the position of consent planner, policy planner and various policy and strategy management roles with CivicCorp Limited and the Council and have worked as a consultant for the past 8

years. During that time, I presented evidence in the hearings on the now ODP and was responsible for dozens of variations and plan changes (either as the author or in a management role), including Plan Change 3 (**PC3**) which related to the ODP heritage chapter.

2.2 I note that I was not the author of the notified chapter in the PDP.

3. CODE OF CONDUCT

3.1 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. I am authorised to give this evidence on the QLDC's behalf.

4. SCOPE OF THIS EVIDENCE

4.1 My evidence addresses the submissions and further submissions received on the notified chapter and any subsequent amendments to the planning maps in order to remove or amend the annotation of heritage items on those maps.

4.2 For clarification, submissions 516.5 (McFarlane Investments), 571.5 (John Thompson), 604.46 (Jackie Gillies and Associates (**JGAA**)), 672.33 (Watertight Investments), and FS1098.11 (Heritage New Zealand (**HNZ**)) all relate directly to features or issues within the geographic area that is subject to Plan Change 50. The formal withdrawal of all provisions in the PDP that applied to this area, by the Council pursuant to a Council resolution made on 29 October 2015 means that the listing of Feature 68 (Glenarm Cottage, 50, Camp Street) is no longer in the PDP and the addition of the Queenstown campground cabins in the PDP is out of scope. I have subsequently removed the listing for Feature 68 from the recommended Revised Chapter. As the PDP provisions that the submissions relate to have been withdrawn, I recommend that the submissions be rejected.

4.3 I also wish to clarify that the following submissions and further submissions have been allocated to other hearing streams, as follows:

- a. further submission 1347.31 (Lakes Land Care) has been reallocated to the Chapter 33 hearing stream (indigenous vegetation and biodiversity) as it relates to vegetation clearance rather than historic heritage; and

b. submissions 423.4 (Carol Bunn), 672.23 (Watertight Investments Ltd), and 688.19 (Crane and Mactaggart) have been reallocated to Chapter 27 (subdivision). This approach is consistent with my recommendation later in this report (section 14) to accept submission 383.45 (by the **Council**), which requests that the subdivision rules be deleted from Chapter 26 and be included within Chapter 27, and is also consistent with Council's overarching intention to capture all subdivision rules in Chapter 27. As such, the deferral of these submissions will enable the issue of how best to manage the subdivision of heritage sites to be considered more efficiently and at the same time as considering submissions lodged on Rules 27.5.1.4 - 27.5.1.6, which also relate to the issue.

4.4 This evidence analyses submissions for the benefit of the Hearings Panel in order to assist it to make recommendations on the district-wide Historic Heritage Chapter. The Table in **Appendix 2** outlines whether individual submissions are accepted, accepted in part, rejected, considered to be out of scope, or deferred to another hearing stream.

4.5 Although this evidence is intended to be a stand-alone document and to meet the requirements of s42A of the RMA, the Historic Heritage s32 report is also attached as **Appendix 3**.

4.6 In this evidence, I discuss the issues raised by submitters under broad issues, and where I recommend significant changes to the proposed provisions I assess those changes in terms of s32AA of the RMA (as set out in **Appendix 4**).

4.7 In preparing this evidence and reaching the conclusions herein, I have read, referred to, and relied on the evidence of Mr Richard Knott (dated 2 June 2016). As will be clear from my evidence, I have also drawn on other work that has been undertaken by and on behalf of the Council and other parties over the last decade,¹ which, together, provides the evidence base for Chapter 26.

5. STATUTORY BACKGROUND

5.1 The s32 report attached as **Appendix 3** provides an overview of the higher order statutory and planning documents applicable to Chapter 26, although it is noted that the Heritage New Zealand Pouhere Taonga Act NZPTA 2014 (**HNZPTA**) and iwi management plans are not discussed in that evaluation. In summary, the following documents have been considered in the preparation of this evidence.

¹ The QLDC monitoring reports and reports undertaken in respect of Heritage Landscapes and Precincts as fully referenced later in this evidence.

5.2 The **Resource Management Act (RMA)**, in particular the purpose and principles in Part 2, which emphasise the requirement to sustainably manage the use, development and protection of the natural and physical resources for current and future generations, taking into account the 'four well beings' (social, economic, cultural and environmental) and acknowledge historic heritage as a matter of national importance. Importantly, the RMA defines historic heritage as follows:

Historic heritage—

(a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- (i) Archaeological*
- (ii) architectural*
- (iii) cultural:*
- (iv) historic*
- (v) scientific:*
- (vi) technological; and*

(b) includes—

- (i) historic sites, structures, places, and areas;*
- (ii) archaeological sites; and*
- (iii) sites of significance to Māori, including wāhi tapu; and*
- (iv) surroundings associated with the natural and physical resources*

5.3 The **Local Government Act 2002**, in particular s14, which emphasises the importance of taking an intergenerational approach to decision-making and the need to take into account the four well beings.

5.4 The **HNZPTA**, which has, as its purpose, the promotion of the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand. Of relevance, pursuant to section 5, the HNZPTA provides for heritage covenants; prohibits the modification or destruction of archaeological sites unless an authority is obtained; and is the instrument through which authorities are issued and the list of historic places (formerly called the Register and now called New Zealand Heritage List/ Rārangī Kōrero) (**HNZ List**) is maintained. Of note, the HNZPTA offers no protection to the items on its List, provides for the relatively narrow consideration of effects in regard to the protection to archaeological sites, and does not require or provide for any level of public participation (beyond the landowner). The relationship between the HNZPTA and the RMA is further considered later in this report in the context of the most appropriate method of managing archaeological sites.

5.5 **Iwi Management Plans:** section 74(2A)(a) of the RMA states that when preparing or changing a district plan, Councils must "*take into account*" any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district. Two iwi management plans are relevant:

- a. *The Cry of the People, Te Tangi a Taurira: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008)*; and
- b. *Kāi Tahu ki Otago Natural Resource Management Plan 2005 (KTKO NRMP 2005)*.

5.6 **Operative Otago Regional Policy Statement 1998 (RPS):** Section 75(3) of the RMA requires that a district plan prepared by a territorial authority must "*give effect to*" any operative regional policy statement. The operative RPS contains a number of relevant objectives and policies, specifically 9.4.1, 9.5.1, 9.5.4, and 9.5.6, which in broad terms:

- a. promote the sustainable management of Otago's land resource by promoting the sustainable management of Otago's built environment in order to recognise and protect heritage values;
- b. recognise and provide for the relationship Kai Tahu have with the built environment;
- c. minimise adverse effects of urban development and settlement through avoiding, remedying, or mitigating significant irreversible effects on Kai Tahu cultural and spiritual values or heritage values; and
- d. recognise and protect Otago's regionally significant heritage sites through identifying sites and developing means to protect them from inappropriate subdivision, use and development.

5.7 **Proposed Otago Regional Policy Statement 2015 (PRPS):** Section 74(2) of the RMA requires that a district plan prepared by a territorial authority must "*have regard to*" any proposed regional policy statement. The PRPS was notified for public submissions on 23 May 2015 and hearings have been held. The PRPS contains a number of relevant objectives (1.2, 1.2, 3.7, and 4.2) and policies, which in broad terms:

- a. require the principles of Te Tiriti o Waitangi to be taken into account in resource management decisions; Kai Tahu values, rights and interests and customary resources to be sustained by managing the natural environment to support Kai

Tahu wellbeing and recognising and protecting important sites of cultural significance; and enabling Kai tahu relationships with wahi tupuna and associated sites;

- b. recognise that heritage helps to create a sense of identify; and
- c. recognise that historic heritage resources contribute to the region's character and sense of identity and that this be achieved by Councils by:
 - (i) identifying historic heritage places and areas of regional or national significance and their values (using the attributes detailed in Schedule 7 of the PRPS);
 - (ii) establishing a hierarchy of protection (in policy 4.2.3), relative to the significance of places and which recognises that avoidance should be the first priority, then failing that, mitigation, and then failing that, remediation;
 - (iii) protecting and enhancing the values of places by avoiding adverse effects on those values of regional or national significance; avoiding significant adverse effects on other values;
 - (iv) assessing the significance of adverse effects on those values; and
 - (v) encouraging the integration of historic heritage values into new activities and enabling adaptive reuse or upgrade of historic heritage places and areas where heritage values can be maintained.

5.8 The following goals, objectives, and policies of the **Strategic Directions, Urban Development, and Tangata Whenua chapters of the PDP²** are relevant to Chapter 26. These provide the strategic direction and overarching objectives against which to test the appropriateness of Chapter 26:

3.2.3 Goal - A quality built environment taking into account the character of individual communities

3.2.3.2 Objective - Development is sympathetic to the District's cultural heritage values

3.2.3.2.1 Identify heritage items and ensure they are protected from inappropriate development.

4.2.2 Objective - Urban Growth Boundaries are established as a tool to manage the growth of major centres within distinct and defensible urban edges.

4.2.2.4 Not all land within Urban Growth Boundaries will be suitable for urban development or intensification, such as (but not limited to) land with ecological, heritage

² Revised Chapters - Council's right of reply version 7-4-16.

or landscape significance; or land subject to natural. The form and location of urban development shall take account of site specific features or constraints to protect public health and safety.

5.4 Objective - Promote consultation with tangata whenua 5.4.1 through the implementation of the Queenstown Lakes District Plan.

5.4.1.1 Ensure that Ngāi Tahu Papatipu Rūnanga are engaged in resource management decision-making and implementation on matters that affect Ngāi Tahu values, rights and interests, in accordance with the principles of the Treaty of Waitangi.

5.4.1.2 Actively foster effective partnerships and relationships between the Queenstown Lakes District Council and Ngāi Tahu Papatipu Rūnanga.

5.4.1.3 When making resource management decisions, ensure that functions and powers are exercised in a manner that takes into account the following iwi management plans: Kai Tahu ki Otago Natural Resource Management Plan 2005 and Te Tangi a Tauira; The Cry of the People, The Ngai Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008.

5.4.1.4 Recognise that only tangata whenua can identify their relationship and that of their culture and traditions with their ancestral lands, water, sites, wāhi tapu, tōpuni and other taonga.

5.4.2 Objective - Provide for a Ngāi Tahu presence in the built environment

5.4.2.1 Collaborate with Ngāi Tahu in the design of the built environment including planting, public spaces, use of Ngāi Tahu place names and interpretive material.

5.4.3 Objective - Protect Ngāi Tahu taonga species and related habitats.

5.4.3.1 Where adverse effects on Taonga species and habitats, of significance to Ngāi Tahu, cannot should be avoided where practicable, or otherwise, remedied or mitigated, including through consider environmental compensation as an alternative.

5.4.4 Objective - Enable the sustainable use of Māori land.

5.4.4.1 Enable Ngāi Tahu to protect, develop and use Māori land in a way consistent with their culture and traditions, and economic, cultural and social aspirations including papakainga housing.

5.4.5 Objective - Wāhi tūpuna and all their components are appropriately managed and protected.

5.4.5.1 Identify wāhi tūpuna and all their components on the District Plan maps and protect them from the adverse effects of subdivision, use and development.

5.4.5.2 Identify threats to wāhi tūpuna and their components in this District Plan.

5.4.5.3 Enable Ngai Tahu to provide for its contemporary uses and associations with wāhi tūpuna.

5.4.5.4 Avoid where practicable, adverse effects on the relationship between Ngāi Tahu and the wāhi tūpuna.

6. BACKGROUND – CURRENT PROTECTION UNDER THE ODP AND THE METHODOLOGY USED FOR LISTING ITEMS IN THE PDP

Protection of historic heritage under the ODP

- 6.1 To assist the panel I have prepared a comparison between the ODP and the PDP provisions and this is provided as **Appendix 5** to this evidence.

6.2 In summary, the key differences between the ODP and the PDP are the objectives and policies; the removal of assessment matters, and the inclusion of new rules relating to heritage precincts; heritage landscapes, archaeological sites, setting and curtilage areas, and internal alterations.

6.3 More specifically:

- a. the rules for Category 1 and 2 items are the same except that development of any curtilage/ setting is discretionary/ restricted discretionary (respectively) in the PDP, whereas it is unclear whether any rules apply to such areas in the ODP;
- b. the rules for Category 3 items are quite different in that the internal alteration rules have relaxed from controlled to permitted; external alteration rules have strengthened from controlled to restricted discretionary; demolition/ relocation rules have relaxed from discretionary to restricted discretionary; and development of the curtilage is restricted discretionary, whereas it is unclear whether any rules apply to such areas in the ODP;
- c. some of the precincts have been extended in the PDP and a new distinction is made between contributory and non-contributory buildings within precincts;
- d. For activity within the precincts, the PDP includes a new rule, 26.6.15, making any development a discretionary activity; the rules relating to the demolition or removal of non-contributory buildings (beyond the precinct) have relaxed from discretionary to permitted; those relating to external alterations to any buildings have relaxed from discretionary to restricted discretionary; and those relating to internal alterations of any unlisted buildings have relaxed from discretionary to permitted. From a regulatory perspective the development rule would 'trump' the more lenient rules relating to precincts in many, if not all, cases;
- e. the PDP does not include any specific rule relating to landscape features but, rather, relies on the category 2 and 3 rules, the underlying zone provisions, designation conditions (in the case of the Queenstown Gardens), the district wide provisions relating to earthworks, and the precinct rules (in relation to part of Horne Creek);
- f. the PDP introduces a section on Sites of Significance to Maori, to be populated at a later date;
- g. in relation to archaeological sites, whereas the ODP lists 9 sites as Category 2 items and 3 as Category 3 items (and applies the rules of each accordingly), the

PDP introduces new rules specific to archaeological sites which permit alterations to archaeological sites in accordance with an authority issued under HNZPTA 2014 provided there are no other effects; require consent if there are other effects (with the activity status determined by the level of other effect); and prohibit the activity if it is in breach of the HNZPTA;

- h. the PDP identifies the same four heritage landscapes as the ODP and applies rules to them (where only policies exist in the ODP);
- i. the PDP does not list the criteria used to assess the various items or provide definitions for the various categories (the ODP does) and while it contains some chapter-specific definitions of key terms, others that were in the ODP have not been included;
- j. the only substantive changes to the schedule/ inventory of protected features contained in Appendix 3 of the ODP are the addition of the following items in 26.9:
 - (i) Item 253 (253 Centennial Ave);
 - (ii) Item 241 (Kawarau Falls Dairy and Meat Store);
 - (iii) Item 240 (Marshall cottage);
 - (iv) Item 242 (Threepwood stables);
 - (v) Item 250 (Millers Flat Church, Roman's Lane, Arrowtown);
 - (vi) Item 151 (Former Methodist Church, 8 Berkshire Street, Arrowtown);
 - (vii) Item 252 (Shanahan's Cottage, Arrowtown Golf Course); and
 - (viii) Item 239 (Kinloch jetty and wharf building).
- k. the removal of ODP Item 408 (the Kingston Flyer/ engines/ rolling stock);
- l. the listing of the Kingston Railway heritage item as a single item, the specific listing of the crane within that description and some changes to the categories of the various elements that make up that item, which ranged from Category 1 to 3 and are now collectively listed as a Category 2 item; and
- m. the addition of one archaeological site (714 - Old House site, Kingston) to 26.10.

Methodology for the identification of items in the PDP

6.4 This part of my evidence outlines how the various items that are contained in the schedules of protected features contained within 26.9 - 26.12 of the PDP (**Inventory**) were identified and categorised. My evidence provides the background as to how this Inventory has evolved over the years and the evidential basis for this (up to the point of

notification of the PDP). I consider that it is important to outline this for the Panel due to the fact that:

- a. as outlined in Mr Richard Knott's evidence, his assessment of those items that have been submitted on relies on the research and assessments that have been undertaken previously and which exist on Council records;
- b. the Inventory is largely a 'roll over' from the ODP and, as such, it is important to understand the background to those listings; and
- c. the evidence base for the listings in the PDP therefore comes from the following key sources: the heritage inventory sheets undertaken by Ms Rebecca Reid as part of the PC3 process; heritage inventory sheets undertaken by history (honours) students on behalf the Wakatipu Heritage Trust in relation to items listed in the ODP and provided to Council; heritage inventory sheets undertaken by JGAA in relation to items listed in the ODP and items proposed to be added into the PDP; and public information prepared by third parties such as HNZ and applicants that is held by Council (e.g. conservation plans, heritage impact assessments related to resource consents, etc).

6.5 Mr Knott's evidence outlines the methodology that he has used to assess those items in the PDP, against which submissions have been lodged and the information that he has relied on is attached to his evidence. As such, I will focus on how the ODP listings which have now been rolled over into the PDP were determined.

6.6 The ODP was notified in 1995 and decisions on submissions released in 1998. I am not aware of the level of evidence that was relied on for the listing of the items in the notified version and to what extent those items were themselves, a roll over from the earlier transitional district plans. What is clear is that Categories A and B (as they were then) were defined in the ODP and the ODP states that "*heritage features have been listed in the District Plan as they exhibit one or more of the following values*". It then goes onto list these as cultural (emotional, historical, design, technological), contextual (measure of value and authenticity), and use values.³

6.7 In 1998 the decision version of the ODP was released and through decisions on submissions, three heritage categories were established and defined in the plan. The evaluation criteria were amended but the substance of it did not change. There may well have also been changes to the ODP schedule through submissions but I have not investigated that matter.

³ Queenstown Lakes District Council (notified) PDP 1995, pages 13/1 - 13/2.

- 6.8 PC3 (Heritage Part 2) was notified in June 2005, decisions were released in 2006 and 2007 and it was made operative in March 2008 with the purpose of adding items to the ODP schedule in order to ensure, where practical, that the District's significant heritage items and heritage landscapes are recognised and protected.
- 6.9 It appears from the two decisions that PC3 resulted in the addition of 72 new heritage items to the ODP schedule. 64 of these were included in the notified version of PC3 and a further eight were added as a result of submissions requesting them to be listed. On behalf of Council, Ms Rebecca Reid of Telltale Limited undertook heritage assessments on 54 of these features and recommended a heritage category for each listing. Those assessments were based on the following criteria and the categorisation was based on a grading system, which was developed by Council and a Council appointed Heritage Working Party in 2005:
- a. Archaeological Value;
 - b. Architectural Value;
 - c. Cultural and Spiritual Value;
 - d. Historic and Social Value;
 - e. Townscape and Context Value;
 - f. Rarity and Representative Value; and
 - g. Technological Value.
- 6.10 In some instances, the category was amended (upward or downward) through the Council decision, as a result of submissions. From my own involvement in parts of the process outlined above (as Council's Strategy and Planning Manager from 2003 - 2007) it is my opinion that, whilst the assessments were relatively basic and did not include input from conservation architects, the process was relatively robust and underwent a rigorous informal and formal public participation process.
- 6.11 In 2013-2014, using the same broad criteria, the Wakatipu Heritage Trust (**WHT**) engaged University of Otago history students to research and assess 37 features. While the research findings were reviewed for accuracy by Wakatipu Heritage Trustee and historian, Ms Angela English, they were not formally reviewed by Council staff.
- 6.12 In 2014-2015, the Council engaged JGAA to undertake detailed assessments of 13 features as well as the proposed heritage precincts and landscapes. As I understand it, the purpose of these assessments was to substantiate the existing listings and to justify adding new items to the PDP Inventory. These assessments used the same broad assessment criteria as the previous assessments in PC3.

6.13 I note that Inventory assessments undertaken by the above entities exist for a large number of the features which are subject to substantive submissions and all of those have been considered by Mr Richard Knott in his evidence. Where no inventory assessment exists but other information does (such as HNZ assessments or conservation plans), I understand that Mr Knott has considered that information in order to reach a conclusion on the appropriate listing/ categorisation.

7. OVERVIEW OF THE ISSUES

7.1 The purpose of the heritage chapter is to promote the sustainable management of the District's historic heritage.

7.2 The resource management issues that the chapter aims to address are outlined in the s32 report and are repeated below for your convenience:

- a. historic heritage needs to be recognised, and correctly identified before it can be protected;
- b. buildings in particular, need economic uses, which may require adaptation. There is an on-going need to achieve a balance between protection and development, in order to achieve sustainability;
- c. heritage precincts need to be managed to protect heritage features without over regulation;
- d. maintenance of historic heritage features must be encouraged and enabled. Demolition by neglect should be avoided;
- e. private property rights are a relevant consideration in the wider approach to historic heritage. Providing provisions that are overly restrictive is counter-productive to their sustainable management;
- f. the need for longevity of finite resources. Heritage fabric is often fragile and irreplaceable. The value of heritage features in situ is far higher than when relocated, and the setting of these features provides context;
- g. professional and technical input. Informed assessments of effects are required for development affecting historic heritage in the same way as any other "specialism" within the planning sphere. Government Agencies (HNZ, DoC) and community based groups are excellent sources of information and should be involved at the earliest planning stages. HNZ has a Regulatory role with regards

to Archaeology, and Tangata Whenua only, can provide informed responses on Sites of Significance to Maori; and

- h. currency of the Inventory of Protected Features. This list of features is not fixed, in that it can be increased or decreased. It can also accommodate changes to the level of significance of items.

7.3 Having identified the heritage related resource management issues facing the District, it is necessary to consider to what extent the ODP has been effective and efficient at addressing these issues or, in other words, consider what the issues or shortcomings of the ODP are. The monitoring reports in relation to heritage structures and precincts⁴ draw on resource consent information, the outcomes from consultation and from case studies, and conclude that the operative chapter is generally producing positive outcomes⁵ but also outline a number of key issues with the chapter. While a monitoring report was undertaken in relation to heritage landscapes, there was no data and therefore no conclusions reached.

7.4 While retaining the fundamental components of the ODP provisions, substantial changes have been made to the framework, structure, objectives and provisions to address the following issues with the Heritage Chapter 13 of the ODP, as identified in the monitoring report:

- a. in relation to heritage precincts, the objectives, policies, rules, and assessment matters are ambiguous and do not provide adequate protection for unlisted buildings (e.g. 12.2.3.4 and the definition of demolition) or direction as to what the particular values of the precinct are that need to be considered. The s 32 report notes that having one set of rules covering all development within a precinct area does not allow for differentiation between contributory and non-contributory buildings and results in unnecessary consents being required;
- b. most heritage interiors are not protected and so may be lost;
- c. the subdivision of sites containing heritage items is not referenced in the chapter;

⁴ Heritage Monitoring Report - Heritage Structure and Precincts (2011) and the Monitoring Report - Heritage Landscapes (2012) and S 32 Evaluation Report - Historic Heritage.

Note: There is no record of the objectives and policies relating to the heritage landscapes having been applied to resource consent applications since their inception and, therefore no conclusion can be reached on their effectiveness or efficiency.

⁵ Page 11, Heritage Monitoring Report - Heritage Structure and Precincts (2011).

- d. some heritage buildings are being compromised due to incremental changes as this is not acknowledged in the assessment matters;
- e. there is no ability to waive underlying zone standards in respect to heritage buildings (e.g. parking);
- f. archaeological values are being lost as conditions are unable to be attached to resource consent and there are no rules relating to the majority of sites;
- g. the relationship between the Inventory of Protected Features (Appendix 3) and the heritage Chapter (chapter 13) of the ODP is unclear, there is no record of why heritage items are listed in Appendix 3 or which parts of buildings are protected. Some rankings may no longer be appropriate as particular items become increasingly rare;
- h. there may be items missing from Appendix 3 of the ODP (especially buildings in Queenstown), there may be other areas worthy of heritage precinct status, and the Arrowtown heritage precinct (ref 384) is ambiguous; and
- i. the heritage landscapes need to be mapped on the planning maps to improve clarity.

7.5 The s32 report reiterates some of these issues in the analysis of the 'status quo' and 'tidy up' options and highlights the following additional issues with the ODP:

- a. the assessment of effects on heritage landscapes are not being triggered as the links to Appendix 10 are not clear;
- b. the provisions lack clarity and continuity;
- c. the different types of historic heritage features are inappropriately grouped/ categorised together, which does not enable archaeological sites, precincts, sites of significance to Maori, and landscapes to be more accurately focussed; and
- d. the objectives and policies are not sufficiently focused to inform the rules, including the encouragement of on-going maintenance.

8. SUBMISSIONS

- 8.1 The PDP was notified on 26 August 2015. The submission period closed on 23 October 2015 and summaries of submissions were notified on 3 December and 28 January 2016. 37 original submissions and 21 further submissions were received on the Chapter 26 Historic Heritage, comprising 286 points of submission.
- 8.2 Submissions are generally considered by issue in this evidence and where applicable are considered by provision. The summary of the submissions received on the notified chapter and recommendations of whether the submission should be rejected, accepted, or accepted in part is attached at **Appendix 2**. I have read and considered all of these submissions.

9. ANALYSIS

- 9.1 The RMA, as amended in December 2013 no longer requires a report prepared under 42A report or the Council decision to address each submission point but, instead, requires a summary of the issues raised in the submissions.
- 9.2 Some submission points canvass more than one issue, and will be addressed where they are most relevant within this evidence. At times they will be addressed under a number of topics.
- 9.3 I have grouped the issues as follows in this evidence:
- a. the management of setting and curtilage areas;
 - b. the management of internal and external alterations;
 - c. archaeological sites;
 - d. the management of demolition and relocation of scheduled items beyond the site;
 - e. the subdivision of sites containing heritage items;
 - f. the Management of Heritage Precincts;
 - g. the management of heritage landscapes;
 - h. Maori Issue and Sites of Significance;
 - i. enabling and encouraging preservation through the permitted maintenance rule;
 - j. objectives and policies (not related to a specific issue);
 - k. the definition of heritage categories, assessment criteria, information requirements and process for further listings;
 - l. scheduled buildings, structures, and features; and
 - m. general support and miscellaneous.

- 9.4 Before embarking on the issue-specific discussion, I wish to highlight at the outset that I have suggested that more directional policies and matters of discretion are inserted throughout the recommended revised chapter. This has been undertaken in response to a submission by Submitter 604 (JGAA), which states that "*there is no guidance in the plan as to how these features are to be protected or mitigated once they are identified in the Plan*".
- 9.5 The submitter make this comment specifically in relation to Objective 26.5.1 (in terms of the relevant provision) and also makes comments against the rules section (26.6) relating to concerns around how the term 'characteristics' will be assessed (26.6.5), that additional guidance on the use of Rule 26.6.7 would be useful, and citing the relevance of the ICOMOS charter to assist in administering Rule 26.6.4. The submitter goes on to request that greater detail should be provided in Sections 26.2 and 26.3, aimed at ensuring that quality assessments and decisions are made. As sections 26.2 and 26.3 are essentially non-statutory, explanatory parts of the Plan, I have recommended that the submission be achieved instead, through the policies and matters of discretion in order to achieve the intent of the submission. In my opinion, when read as a whole, the submission provides scope to take this approach.

10. ISSUE 1 - THE MANAGEMENT OF SETTING AND CURTILAGE AREAS (26.6.7)

- 10.1 Six submitters⁶ request that the rule be deleted, citing/ requesting that:
- a. the definition of "setting" is too vague and invites a subjective assessment which is problematic in determining activity status; and
 - b. requiring resource consent where there are only minor adverse effects on nearby heritage items could incur unreasonable costs and uncertainty; and
 - c. the rule be amended such that only development within a 30 m radius of the feature should be captured by the Rule (submitter 696 (Millbrook Country Club)).
- 10.2 Submitter 621 (Real Journeys Limited) requests the rule be deleted or amended to remove the reference to "setting" and to exclude development associated with the use of the protected feature (suggesting it should be permitted or controlled instead).

⁶ Submitters 368 (Anna Marie Chinn Architects and Phil Vautier), 524 (Ministry of Education), 672 (Watertight Investments Ltd), 688 (Crane and Mactaggart), 696 (Millbrook Country Club), and 726 (Upper Clutha Transport).

- 10.3 Submitters 426 (HNZ) and 604 (JGAA) support the rule but JGAA seeks that the term 'curtilage' be deleted (as this is already included in the definition of setting) and that the following guidance be added to assist in interpretation/ administration: "*Works affecting the historic setting of the site should be avoided. The heritage value of the setting should be identified on a case by case basis and any works that adversely affect that setting should be avoided. Works may include earthworks, signage... structures.*"
- 10.4 There is no equivalent rule in the ODP. The ODP is ambiguous as to whether the listings apply only to the feature described or also to the curtilage, setting, or entire site. The intention of rule 2.6.6.7 is to provide more certainty as to what rules apply to an activity within the setting of the listed item. Consideration of the surroundings through a rule is consistent with the definition of historic heritage (set out earlier in this evidence) in the RMA and the requirements of the RMA to protect historic heritage.
- 10.5 In response to the submissions, in my opinion, the definition of 'setting' is too broad and subjective to rely on to trigger the activity status of an activity. and it is uncertain and unreasonable to impose rules on land beyond the site upon which the listed item is located. Rather, my preference is to amend the rule to refer to an 'extent of place' where this is defined in the Inventory or if no 'extent of place' is defined, the rule should refer to a more narrowly definition of 'setting', within which various activities require consent. Relying on the extent of place which has been defined in the HNZ register and one which is identified in a heritage assessment undertaken by JGAA, and Mr Knott's review of these, 'extents of place' have been defined for 12 of the items listed in the Inventory. For all other items, the rule will apply to the wider setting, which has itself been redefined to enable a more effects based and more reasonable interpretation including being restricted to the area contained within the same legal title as the item listed in the Inventory. These changes are reflected in **Appendix 1**. I note that the Maps of the Extents of Places included in the Revised Chapter came from the HNZ List. If the Panel accepts this approach in principle then the mapping and annotations could be improved (ie, by showing all annotations in the same colour) without changing the substance of what is proposed).
- 10.6 While the recommended definition still brings with it an element of subjectivity, where 'extents' are undefined, I consider that this option is more appropriate than the following other options that I considered:
- a. as per the ODP;
 - b. as per the notified PDP;
 - c. apply the rule to the 'site';
 - d. apply the rule to a 30 m radius; and

- e. apply the rule to 'the area within the visual catchment of the item' or some measureable area surrounding the item.
- 10.7 Neither development nor works are defined in the PDP and I consider that it is therefore appropriate to clarify that the actual land use activities taking place within the listed building or the setting are exempt from rule 26.6.7. This raises a broader issue of what constitutes "works" and "development" over and above those specific works that are listed in the rule. In my opinion, in relation to this rule the term 'works including' should be removed and "development" defined to an exhaustive list of activities and that this list be further refined to avoid duplication with other rules such as signage. Providing a conclusive definition of what constitutes development (within the body of the rule) will avoid uncertainty and be more efficient and equally effective (see **Appendix 1**).
- 10.8 The activity status of the use of a heritage item (e.g. the commercial activity of operating the Earnslaw or the industrial activities involved in the surveying of the Earnslaw) should be determined by the underlying zone provisions. Rule 26.6.7 should also be amended to clarify that any land use activity (e.g. industrial, residential, or commercial) is not captured as 'development' but, rather, is managed by the underlying zone provisions.
- 10.9 The additional explanation sought by JGAA (that the heritage value of the setting should be identified on a case by case basis and any works that adversely affect that setting should be avoided) is more appropriately included as a policy rather than a rule. I therefore recommend that such a policy be added in order to provide greater certainty that where activities within the setting adversely affect heritage values and the heritage significance of the item, then this should be avoided, remedied or mitigated depending on the category of the item. This will provide guidance as to what is likely to be acceptable and therefore be more effective and efficient at meeting the objective.
- 10.10 It would also be useful to invite those submitters opposed to this rule to present evidence in support of a more defined extent of place, which would limit the application of this rule in respect of their sites, thereby making it more efficient and equally effective in relation to those sites.
- 10.11 A further evaluation of the recommended provisions has been undertaken pursuant to s32AA and is included in **Appendix 4**.

11. ISSUE 2 - MANAGEMENT OF INTERNAL AND EXTERNAL ALTERATIONS (26.6.5 and 26.6.6)

External Alterations rule 26.6.5

- 11.1 Submitter 604 (JGAA) opposes rule 26.6.5 on the basis that the categories and criteria should be defined. Submitters 672 (Watertight Investments Ltd) and 688 (Crane and Kirsty Mactaggart) request that the rule be amended to incorporate demolition and relocation as well as external alterations and, together with submitters 696 (Millbrook Country Club Ltd) and 726 (Upper Clutha Transport), request that the explanatory part of the rule commencing "works..." be deleted as it invites a subjective assessment which is problematic in determining activity status. Subject to JGAA seeking that categories and criteria be defined, I note that no submitter is requesting a change to the activity status of external alterations.
- 11.2 As outlined in Mr Knott's evidence and in section 20 of this report, I agree that the categories and criteria should be defined/ outlined and included in the PDP.
- 11.3 As outlined in section 22 of this report and further detailed in the s32AA evaluation included in **Appendix 4**, I do not agree that demolition and relocation should be incorporated into the external alterations rule and assigned the same activity status. There is a continuum in terms of the potential effects that various activities may have on heritage values and the degree to which these need to be effectively avoided, remedied and mitigated in order to meet the requirements of the RMA. This necessitates different rules for demolition and off-site relocation, onsite relocation, and alterations and, in my opinion, it is appropriate that demolition and relocation have separate and, for the most part, more stringent rules than external alterations. As such, I recommend that these submissions be rejected.
- 11.4 The way the rule framework is intended to work is that the rule relating to repairs and maintenance clarifies that anything that does not meet the definition of repairs and maintenance defaults to being an alteration. Then, if an applicant can show that the alteration does not affect the fabric or characteristics of the item, then a resource consent is not required.
- 11.5 Practically, I agree with the submitters that the additional explanation of "works" adds some uncertainty as to what might affect the fabric or character (and hence trigger the need for consent) but what it does do is clarify that alterations that do not affect the fabric or characteristics do not trigger the need for a resource consent to be obtained. Without this further explanation all alterations would require consent which, while

completely unambiguous, is likely to result in unnecessary consents, time, and expense. While there could be some inefficiencies in determining whether consent is needed and some scope for ineffective administration, this will be limited by the fact that heritage assessments and other extensive information and conservation plans exist for many of the listed items and these can be used to determine whether the proposed works will affect the historic fabric and is, hence, captured by the rule.

- 11.6 In order to reduce potential inefficiencies and ineffectiveness, I recommend that additional assistance be included in the PDP through including a definition of 'heritage fabric' (26.6); expanded matters of discretion (26.6.5) and a new policy directing what effects and values need to be considered when alterations are proposed (26.5.1.7). Together, these amendments will reduce uncertainty while enabling some alterations to proceed without the need for resource consent. On balance, I consider the option of retaining the reference to the fabric or characteristics in this manner to be the most efficient and effective method.
- 11.7 I also note that any new built form that is detached from the building but is within the setting will require resource consent pursuant to the setting rule and so need not be captured by this rule.
- 11.8 The amended provisions are included in **Appendix 1**. A further evaluation of the recommended provisions has been undertaken pursuant to s32AA and is included in **Appendix 4**.

Internal Alterations rule 26.6.6

- 11.9 Submitters 672 (Watertight Investments Ltd), 688 (Crane and Mactaggart), 696 (Millbrook Country Club Ltd), and 726 (Upper Clutha Transport) request that rule 26.6.6 be amended to simply state "internal alterations to buildings listed in table 26.9" and to not elaborate on what constitutes internal alterations, citing the same concerns as they raised in respect of the external alterations rule. I note that this rule triggers resource consent only for Category 1 and 2 buildings and that the internal alteration of Category 3 buildings is permitted.

My response to these submissions is the same as for those lodged in relation to rule 26.6.5 and the amended provisions are included in **Appendix 1**. A further evaluation of the recommended provisions has been undertaken pursuant to s32AA and is included in **Appendix 4**.

- 11.10 I note for completeness that the submission summary allocates submission point 426.15 to rule 26.6.6 (internal alterations) but it, in fact, relates to archaeological sites and so is discussed in that section, below.

12. ISSUE 3 - ARCHAEOLOGICAL SITES

- 12.1 Seven submitters raised issues relating to how the PDP manages archaeological sites. The following discussion is broken down as follows:

- a. Archaeology Alert Layer; and
- b. the rules and policies relating to archaeological sites.

Archaeology Alert Layer

- 12.2 Submitters 604 (JGAA) and 426 (Heritage New Zealand) generally support the use of an Archaeology Alert Layer (26.3.1), and submitter 621 (Real Journeys Limited) requests that Council ensure it is correct and can be easily amended.
- 12.3 In my opinion, the introduction of an Archaeology Alert Layer (**AAL**) (26.3.1) on Council's Geographic Information System (**GIS**) and explicit reference to it in the District Plan is effective and efficient in that it can be used by applicants and their agents as an 'indication' of whether an (**authority**⁷) may be required. While the AAL is unlikely to ever provide a complete inventory across the district it provides a useful first check. In my opinion, the efficiency gains to applicants and processing planners resulting from highlighting the existence of archaeological sites at the earliest possible stage justifies the resources required to create and maintain the AAL.
- 12.4 The QLDC Archaeological and Cultural sites map (of which the AAL forms a part) is an approximate representation only and is not to be used to determine the location or size of the items shown, or to identify legal boundaries. It contains a cultural alert layer for planning identification purposes, and new Zealand Archaeological Association (**NZAA**) sites up to a map scale of 1:48,000, Topuni areas, Nohoanga areas, Statutory Acknowledgement areas identified in the Ngai Tahu Claims Settlement Act 1998, and based on maps from the Deed of Settlement (QLDC region only)⁸
- 12.5 In the absence of an AAL, it is not uncommon for applicants for resource consents to only be aware of the need to obtain an authority through an advisory note on a consent

⁷ In the HNZPTA, "an **authority** means an authority granted by Heritage New Zealand Pouhere Taonga under section 48, 56, or 62 to undertake an activity that will or may modify or destroy 1 or more archaeological sites".

⁸ Source: Terms and conditions of the Draft QLDC Archaeological and Cultural sites.

decision. This can be costly to an applicant, as it will often delay construction while an authority is obtained and an archaeological dig conducted.

12.6 While the information that is provided by way of the AAL sits outside of the District Plan (i.e. it is not incorporated by reference), I recommend that Section 26.3.1 be amended slightly as shown in **Appendix 1** to:

- a. acknowledge the primary reason for providing the AAL;
- b. indicate that the AAL will be updated as new information is made available to the Council;
- c. clarify where the AAL can be viewed; and
- d. I note that some other amendments are also included in section 26.3.1 in response to submissions relating to the archaeological site rules (26.6.17).

The rules and policies relating to archaeological sites.

12.7 In relation to the rules relating to archaeological sites:

- a. Submitter 426 (HNZ), supported by FS1015 (Straterra), requests that Policy 26.5.3.4 be amended to refer to avoiding any unnecessary duplication with other statutory bodies in relation to archaeological sites;
- b. Five submitters⁹ seek the deletion of all the rules in Table 5, citing that they add unnecessary regulation to matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and that removing them would be more efficient and equally effective;
- c. Submitter 604 (JGAA) seeks the rewording of all clauses in Table 5 to clarify what is affected by the PDP rules and what is being referred to in this section; requesting that a definition of an archaeological site and an outline of the requirements of the HNZPTA be included; and
- d. Submitter 426 (HNZ) seeks widespread amendments to the proposed rules, in order to simplify them such that any development, destruction, demolition, relocation, or subdivision is a discretionary activity and modification/ alteration is a restricted discretionary activity. HNZ supports the rule that any application in breach of the HNZPTA be prohibited and suggest the additional of a development rule. Other than the HNZ's proposed development rule and the rule relating to

⁹ 621 (Real Journeys Limited), 696 (Millbrook Country Club Ltd), 726 (Upper Clutha Transport) 672 (Watertight Investments Ltd), and 688 (Crane and Mactaggart).

modification/ destruction/ damage in breach of HNZPTA (which both relate to all archaeological sites), HNZ's rules explicitly relate only to those archaeological sites listed in the PDP. That said, I expect that the HNZ's suggested development rule (which applies to all archaeological sites) may actually be an error and it would be helpful if HNZ could clarify this at the hearing.

- 12.8 HNZ states that, while HNZPTA and HNZ are the primary statute/ agency for managing effects on archaeological sites, it supports the PDP providing additional protection for certain sites (those listed in the PDP), as such protection allows a higher level of protection under the RMA, enables effects not dealt with through the authority process to be considered, and enables public participation. The submission is clear that the provisions should focus on matters beyond the scope of the HNZPTA and not duplicate processes. The example provided in the HNZ submission is a telling example of where the authority processes alone are not sufficient. The HNZ also raises concerns with the workability and complexity of the proposed provisions and this is reflected in the widespread amendments to the provisions in the revised chapter.
- 12.9 Current legislation unfortunately does encourage a degree of duplication in relation to protecting archaeological sites, with council's fulfilling their obligations under the RMA and the HNZ fulfilling its obligations under the HNZPTA. The challenge is to ensure that this duplication is minimised and that the process is as clear and efficient as possible for applicants. As highlighted in HNZ's submission there are effects that an authority acting under the HNZPTA cannot consider and so, in the submitter's view, it is effective and efficient to list the most significant archaeological sites in the PDP and to impose additional consent requirements in order to ensure that the most significant archaeological sites are appropriately provided for. I am aware of a recent interim Environment Court decision, *Greymouth Petroleum Ltd v Heritage New Zealand Pouhere Taonga* [2016] NZEnvC 11, which highlights the limitations of HNZ's jurisdiction and ability to engage with the public and stakeholders when considering authorities. On balance, I concur that applying additional protection over those archaeological sites that are scheduled in the PDP is transparent; provides a higher degree of certainty in terms of the quality of outcomes; and is justified in respect of those sites. I note that 15 such sites are listed in the PDP and that submitters request that a further 5 be added (see section 21 of this report).
- 12.10 In response to submissions, I consider that the proposed provisions in Table 5 as notified are not the most appropriate method of protecting archaeological sites or achieving objective 26.5.3 and policy 26.5.3.4. as there are practical issues with:

- a. having to determine whether the effect of a proposal will have effects that are minor or more than minor *in order to* determine the activity status of an application;
- b. having to obtain an authority pursuant to NZHPTA *prior* to applying for resource consent as required by the rules; and
- c. applying rule 26.6.20¹⁰ (which renders any application to modify, damage, or destroy an archaeological site in breach of the NZHPTA a prohibited activity) as it is unclear in terms of what would constitute a 'breach' and raises issues if/ when the HNZPTA is amended.

12.11 In summary, the rules are likely to be ineffective and inefficient, introducing considerable uncertainty as to what rule should be applied and whether an activity is in fact prohibited pursuant to Rule 26.6.20.

12.12 In my opinion, it is appropriate to apply rules to those sites listed in 26.10 Archaeological Sites but these should be amended generally in line with the HNZ suggestions. However, I do not support the development rule or that which refers to compliance with the HNZPTA as they are uncertain and overly onerous. I also suggest an advice note be included in relation to 26.10 Archaeological Sites and as part of the Council's notice of any decision to grant consent that an authority will also be required. . I do not consider it appropriate or necessary to include a definition of archaeological sites within Rule 26.6.17 but prefer this is include in the introductory section 26.3.1. The amended wording proposed in **Appendix 1** makes it clearer that these rules only relate to those archaeological sites listed in the PDP. Rather I have included additional information in part 26.3 aimed at better educating district plan users.

12.13 Relying in part on HNZ's submission and given the conclusions reached above, I support the suggested amendment to Policy 26.5.3.4 on the basis that some duplication is appropriate in the case of the most significant sites in order to effectively protect archaeological sites and to meet the requirements of the RMA.

12.14 In summary, I am satisfied that the provisions as amended in **Appendix 1** will be efficient and effective and not result in unnecessary duplication of functions, assessment, or regulation. An evaluation pursuant to s32AA is attached in **Appendix 4**.

¹⁰ The HNZ proposed provisions contain two Rules numbered 26.6.21 and so the prohibited rule should, in fact, be Rule 26.6.22.

13. ISSUE 4 - THE MANAGEMENT OF DEMOLITION AND RELOCATION WITHIN AND BEYOND THE SITE (26.6.3 AND 26.6.4)

Demolition and relocation beyond the site rule 26.6.3

- 13.1 Submitters 672 (Watertight Investments Ltd), 688 (Crane and Mactaggart), 696 (Millbrook Country Club Ltd), and 725 (Upper Clutha Transport) seek the deletion of Rule 26.6.3 relating to demolition, which includes substantial removal. As notified, this rule applies prohibited, non-complying and restricted discretionary activity status to categories 1 - 3 respectively. The submissions cite that the rule is subjective in that "damage" should not fall under the definition of "demolition" and "significant elements" cannot be readily interpreted; making determining the activity status of development difficult or impossible. They request that Rule 26.6.5 be relied on instead to address demolition and relocation as well as external alterations (i.e. the submitters are in effect seeking a relaxation of the demolition and relocation rules to discretionary and restricted discretionary for the respective categories).
- 13.2 While it does not limit the scope of these submissions, it is noted that the submitters' interests may well stem from their ownership of the following properties:

SUBMITTER	DESCRIPTION	ITEM	CATEGORY/ RULE
672	Glenarm cottage	Item 68	Cat 2 / NC
688	Threepwood buildings	Items 70, 240, and 242	Cat 2/ NC and Cat 3/ RD) - recommended to change to Cat 1 (PRO/ NC)
696	Millbrook	Nil but submissions seeking Cat 3 for stables and blacksmiths	Cat 3/ RD
726	114 - 132 Main Road, Luggate	Item 544 - Old Flour Mill	Cat 2/ NC

- 13.3 I agree with the submitters that the explanation of what constitutes "demolition" is subjective and open to interpretation and hence is potentially inefficient, uncertain, and ineffective. An alternative rule is discussed below and is recommended in **Appendix 1**.

- 13.4 I considered the effectiveness of the following options before coming to my recommendation:
- a. include demolition within the alteration rule, as requested by submitters;
 - b. retain the PDP definition and rule;
 - c. apply the rule only to complete demolition as per the ODP, thereby meaning that substantial demolition would be considered under the alteration rule;
 - d. create a new rule relating to partial demolition, including quantitative, percentage-based element to the definitions of total and partial demolition, and thereby retain the current activity statuses for total demolition but create separate, more enabling rules and/ or policies for partial demolition, which is more restrictive than alteration less restrictive than total demolition or relocation; and
 - e. relax the status of demolition for all or some of the categories.
- 13.5 Section 6(f) of the RMA requires that historic heritage be protected from inappropriate subdivision, use and development. Given that Category 1 protected features are the most significant heritage items in the District and given the relative rarity of such highly valued items (with just 14 listed in the notified PDP and a further six recommended to be upgraded to Category 1 in this evidence), in my opinion, these warrant the highest level of protection from what I consider to be the most inappropriate type of development that would affect them; their total demolition, destruction, or permanent off site relocation.
- 13.6 In his evidence, Mr Knott suggests a definition of Category 1 protected features, which states that this category includes those items of greatest historical or cultural heritage significance and which warrant the highest level of protection. These protected features are regionally or nationally significant. Given the long and diverse history of this District, it strikes me that there are relatively few Category 1 items remaining.
- 13.7 In my opinion, the effect that demolition has on heritage values is directly related to:
- a. the extent of demolition that is proposed; and
 - b. whether the proposed demolition will involve the removal of heritage fabric that contributes to the value of the heritage feature and is integral to determining its significance.
- 13.8 As such and in response to the submissions, I recommend splitting demolition into total and partial demolition and attributing a lesser (non-complying) activity status to the partial demolition of Category 1 features, than the prohibited status that would apply under the notified chapter and supporting this with more directional policies that clarify that demolition will only be appropriate in certain circumstances. This approach aligns with the

HNZ guidelines and is also similar to that which is being proposed by the Auckland City Council in the pAUP¹¹.

- 13.9 Whether prohibited or non-complying activity status is the most appropriate for total demolition/ relocation of Category 1 items is a critical issue. In favour of prohibited status, the heritage values of the Category 1 items are well documented and their significance well understood and the status is consistent with the ODP. A prohibited activity rule is highly effective in that it offers complete protection and indirectly encourages ongoing repair, maintenance, and alterations to retain its viability as it is well understood that demolition is not an option. The rule is consistent with the HNZ Guidelines,¹² which consider prohibited and non-complying status to be appropriate. Alternatively, in favour of non-complying status, case law suggests that demolition may be appropriate where all other alternatives are exhausted and in appropriate circumstances (e.g. public safety or financial burden) and this activity status enables demolition in such circumstances; it retains the same status as in the notified version for those items that are recommended to be upgraded to category 1; and, again, the approach would be consistent with HNZ guidance.
- 13.10 On balance and in the absence of any evidence to the contrary, I am of the opinion that total demolition of Category 1 items should remain prohibited. While I have concerns that the rule does not enable demolition even in certain circumstances. I am swayed by the potential impacts associated with the irreversibility of total demolition, the uncertainty relating to the effectiveness of a non-complying status, the short-sightedness of the tests relating to financial viability, and the high significance of these items. Affording these items total protection from demolition, destruction, or permanent offsite relocation through applying a prohibited activity status reflects the fact that retaining these items is critical to maintaining the historic heritage values of the district as a whole.
- 13.11 There are 120 Category 2 items in the notified PDP. These are deemed to have moderate to high heritage value and to be very significant to the District. Having considered the option of lowering the status of partial demolition to discretionary, I am of the opinion that the current non-complying status is appropriate for both the total and partial demolition of category 2 items. I also propose the addition of policies 26.5.1.5 and 26.5.1.6 in order to provide clearer direction regarding the administration of the rules and circumstances under which such demolition may be appropriate.
- 13.12 There are 163 Category 3 items listed in the notified chapter. The activity status is currently restricted discretionary and no submitter seeks a change to this.

¹¹ Final track changes in doc '065 – Hrg – Auckland Council (Jennifer Caldwell) – Closing Statement' (Uploaded 2 December 2015).

¹² Sustainable Management of Historic Heritage - Guide No. 3 - District Plans. 3 August 2007.

- 13.13 An evaluation of the proposed policy and rules relating to demolition has been undertaken pursuant to s32AA and is attached as **Appendix 4**.

Relocation within the site rule 26.6.4

- 13.14 Submitter 604 (JGAA) supports Rule 26.6.4 which relates to onsite relocation of heritage items, but requests that the relocation of Category 3 buildings within the site also be non-complying. Submitter 621 (Real Journeys Ltd) requests that onsite relocation of Category 1 items not be prohibited and instead be restricted discretionary. Submitters 672 (Watertight Investments Ltd) and 688 (Crane and Mactaggart) request the rule be deleted and included within the alteration rule, which would reduce the level of control over Category 1 and 2 items, making onsite relocation discretionary for Category 1 items and restricted discretionary for Categories 2 and 3.
- 13.15 As outlined in Mr Knott's evidence, the location of a protected feature within the site can often be highly relevant to the heritage value ascribed to it and in those instances its relocation within the site can have significant adverse effects on heritage values. For instance, where a train station is located alongside a railway line or the site of an old railway line, then its location is paramount to the value attributed to it. In other instances, the exact location may not be as critical and a case by case assessment will always be required. There will be instances where relocation within a site can occur with an acceptable level of effect on heritage values and that, in so doing, benefits such as more efficient use of the balance of the site or improved urban design outcomes may be possible.
- 13.16 In response to the submissions I recommend that:
- a. including the relocation of a heritage item within the alterations rule is not appropriate as it would be less effective at ensuring against the inappropriate relocation of Category 1 and 2 items;
 - b. prohibited status is not the most appropriate method of managing the effects of onsite relocation of category 1 items but, instead the relocation of both Category 1 and 2 items within the site should be non-complying as this still imposes a high level of protection but enables a case by case assessment;
 - c. restricted discretionary activity status is appropriate for Category 3 items, except where the item is located in a heritage precinct, where it should be discretionary (see section 15 of my evidence); and

- d. greater direction is provided through an additional policy which relates specifically to relocation within the site and provides direction as to what effects are likely to be considered appropriate/ inappropriate.

13.17 An evaluation of the proposed policy and rules relating to relocation within the site has been undertaken pursuant to s32AA and is attached as **Appendix 4**.

14. ISSUE 5 - THE SUBDIVISION OF SITES CONTAINING HERITAGE ITEMS (26.6.2 AND 26.6.21)

14.1 Submitters 672 (Watertight Investments Ltd) and 688 (Crane and Mactaggart) seek that subdivision of a site containing a listed feature be restricted discretionary (as opposed to full discretionary), submitters 423 (Carol Burn), 221 (Susan Cleaver), and 265 (Phillip Bunn) request that subdivision be allowed in order to encourage maintenance and preservation, and submitter 383 (Council) requests that the rule be removed from Chapter 26 and contained in Chapter 27 (subdivision).

14.2 The request from the Council is consistent with the fact that the subdivision chapter has been drafted as a district wide chapter and is intended to contain all the provisions relating to subdivision. Proposed Subdivision Rules 27.5.1.4 - 27.5.1.6 also relate specifically to the subdivision of sites which contain heritage items (applying the same discretionary activity status) and it is appropriate to avoid duplication and potential inconsistencies in the chapter 26 rules.

14.3 I therefore recommend that the Council submission be accepted. The remaining submissions listed above and the substantive issue of how the subdivision of sites which contain listed heritage items should be managed has been deferred to the subdivision hearing stream (4). Also see section 4 of this evidence.

15. ISSUE 6 - THE MANAGEMENT OF HERITAGE PRECINCTS

15.1 The following issues are raised in submissions and are discussed below:

- a. whether the precinct rules are in addition to or in place of the rules that relate to the individually listed items;
- b. whether the relocation of (unlisted) contributory buildings in the precincts should be non-complying rather than discretionary;

- c. whether the provisions should be strengthened by providing further detail in relation to the key features of each precinct and though reference to the Heritage Precinct background reports in the PDP; and
- d. whether an additional precinct or character area should be introduced in the Park/ Hobart Street area of Queenstown and the Pig and Whistle removed from the Queenstown Courthouse precinct.

Extent of the Heritage Precincts

- 15.2 The PDP has retained the approach used in the ODP of applying heritage precincts to discrete areas of Arrowtown and Queenstown. I note that both JGAA (604.34) and 426 (HNZ) support the heritage precinct approach.
- 15.3 As part of preparing the PDP, a Town Centre Heritage Precincts Appraisal was commissioned from JGAA and produced in September 2014 (**Heritage Landscapes Appraisal**).¹³ This provided the evidential basis to determine the boundaries of the precincts and to develop appropriate rules. This is attached as **Appendix 6**. In summary, the Appraisal recommended retaining and, in some cases, extending the precincts and, as a result, the Queenstown Courthouse precinct and Arrowtown Cottages precincts were extended in the PDP to include the open green space either side of Horne Creek (including the village green) in Queenstown and additional sites in Arrowtown.
- 15.4 In relation to the extent of the precincts, Submitter 596 (Ngai Tahu Property Limited and Ngai Tahu Justice Holdings Limited) requests that the Queenstown Court House Historic Heritage Precinct exclude the Pig 'n' Whistle building and various submitters request that a new precinct be added to the Park/ Hobart Street block, Queenstown.
- 15.5 In response to the submission seeking that the Pig 'n' Whistle building be excluded from the Courthouse precinct, relying on the evidence of Mr Knott, I recommend that the building be excluded in the manner shown in **Appendix 1**.
- 15.6 Various submissions¹⁴ seek that the character of the two blocks bound by Hobart and Park Streets be recognised by adding a special character overlay to the area and referring to this as an 'Area of Special Character' in Chapter 26 in order to protect the townscape / landmark value of the precinct; the individual principal historic buildings; the group value of the buildings; and their relationship with the Wakatipu Gardens.

¹³ QLDC Town Centre heritage precincts Appraisals (Queenstown and Arrowtown) - Identification of Non-contributory Buildings.

¹⁴ DJ Cassells et al (503.1), Peter Fleming and Others (FS1063.4 and FS1063.10), Friends of the Wakatipu Gardens (506.1) in support and Greenwood Group Ltd (FS1315.1 and FS1315.4) and Dato Tan Chin Nam (FS1260.22) in opposition.

- 15.7 A number of individually listed features are located within this area. There are currently no other special character areas within the heritage chapter and so to add this would be adding more complexity. Utilising the existing rule framework of the PDP, the alternative is to identify the area as a heritage precinct (under Rule 26.8) which is perhaps what the submitters are, in fact, suggesting although that needs to be clarified. On the basis that it would be inefficient to introduce yet another layer of heritage rules/ categorisation relating to a 'special character area' and relying on the opinion of Mr Knott, who concluded that the area does not exhibit a cohesive character, I am of the view that it does not justify identification as a precinct or the consenting requirements that this would result in.

Integration of the precinct rules and those relating to listed items (tables 2 and 3)

- 15.8 Submitter 604 (JGAA) requests that the definition of contributory and non-contributory buildings (i.e. note 2) be moved from Table 1 to Table 3. In fact, it is relevant to both tables and so, it is recommended that it appears in full in Table 1 and that a cross reference is then added to Table 3. Alternatively, if the Panel prefer they could move this to the "Terms used in this Chapter" section that I have added in **Appendix 1**.
- 15.9 Submitters 426 (HNZ) and 604 (JGAA) have sought amendments to the rules relating to the precincts. The submitters seek greater clarity as to how the precinct rules and the rules relating to listed items integrate with one another.
- 15.10 Submitter 604 (JGAA) seeks that the activity statuses relate specifically to the category of the particular contributory building affected by the application and note that the current format is confusing. From the submission it appears that the submitter assumes that if an item is within a precinct then only the Table 3 (precinct) rules apply. Were that the case, then it would be important that the status derived from Table 2 is duplicated in Table 3 in the manner the submitter suggests. However, the format of the chapter is such that if an applicant wishes to, say, alter a building in a precinct then consent will be required under Tables 1, 2 and 3. This is not sufficiently clear and it is confused by some of the rules in Table 3 explicitly excluding individually listed items and other rules not stating this exclusion. It is evident from the submissions that it is unclear how the respective rules work together. Related to this, JGAA seeks that the reference to "contributory buildings that are not individually listed" be deleted and queries whether there are any unlisted contributory buildings in the precincts.
- 15.11 Key issues arising from the current format are that:
- a. it could be incorrectly interpreted that an activity may assume a lesser activity status because it is in a precinct; and

- b. as illustrated by resource consents that have been processed under the PDP in recent months, the number of rules being triggered under the notified chapter 26 by an application within a precinct is significant (when coupled with the underlying provisions) and there is considerable duplication. RM150827 is one such example and this is attached as **Appendix 7**.

15.12 In response to submissions I recommend that:

- a. it would be useful to show the listed items on the precinct maps in order to clarify which are the unlisted contributory items and therefore subject to the provisions in Table 3;
- b. Table 3 only be applied to unlisted items and that the following wording be included as a matter of discretion in Tables 2 and 3 to ensure that the precinct values are considered in all applications:

"where the item is located within the heritage precinct, consider the effects of the proposal on the key features of the precinct as identified in section 26.8"

- c. as a consequence, to ensure that Category 3 items within precincts are not subject to lesser controls/ rules than unlisted contributory buildings, I recommend that the relocation of Category 3 items that are within a heritage precinct is increased to full discretionary activity in Table 2. This is within the scope of the JGAA submission seeking more control over the relocation of such items. In all other instances the activity status is the same or more onerous for listed items within precincts than for contributory buildings, which is appropriate.
- d. the format of Table 3 be changed to more closely align with Table 2 and make it more legible.

Relocation of unlisted contributory buildings

15.13 JGAA (604.28) seeks that the relocation of unlisted contributory buildings in the precincts be non-complying, rather than discretionary. Given the definition of "contributory buildings" in the proposed provisions¹⁵, and the fact that the relocation of Category 3 buildings outside of precincts is a restricted discretionary activity and recommended to remain as such, it is my opinion that discretionary status (rather than non-complying) is the most appropriate status for the relocation of unlisted contributory buildings. This conclusion draws on the opinion of Mr Knott and the findings of the attached Precinct Appraisal Report

¹⁵ Contributory buildings - are those that contribute to the significance of a heritage precinct but may not be worthy of individual protection. They may contain significant heritage fabric, architecture or positioning that adds value to the precinct.

(Appendix 6) and aligns with the opinions I expressed in section 13 in relation to relocation. It is also made in the context of the underlying PDP zone provisions, which impose strict standards on any new buildings and require adherence to design guidelines in both the Queenstown Town Centre Special Character Area (**SCA**) and in the Arrowtown Residential Historic Management Zone (**ARHMZ**).

Strengthening of the rules by including more detail

- 15.14 HNZ request that further detail be provided in relation to the key features and that reference to the Heritage Precinct background reports be included for further guidance, citing that the provisions should be strengthened by being more specific about the key features to be protected.
- 15.15 I agree that the rules need to be better supported by policy and more detailed matters of discretion. However, I note that the design guidelines¹⁶ which apply to the wider Queenstown SCA and the ARHMZ are already referred to in rules and policy in the PDP and that these address much of what NHZ is seeking in its submission (in relation to scale, materials, street pattern, etc).
- 15.16 Regardless, I recommend that the detail in the 'key features to be protected' sections of part 26.8 should be explicitly referred to in the matters of discretion for any restricted discretionary activity within the precincts and also referred to in a new policy. This will ensure that when full discretionary and non-complying activities within the precinct are considered, the decision maker will be directed to specifically consider the effects on the key values of the precinct and not only those of the protected features or contributory building itself.
- 15.17 The amendments to the rules and the addition of the policy will reduce duplication and confusion, and increase certainty, thereby resulting in more succinct decisions. Retaining the discretionary activity status for the relocation of (unlisted) contributory buildings is consistent with the principle of providing a continuum of regulation from Category 1 items at the one end through to contributory buildings at the other.
- 15.18 An evaluation of the new policy has been undertaken pursuant to S32AA and is included within **Appendix 4**.

¹⁶ <http://www.qldc.govt.nz/council-online/council-documents/strategies-and-publications/urban-design-strategy/>
<http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/District-Plan-Review-2015-s32-Links/Queenstown-Town-Centre/20150714-QUEENSTOWN-TOWN-CENTRE-SPECIAL-CHARACTER-AREA-GUIDELINES-COMplete-JG-FINAL-incl-font-size-pages-1-and-2.pdf>.

Other matters

- 15.19 Submitter 519 (New Zealand Tungsten Mining Limited) states that Rule 26.6.15 is not needed as such matters are controlled by activity standard 26.6.21. While the rationale behind the submission is somewhat misguided (in that it suggest that Rules 26.6.15 and 26.6.21 are duplication), it is recommended that this submission point (519.58) be accepted as the development rule (26.6.15) relating to the heritage precincts is unreasonably ill-defined/ open ended and uncertain and therefore is likely to be overly onerous, resulting in inefficiencies in administration and duplication of resource consents, with those that are required by other heritage precinct rules and district-wide rules.

16. ISSUE 7 - THE MANAGEMENT OF HERITAGE LANDSCAPES

- 16.1 The notified chapter has retained the concept of heritage landscapes that was initially introduced into the ODP in 2005 through PC3, but also includes rules relating to the landscapes.
- 16.2 As mentioned earlier, as part of preparing the notified chapter, a Heritage Landscapes Appraisal was produced for Council by JGAA in September 2014 and this provided the evidential basis for the boundaries of the landscapes and the proposed provisions. This is attached as **Appendix 8**.
- 16.3 Six original submitters and four additional further submitters have submitted on the identification of heritage landscapes and the provisions relating to them.
- 16.4 Submitters 201 (IPENZ) and 426 (HNZ) are generally in support of the approach contained within the notified chapter, with IPENZ seeking more detail be included such as **map references and listing all the features** that are included as contributing to the landscapes' heritage values, citing that this would increase transparency; make the listings more searchable; and avoid users having to cross-reference to the maps.
- 16.5 I assume that IPENZ is essentially suggesting that the 'Statement of Significance' and/ or the 'Key Features to be Protected' sections include all the features within the heritage landscapes, which are individually listed in Table 26.9 and that planning map references are included for all the features listed under 'Key Features to be Protected'.
- 16.6 The implication of including all the individually listed features within the 'Statement of Significance' and/ or the 'Key Features to be Protected' sections is that these items are already subject to rules relating to their respective category and would then also be subject to Rule 26.6.21. This adds an extra level of detail and cost to consenting (i.e. inefficiency),

which I do not consider is justified by any significant gains in effectiveness. Alternatively, this option potentially adds confusion as to whether both sets of rules apply. In saying this, I note that this is already the case with many of the items that are listed in section 26.12, such as the Skippers Bridge (the removal of which would be prohibited under 26.6.3 and discretionary under 26.6.21). In my view this is potentially problematic but there does not appear to be scope in the submissions to address that matter.

- 16.7 If the Panel do favour adding all those features listed in 26.9, then I recommend that those listed in 26.9 and 26.10 should not be subject to Rule 26.6.21. I support adding the planning map references for each heritage landscape into section 26.12.
- 16.8 Specifically, in relation to the **Moke Lake and Sefferton Heritage Landscape**, Submitter 426 (HNZ) requests that the boundary be reviewed to ensure it is correct and consistent across all planning maps and the map in Section 26.12.4. QLDC's GIS Team Leader, Mr Marco Olmos has checked the areas shown in the PDP Planning Maps and on pages 31-32 of Chapter 26 of the PDP Document and confirmed that they are identical. Therefore no change is recommended.
- 16.9 In relation to the **Glenorchy Heritage Landscape**, Submitter 519 (NZ Tungsten Mining Ltd) requests that the "statement of significance" and the "key features to be protected" sections be amended. The intention of the submissions appears to be to acknowledge that mining contributes to social and economic wellbeing; can be undertaken with minimal adverse effects; and that its continuation should be encouraged and enabled. The submitter seeks that the listed protected features only include 'significant mining entrances' (rather than all 'mines', as proposed) and that the reference to 'mine sites along Judah Rd' and 'all other known archaeological sites' be deleted, citing that subsurface heritage features have little amenity value and therefore have greatly reduced heritage value; that only historic tracks need be protected; and that reference to 'mine sites' is too general. There are further submissions both in support and in opposition to this submission.
- 16.10 In relation to **all Heritage Landscapes**, submitter 598 (Straterra) requests that the key features be amended to include only "representative examples" of archaeological sites rather than all other known archaeological sites, citing that it is appropriate to enable mining in such cases, subject to obtaining authorities under the HNZPTA. FS1287 (NZ Tungsten Mining Ltd) is partly in support of this submission. The effect of this is that only the removal or destruction of representative examples of other archaeological sites would trigger the need for a discretionary consent; rather than the removal or destruction of any other archaeological sites.

- 16.11 In relation to the heritage landscape rule (26.6.21), which applies equally to all heritage landscapes, submitter 519 (NZ Tungsten Mining Ltd) requests removing the rules relating to development; excluding earthworks relating to exploration and prospecting from the rules; increasing the building size that triggers resource consent (to 10m²); and removing reference in bullet point 6 to whether features 'contribute to the values of the heritage landscape'. The reason given is that the rule is too broad and not effects-based, but no further analysis is provided. Further submissions have been lodged both in support and opposition to this submission. Submitters 604 (JGAA) and 600 (Federated Farmers of NZ) support the rule (26.6.21) and further submissions have been lodged both in support and opposition to Federated Farmers.
- 16.12 While submitter 426 (HNZ) supports the approach taken for heritage landscapes generally, it makes no explicit comment on whether it considers the discretionary rule (26.6.21) relating to all archaeological sites within these landscapes is appropriate. FS1080 (Director General of Conservation) supports recognition of any other archaeological sites and inclusion in the rule.
- 16.13 Submitter 519 (NZ Tungsten Mining Ltd) requests that the following additional policy be added (supported and opposed respectively by further submissions FS1015 and FS1356):
- Encourage and enable the continuation of the activity or activities that created the heritage landscape in a manner that avoids, remedies, or mitigates adverse effects on significant heritage features, while also alleging for those features to be added to and complemented by modern day examples of the historic activity.*
- 16.14 In my opinion, it is appropriate to recognise that mining may recommence in the areas identified as heritage landscapes in the future. In saying this, I note that, according to the Heritage Landscape Appraisal, the commercial mining of Tungsten in the Glenorchy Heritage Landscape ceased in the 1980s. In my view, given the significance of these areas as outlined in the Heritage Landscape Appraisal, it is inappropriate to include a policy to encourage the ongoing mining of these areas, but it is appropriate to acknowledge that mining in these areas may recommence in the future provided heritage values are not adversely affected. It is also considered appropriate to enable mining provided the heritage values of the heritage landscape are not compromised.
- 16.15 With regard to Rule 26.6.21, there appears to be a drafting error in that it refers to any heritage feature referred to in the Statement of Significance and makes no mention of those listed under the separate sections entitled "key features to be protected" thus arguably rendering that section irrelevant. However, it is clear from the submissions that

the submitters anticipate the key features would be captured by Rule 26.6.21 otherwise they would not have sought amendments to those sections. While I see considerable merit in applying Rule 26.6.21 to the 'key features to be protected' I have not recommended this in the revised chapter as I am not satisfied that the submissions provide sufficient scope to do so.

16.16 Having considered the submissions, the Heritage Landscapes Appraisal, and the evidence of Mr Knott, I recommend:

- a. adding a new policy enabling ongoing mining within the Glenorchy Heritage Landscape and acknowledging this possibility in the Statement of Significance;
- b. deleting the listing of 'any other archaeological sites' in the 'key features to be protected' in the Glenorchy landscape (26.12.9.3) as it is uncertain and duplicates the authority process and the consents required under Table 5 in relation to scheduled archaeological sites. While it would be appropriate to also remove reference to "all other known...historic places within the GHL" for similar reasons, I do not consider there to be scope for this and so have not recommended it in the revised chapter.
- c. Rather, an advice note should be included regarding the potential need to obtain:
 - (i) an authority pursuant to HNZPTA and for those listed in the PDP; and
 - (ii) resource consent pursuant to Table 5 of the PDP.
- d. referring only to representative examples of archaeological sites, as requested by submitter 598 (Straterra), would result in unreasonable uncertainty regarding whether a particular proposal requires a discretionary consent under Rule 26.6.21 as it would be highly debatable as to whether the particular site proposed to be modified is "representative". I therefore do not support the change requested and recommend that this change not be made to sections 26.12.3, 26.12.4, or 26.12.7;
- e. removing the Development rule (26.6.21; first bullet point) as:
 - (i) 'development' is undefined and hence unreasonably uncertain to the point it will be ineffective and inefficient; and
 - (ii) earthworks, building, and subdivision rules (bullet points 2 - 4) effectively cover what might reasonably constitute development in an unambiguous way;
- f. removing the Subdivision rule, as requested by submitter 383 (Council) and discussed elsewhere in this report;

- g. retaining the Earthworks rule (26.6.21; second bullet point) as drafted. It is considered unnecessary to exclude exploration and prospecting from the rule given that the definition of earthworks determined by the recent decision on Plan Change 49 already excludes mining¹⁷;
- h. amending the Building rule (26.6.21; third bullet point) to not refer to a footprint size at all as size is already included in the definition of building and case-specific exemptions to this are not appropriate. Alternatively, if there is insufficient scope for that change, then I recommend that the 5m² footprint be retained unless the submitter can provide good justification for the larger area;
- i. removing reference to whether features 'contribute to the values of the heritage landscape' in the heritage feature rule (26.2.21; sixth bullet point) as the rule is limited by whether the feature is referred to in the statement of significance in any case, therefore making the other threshold somewhat superfluous;
- j. retaining all mine sites and tracks, including those along Mount Judah Road as key features of the Glenorchy Landscape (26.12.8), noting that the heritage appraisal states "*the clusters of mines, access tracks, cableway, and water races on Mt Judah, Mt McIntosh, and Black Peak form a distinctive and unique pattern of mining operations spread over a hundred year period that reflects the exploration and expansion of the scheelite mines across this area*" and goes on to say the area is a unique one of national significance¹⁸. This also has support from Policy 26.5.3.3, which relates to different layers of history within heritage landscapes.

16.17 I also note that it would be advantageous for Rule 26.6.21 to refer to heritage features listed in either the 'Statement of Significance' section or under the 'Key Features to be Protected' section, not only those listed in the Statement but consider it unlikely that there is scope to do so. In my view, this is most unfortunate and I expect is the result of a drafting error. As such, this amendment is not included in Appendix 1.

16.18 A further evaluation of the recommended provisions has been undertaken pursuant to S 32AA and is included in **Appendix 4**.

¹⁷ Means the disturbance of land by the removal or depositing of material. Earthworks include excavation, fill, cuts, batters and formation of roads, access and tracks, and the use of cleanfill, but does not include the cultivation of land, planting of vegetation including trees, mining activities and cleanfill facilities. Source: Pg. B-52, Report & Recommendations of Independent Commissioner Plan Change 49: Earthworks, 29 May 2015.

¹⁸ Pages 11 and 12, Queenstown Lakes District Council Heritage Landscapes Appraisal September 2014.

17. ISSUE 8 - MAORI ISSUES AND SITES OF SIGNIFICANCE

- 17.1 Submitters 604 (JGAA) (supported by FS1117) and 711 (Richard Hewitt) (supported by FS1285) request consultation/ collaboration with Tangata Whenua/ Kai Tahu Ki Otago (**KTKO**) and that a full list of sites be compiled and mapped either on Map 40 and/ or as part of the archaeological alert layer. Richard Hewitt provides a copy of the Tairora map of 1879/80 in his submissions as a starting point for such mapping, specifically requests the listing of Manuwhaia (the neck) and the Matikituki cultivated area, and makes some practical suggestions relating to working together into the future. Submitter 153 (Christopher Horan) requests that the Maori occupation history be better acknowledged.
- 17.2 The notified chapter includes an objective (26.5.3) and policies which recognise the need to identify Sites of Significance to Maori (**SOSM**) in the PDP; a rule which will apply to such sites (26.6.16); and clarification that such sites are yet to be identified (26.11).
- 17.3 I understand from Council planner, Mr Tony Pickard, that Ngai Tahu (through KTKO and Te Ao Marama Incorporated) has agreed to provide cultural mapping of sites to Council by September 2016, with the intention that this will be included in Stage 2 of the PDP. This will include mapping, statements of significance, and risks/ threats from different types of development.
- 17.4 In accordance with the heading of Table 4, Rule 26.6.16 specifically relates to "Sites of Significance to Maori" whereas Map 40 relates to "Areas of Cultural Significance". Therefore, as it stands at the moment, it is my opinion that Rule 26.6.16 does not apply to those sites included in Map 40 but that through Stage 2 of the PDP it may well be that sites identified in Map 40 as well as those listed in Chapter 26 are captured by Rule 26.6.16. It is clear that further work and due public process needs to be undertaken through Stage 2 of the PDP before sites can be determined and Rule 26.6.16 applied
- 17.5 I consider that notified Chapter 5 (Tangata Whenua)¹⁹, together with the commitment that has been made between Ngai Tahu and the Council in relation to the identification of SOSM and the incorporation of these through Stage 2 of the PDP, adequately address the concerns raised by submitters regarding a need for consultation and collaboration with Tangata Whenua/ KTKO and the need for a full list of sites to be compiled and mapped. Given the commitment to Stage 2 of the PDP, it is considered inappropriate to list sites at this stage as requested by one submitter. I consider that the Maori occupation history is well documented in the notified Chapter 5 of the PDP and that no further explanation is needed in chapter 26.

¹⁹ Refer to the Purpose (5.1), Objective 5.4.1, Policy 5.4.5.1 and Methods (5.5).

18. ISSUE 9 - ENABLING AND ENCOURAGING PRESERVATION THROUGH PERMITTING REPAIRS AND MAINTENANCE (26.6.1)

- 18.1 Submitter 426 (HNZ) supports Rule 26.6.1, which enables maintenance as a permitted activity but requests a minor amendment to clarify that a closely matching material, colour, texture, form, and design should only be allowed when use of the original is not possible or reasonable. I agree with this amendment as it establishes an appropriate hierarchy whereby applicants are to first exhaust the option of using the same material before looking at alternatives. I note however, that enforcement of this hierarchy within the rule maybe difficult but I still consider it to be a useful amendment. This conclusion is subject to the recommendation below relating to the replacement with products containing asbestos.
- 18.2 Submitter 524 (Ministry of Education (**MoE**)) seeks more flexibility, requesting that closely matching materials should only be required where practicable or appropriate, citing that the replacement of asbestos, for example, would not be appropriate.
- 18.3 In my opinion, it is inappropriate to encourage (even indirectly) the ongoing use of products that contain asbestos due to the risks that it can pose. I am not an expert in the area of building or the use of asbestos and the Council is not calling any such expert and so I am limited in the assistance I can offer the Panel. However, I draw the Panel's attention to the following extract from a document on the Ministry of Business, Innovation and Employment website, which confirms that the use and re-use of products containing asbestos is still potentially occurring:

There is anecdotal evidence that the use of new or used asbestos products is low and in decline because of the availability of alternative materials and prohibitions in similar countries. However, there is no current means of calculating exactly how large the use of asbestos-containing material is in New Zealand.

...

Asbestos-containing products

There is no ban on the importation, supply, use, or re-use of asbestos-containing products in New Zealand. The Building Code has no prohibitions on the use and re-use of asbestos building materials: "asbestos or materials containing asbestos are acceptable when the asbestos is bonded in a matrix, or encapsulated with an appropriate coating to ensure that no free particles can escape".

There is anecdotal evidence that only very low levels of asbestos-containing products are being imported into New Zealand, mainly brake

lining pads and some building products such as floor tiles, due to the Australian ban of exportation.²⁰

- 18.4 As such, the MoE submission does raise a relevant issue. If there are other products that were used historically, which the MoE considers unreasonable or unacceptable to continue using in new work, it would be helpful if it could highlight these at the hearing. If there are not, then I recommend that the rule be amended to make it clear that the replacement of products containing asbestos with a closely matching product is more desirable than with the same product. If there are other such products identified by the MoE, then I recommend that these also be specifically identified in the rule. This more specific response avoids creating a potential loophole through the use of general words such as "where practicable".
- 18.5 Submitter 752 (Michael Farrier) requests that the PDP include a requirement to maintain and manage listed heritage items. While a lack of maintenance and, at the extreme, the risk of demolition by neglect, is a real issue, in my opinion it is not possible to require maintenance through the PDP. Rather, I recommend retaining the permitted status for maintenance and repairs, the inclusion of incentives in the PDP, and continuation of the Council's Heritage Incentive Grant²¹ as more appropriate ways of encouraging ongoing maintenance and management.
- 18.6 Submitter 621 requests that the rule also relates to the maintenance of structures. As the rule, as amended in **Appendix 1**, now refers to protected features (which includes structures) the intent of the submission is considered to be satisfied and no further amendment is necessary.
- 19. ISSUE 10 - THE APPROPRIATENESS OF THE OBJECTIVES AND POLICIES (NOT RELATED TO A SPECIFIC ISSUE)**
- 19.1 In response to the panel's 4th Minute, I have taken the opportunity to re-write the objectives as outcome statements. Care has been taken not to change the substance of the objectives beyond the scope provided by submissions.
- 19.2 I note that I have only made substantive changes to the notified objectives and policies where there is scope to do so and that there are other areas where they could be improved, which I have not commented on below.

²⁰ <http://www.mbie.govt.nz/info-services/employment-skills/workplace-health-and-safety-reform/document-and-image-library/background-information-for-asbestos-chapter-discussion-document.pdf>.

²¹ The Grant is available to assist individuals financially with professional advice, consents, and maintenance in relation to listed heritage items. The council allocates \$25,000 annually to this scheme to support heritage projects in the district. Over the last four years, a number of applications have been lodged and the council has not declined an application due to insufficient funds. For more information, refer to: <http://www.gldc.govt.nz/events/funding/heritage-incentive-grant/>.

Objective 26.5.1 and related Policies

- 19.3 Submitter 426 (HNZ) supports Objective 26.5.1 and the related policies, citing particular support for the use of the wording to 'recognise' and 'protect' historic heritage and the reference to cumulative effects.
- 19.4 I note that Objective 26.5.1 and Policy 26.5.1.2 are very similar. In my view Objective 26.5.1 is more of a policy and should be simplified and supported by the more detailed Policy 26.5.1.2.
- 19.5 Submitters 635 (Aurora Energy Ltd), 672 (Watertight Investments Ltd), 688 (Crane and Mactaggart), 696 (Millbrook Country Club), and 726 (Upper Clutha Transport) request that Objective 26.5.1 be amended to read 'inappropriate landuse, subdivision, and development'. Submitter 635 also requests this same amendment but to Policy 26.5.1.2. Submitters 519 (NZ Tungsten Mining Ltd) and 598 (Straterra) request that Objective 26.5.1 and Policy 26.5.1.2 be amended such that rather than features being protected from adverse effects, features should be recognised and protected, maintained, or enhanced, when managing adverse effects. There are further submissions both in support and opposition to this (FS1015 and FS1356).
- 19.6 In my opinion it is appropriate to broaden Objective 26.5.1 to acknowledge that the historic heritage in the District should not only be protected but enhanced. This arguably, duplicates Objective 26.5.4 but I see no harm in also including it in this overarching objective.
- 19.7 The wording of notified Policy 26.5.1.2 is generally appropriate but could be improved by including the concepts of maintenance and enhancement; including subdivision (as per the notified Objective 26.5.1 and section 6(f)); and clarifying that the management of effects must be relative to the values of the feature being considered. The following amended wording is therefore recommended (and it is noted that this is supported by the addition of more detailed policies beneath it):
- (i) *"26.5.1.2 - Protect, maintain, and enhance historic heritage features against when managing the adverse effects of land use, subdivision, and development; ensuring that all ~~including~~ cumulative effects are considered and that the management of adverse effects is proportionate to the level of significance of the protected feature."*
- 19.8 I do not consider it necessary to include the words 'inappropriate' (before the words "landuse, subdivision, and development". The recommended policy achieves Part 5 of

the RMA and provides for the protection of historic heritage from inappropriate landuse, subdivision, and development in that it requires the adverse effects of such activities to be managed in a manner which ensures historic heritage is 'protected' to the extent warranted by its significance. Where this is not the case, the development etc. will, consequently, be inappropriate but it is not necessary to state this

- 19.9 Submitter 635 (Aurora Energy Ltd) supports Policy 26.5.1.3 and the provision for mitigation where avoidance is not reasonable. Submitter 598 (Straterra) and FS1287 (New Zealand Tungsten Mining Limited) request that the policy be amended in the following manner, citing that the amendment will provide for the working together of the RMA with the HNZPTA:

"Require the remedying and mitigation of development affecting historic heritage, where it cannot be reasonably avoided, to ~~be proportionate to the level of significance of the feature~~ meet the requirements of authorities under the Heritage New Zealand Pouhere Taonga Act 2014"

- 19.10 The wording of both the submitter's suggested policy and the policy contained within the notified chapter is unclear as to whether it is the development itself that is to be remedied or mitigated, or the effects of the development. I recommend amending the policy to clarify that point.
- 19.11 Submitter 598 raises an issue as to whether the policy should direct that the extent of remediation should be commensurate with the significance of the feature or need only be limited to ensuring that the requirements of an Authority is met. I do not support the amendments suggested by the submitter as not all scheduled items are necessarily archaeological sites and therefore those will not require an Authority, and even for those that do the effects considered under an Authority are narrower than what Council may wish to consider (e.g. the cumulative effects on a precinct or the effect of relocating a building). Therefore, the policy suggested by the submitter would be considerably less effective than the proposed version and is therefore not recommended.

Objective 26.5.2 and Policies

- 19.12 Submitters 600 (Federated Farmers of NZ) (supported and opposed by further submissions FS1209 and FS1034), 426.7 (HNZ) (supported in part by further submission FS1015), and 604 (JGAA) support Objective 26.5.2. No submitters seek the deletion or amendment of Objective 26.5.2.
- 19.13 Submitter 519 (NZ Tungsten Mining Ltd) (supported and opposed by further submissions FS1015 and FS1356 respectively) requests that Policy 26.5.2.1 be

amended to recognise that viable uses for heritage buildings and sites may actually *add to heritage values*. In my opinion, the suggested amendment is appropriate.

- 19.14 Submitters 672 (Watertight Investments Ltd), 688 (Crane and Mactaggart), 696 (Millbrook Country Club), and 726 (Upper Clutha Transport) which is supported by further submission FS1097, request that Policy 26.5.2.1 be amended to enable reuse where permanent adverse effects on heritage values are "avoided, remedied or mitigated" rather than requiring effects to be entirely avoided as required by the proposed policy. As there is a hierarchical approach to the rules depending on the category of the heritage item and the activity proposed, my opinion is that the policies should reflect this and offer clear direction as to what is anticipated in respect of each category. In response to this submission, I have re-drafted this policy to tie the extent of acceptable adverse effects back to whether the heritage significance of the item (i.e. whether it is Category 1, 2, or 3) would be reduced.
- 19.15 Submitter 426.7 (HNZ) requests that Policy 26.5.2.1 be amended to acknowledge the effects that incremental change to a building can have. I accept that this amendment is appropriate. Further submitter FS1015 (Straterra) proposes a further amendment, which would limit the consideration of applications against this policy only to the extent that it is consistent with the HNZPTA. As a further submitter, Straterra cannot request relief over and above that which is requested by the original submitter and, as such, this amendment is beyond scope.
- 19.16 Submitter 421 (Real Journeys Ltd) requests that a new policy be inserted, which recognises that the continued use of heritage structures and buildings may require them to be modified or re-engineered. While it is not clear which objective the submitter wishes this to relate to, I consider the policy is appropriate and should be placed under either Objective 2 or 4. This is added to Policy 26.5.2.1 in **Appendix 1**.
- 19.17 Submitter 426.7 (HNZ) (supported in part by FS1015) supports Policy 26.5.2.2 in that it captures the importance of enabling ongoing uses for heritage buildings and at the same time acknowledge the importance of avoiding adverse effects as far as possible.

Objective 26.5.3 and Policies

- 19.18 Submitter 604 (JGAA) supports Objective 26.5.3 and no submitters seek the deletion or amendment of the objective.
- 19.19 Submitter 621 (Real Journeys) requests that policy 26.5.3.3 be amended as follows:

Identify ~~Recognise~~ and protect the different layers of history within heritage landscapes and the relationship between these layers to retain their cultural meaning and values, recognising that in some instances all the different layers within heritage landscapes cannot be protected and priority may have to be given to a particular layer.

19.20 It would be useful if the submitter could provide some real examples of when the protection of certain layers of history may need to be given priority over others as I am unclear as to when this might be necessary. In the absence of that clarification, it seems on the face of it that, while the PDP Statements of Significance identify different 'layers' of history within the heritage landscapes, the rules do not distinguish between or afford any real priority to some heritage features or layers over others and as such I am not convinced that the amended policy is appropriate. Regardless, I agree with the submitter to the extent that the policy could potentially provide better guidance as to what elements of historic heritage (e.g. the key features to be protected) If examples are provided, it may useful to reconsider whether the policy can be made more effective.

Objective 26.5.4 and Policies

19.21 Submitters 524 (MoE) and 426 (HNZ) generally support Objective 26.5.4 and related policies, with specific support for acknowledging the need for ongoing improvements to heritage items and the possible relaxation of non-heritage district plan provisions to foster adaptation/ re-use/ better maintenance. No submitter requests the deletion or amendment of Objective 26.5.4.

19.22 Submitter 524 (MoE) supports Policy 26.5.4.3.

19.23 Submitter 621 (Real Journeys Ltd) requests:

- a. that it be amended to enable ongoing improvements of items rather than simply accept that these will assist the ongoing longevity of items; and
- b. that the policy be applied to structures.

19.24 In a somewhat similar vein, submitter 604 (JGAA), supported by FS1098 (HNZ) states that a policy simply accepting that earthquake strengthening is positive is weak and requests that incentives, be they financial or case-by-case reductions in activity standards, be included in the policy.

19.25 Having considered the submissions, I recommend amending Policy 26.5.4.3 to refer to protected features (which includes structures) and replacing the words "to accept" with the words "enable and encourage" provided the remainder of the policy is tightened to acknowledge that such works are only enabled and encouraged where such improvements are expressly required for the feature's ongoing use and longevity. Policy 26.5.4.1 refers to the relaxation of provisions to encourage heritage protection on a case by case basis and, while Council does operate a heritage grant scheme I do not consider it necessary to refer to this in this a policy

20. ISSUE 11 - THE DEFINITION OF HERITAGE CATEGORIES, ASSESSMENT CRITERIA, INFORMATION REQUIREMENTS, AND THE PROCESS FOR ADDING MORE ITEMS

Identification and Protection (26.2)

20.1 While I note that it is somewhat unusual to include this section at all in PDP (particularly this level of information), and query its usefulness, I am conscious that no submitter has requested that it be deleted. As such, I recommend refining it considerably to remove portions/ statements which I consider to be unnecessary, inappropriate, or problematic and to address those concerns raised in submissions which do seek some refinement as addressed below.

20.2 Submitter 426 (HNZ) requests that the Identification and Protection section (26.2) be amended to encourage, rather than require, conservation plans and owner consent when nominating an item for listing in the PDP. The submitter also requests that consultation with HNZ be mentioned in this section. Further submitter FS1244 (Three Beaches Limited) opposes removing the requirement to obtain neighbours consent prior to nominating a feature. Submitter 798 (Otago Regional Council (**ORC**)) opposes the requirement for the general public to prove the relevance of any features for inclusion in the plan, citing that this is inconsistent with both the requirements of the RMA and Council's approach to the management of other resources. This is supported by three further submissions (FS1098, FS1341, and FS1342). Submitter 711 (R Hewitt) requests that the Council educate people about the history of the area (in conjunction with iwi) and encourage people to advise Council of 'finds' which may be of importance.

20.3 I accept the submission of ORC and recommend that the section be retained but amended to reflect that it would be advantageous, rather than mandatory, for public nominations to include detailed information relating to the item.

20.4 I accept that requiring owner approval prior to nomination has the benefit of assuring the Council that there is owner 'buy in' prior to the listing and therefore reducing opposing

submissions and the risk of demolition by neglect in the more extreme examples. However, on balance, I do not consider that the inclusion of this requirement is the most appropriate as it pre-empts the fact that the Council will undertake (formal and informal) consultation on any proposed plan change to include the site and imposes a burden on those simply wishing to suggest a feature for listing. Furthermore, unless a legal agreement were entered into, an owners' consent at this stage in the process would not limit that person or a subsequent owner from then opposing the listing at the plan change stage if it wished, thereby reducing any efficiencies that may have been gained.

- 20.5 I recommend therefore that the amendments sought by HNZ be accepted along with an amendment that encourages consultation with the owner (but not necessarily requiring their approval).
- 20.6 With regard to encouraging, rather than requiring, conservation plans, I accept the submissions and reasoning provided by HNZ that this imposes a costly obligation on the public, which is likely to render the process both inefficient and ineffective (due the barriers and disincentives imposed). As such, I recommend amending the section to encourage, rather than require, such plans.
- 20.7 Submitter 621 (Real Journeys) requests that the requirement for "*a report from an appropriately qualified and experienced conservation / landscape architect*" be deleted or amended to define what this means. I accept that the wording is highly subjective and recommend it be changed simply to "qualified conservation/ landscape architect". I note that as this section offers guidance only and is not a rule, this change is not of any great consequence.
- 20.8 Together, the above amendments will more effectively encourage the community to partake in the nomination process, as sought by Mr Hewitt.

Definitions for the heritage categories and inclusion of assessment criteria in the PDP

- 20.9 Submitter 604 (JGAA) requests that definitions for Categories 1 - 3, the Council's assessment criteria, and a section explaining the ICOMOS Charter²² and its relevance to the consent process all be included in the PDP. The submitter also suggests that the

²² http://www.icomos.org.nz/docs/NZ_Charter.pdf. The Preamble of the Charter states: "*Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand. This charter is also intended to guide all those involved in the various aspects of conservation work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the conservation and management of cultural heritage places*".

section refers to the "schedule" rather than the "Inventory". Relying in part on Mr Knott's evidence, I recommend including the definitions of the three heritage categories within an expanded Section 26.2 and evaluation criteria at the end of section 26.6, as drafted and endorsed by Mr Knott. I recommend that the evaluation criteria are then referred in the policies and matters of discretion and form the basis of assessing the appropriateness of an application. With the inclusion of these additions, I do not consider it necessary to include reference to the ICOMOS Charter within this section and I do not agree with referring to 'schedule' as it is called an Inventory elsewhere in the chapter.

- 20.10 The encouragement of early consultation (Information Requirements section 26.3) is supported by submitter 604 (JGAA) and, as such, no amendments are required.

21. ISSUE 12 - INVENTORY OF PROTECTED FEATURES

- 21.1 The notified chapter lists 297 individual buildings, structures, and features; comprising 14 category 1 items, 120 category 2 items, and 163 category 3 items. In addition, the Inventory lists archaeological sites, heritage landscapes, and SOSMs.

- 21.2 This discussion is broken into the following sections:

- a. items fully supported by submissions;
- b. new items and archaeological sites proposed to be listed through submissions;
- c. amendments to proposed items, including deletions and changes in categories;
- d. errors and omissions in the proposed listings; and
- e. general requests;

General requests

- 21.3 Submitter 604 (JGAA) suggest that it would helpful in many cases to clarify that the protection applies to the historic part of a building and not recent additions and this could be noted either at the beginning of the schedule or added individually as required. While I see merit in this from an efficiency perspective, in my opinion there is not sufficient information to provide this level of detail for most of the items in the PDP and a broad statement at the start of the schedule would, in my view, create too much uncertainty.
- 21.4 Rather, I consider that the intent of the submission is largely met by the fact that many of the key rules (e.g. demolition, and alterations) actually only apply to 'heritage fabric and characteristics' and therefore where it can be shown that the proposal is not affecting this, the rule is not triggered. I also note that where Extents of Place have

been identified in some instances, this further explanation does clarify that the new buildings on the site are not protected (e.g. Item 79).

Items fully supported by submissions

- 21.5 Submitters 426 (HNZ), 201 (IPENZ), and 72 (Kelvin Peninsula Community Association) have lodged submissions specifically in support of the listing of 38 of the features and heritage landscapes listed in the proposed Inventory and in respect of all but four of these features, no original or further submissions have been lodged in opposition to these listings. The four features with opposing submissions are considered later in this section of my evidence. In all cases where a submission supports a feature and there is no other submission, I recommend that it be accepted. Submitter 806 (Queenstown Park Limited) supports that no items are listed upon its land and as no new items are requested within that area, this is recommended to be accepted.

New items and archaeological sites proposed to be listed through submissions

- 21.6 There is a potential issue of natural justice that the Panel may wish to consider in relation to adding new items requested in submissions. Nine features have been requested and further submissions opposing the listings have only been lodged in respect of two features, and I therefore do not know the views of the affected landowners. While I don't make any conclusion on this matter and instead have considered the additions on their merits below, the Panel may wish to consider the matter further. This may also be relevant when considering the addition of a precinct/ heritage area over Park Street and the upgrading of categories.
- 21.7 Various submitters have requested that the following new features be added to the PDP Inventory (26.8 and 26.9):
- a. 13, 15 Stanley Street, Queenstown (as Category 3)²³ (the further submitter quotes the address as being 11 Stanley Street, Queenstown);
 - b. Gratuity (Gratuiti) Cottage, Gorge Road (as Category 2/ 3)²⁴;
 - c. Butchery, Tuohy's Gully;
 - d. Millbrook Stables and Blacksmiths shop;
 - e. 32 Park Street, Queenstown (as Category 3);
 - f. Queenstown Gardens Gates (as Category 2);
 - g. The Kingston Flyer²⁵;

²³ Items (i) - (vi) requested by submitter 604 (JGAA). The listing of 13, 15 Stanley Street is opposed by FS1244 (Three Beaches Limited).

²⁴ Also requested by 426 (HNZ).

- h. The infrastructure associated with the history of recreational skiing²⁶; and
- i. Arrowtown Irrigation Scheme.

- 21.8 Due to time constraints, Mr Knott has limited his assessment of the above items only to those where information exists on Council's records. Accordingly, Mr Knott has undertaken an assessment of Gratuity (Gratuiti) Cottage, and the Millbrook Stables and Blacksmiths Shop. In both those instances, Mr Knott concludes that they should be added and I have therefore recommended that this occurs and have included them in the provisions in **Appendix 1**. I note that the old Butchery, Tuohy's Gully is already listed as Item 500 and is uncontested and, as such, no assessment is necessary.
- 21.9 Where no information exists on Council's records in relation to an item and/ or the submission is not sufficiently clear in terms of the geographic boundaries or values it intends protecting, the submitters are asked to provide evidence in support of their submissions and, where appropriate, Council's advisors will respond to this. In the absence of any evidence commissioned by Council or sufficient information provided with the submissions in relation to 32 Park Street, Queenstown, the Queenstown Gardens Gates, the listing of infrastructure associated with the history of recreational skiing, and the Arrowtown Irrigation Scheme, I am unable to provide any meaningful recommendations at this stage in relation to those submissions and as such, those submissions are recommended to be rejected at this point.
- 21.10 With regard to the removal of the Kingston Flyer from the Inventory, I am of the view that the RMA does not contemplate controlling the effects of inappropriate subdivision, use, and development on mobile heritage items. This conclusion comes from the fact that the definition of historic heritage in the RMA is constrained to 'natural and physical resources' and that mobile heritage such as the Kingston Flyer or classic cars would not fall within the definition of natural and physical resources. As such, the Kingston Flyer would not fall within the term 'historic heritage' as intended in the RMA. Should the panel disagree with this conclusion, then it will need to consider whether the Kingston Flyer warrants listing, based on its values.
- 21.11 The following additional archaeological sites have been requested to be included in the inventory (26.10):
- a. Sew Hoys big beach claim historic area (HNZ no. 7545)^{27/28}. Refer extensive information in Appendix C of HNZ submission;

²⁵ Item (vii) requested by submitters 31 (Kingston Community Association), 822 (Geraint Bermingham), 63 (Karl Barkley), and 118 (Janet Macdonald). No further submissions.

²⁶ Items (viii) and (ix) Requested by submitter 201 (IPENZ).

- b. Wong Gong's terrace historic area (HNZ no. 7549). Refer extensive information in Appendix C of HNZ submission;
- c. Reko's Point Chinese Goldmining Sites. Refer information in Appendix D of HNZ submission;
- d. Roaring Meg Bridge Abutment. Refer information in Appendix D of HNZ submission; and
- e. Frankton Mill Site, Kawarau Road, Frankton (Section 3, Block XVIII, Town of Queenstown (2910121800) - removal of this as a listed building in 26.9 and, instead, add it as an archaeological site (26.10)²⁹.

21.12 Submitter 426 (HNZ) usefully includes extensive information on the first four of these sites. This information has been considered by Mr Knott and based on his review, I recommend adding the above sites to Section 26.10 of the PDP Inventory. Given the limitations of what the authority process can consider; the importance of these sites; and the fact that sufficient information is available to enable good decision making, it is my opinion that listing them in the PDP is more appropriate than the alternative of simply including these in the archaeological layer.

21.13 I note that the Sites of Significance to Maori have been discussed in Section 17 of this report.

Amendments to proposed items, including deletions and changes in categories

21.14 Mr Knott has undertaken a desktop analysis and site visits and provided comments in his evidence on the appropriate listing and categorisation on all those items that submissions have sought to amend.

21.15 Relying on Mr Knott's evidence, I recommend that the following items be amended in response to submissions, as outlined below:

<i>Item (order as addressed in Mr Knott's evidence)</i>	<i>Recommendation (reasons as per Mr Knott's evidence)</i>
Item 3 - Antrim Engines Slipway and Cradle, Kelvin Peninsula	Retain the Proposed category 2 listing and amend the description to "The Antrim engine, slipway, cradle, <u>the winch house, and the Antrim's former boiler</u> "

²⁷ Archaeological sites (i) - (ii) requested by submitter 201 (IPENZ).

²⁸ Archaeological sites (i) - (iv) requested by submitter 426 (HNZ) with FS1080 in support of listing Reko's Point.

²⁹ Requested by 604 (JGAA).

Item (order as addressed in Mr Knott's evidence)	Recommendation (reasons as per Mr Knott's evidence)
Item 18 - Transit of Venus Site, 8 Melbourne Street, Queenstown	Downgrade from category 2 to category 3.
Items 34, 703 & 704 - Invincible mine	Retain items 703 & 704 and amend the detailed description of 34 to ensure that it is clear that it encompasses all of these features.
Item 37 TSS Earnslaw, Berthing located at Steamer Wharf, Beach Street.	Amend the description so that it clearly states that it is the ship which is protected, rather than the berth.
Item 40 Kawarau Falls Bridge, Frankton	Upgrade from Category 2 to Category 1.
Item 42 Stone walled race, 26 Hallenstein Street Queenstown.	Retain the proposed Category 3 listing.
Item 45 - Skippers Bridge, Shotover River.	Upgrade from Category 2 to Category 1.
Item 47 Frankton Cemetery Walls and Gates, Frankton-Ladies Mile Highway	Retain the proposed Category 2 listing.
Item 58 Stone Building, 17 Brisbane Street, Queenstown	Retain the proposed Category 2 listing.
Item 57 Hulbert House (Tutuila) 68 Ballarat Street	Upgrade from Category 3 to Category 2
Item 59 McNeill Cottage (Mullhollands Stone House), 14 Church Street	Retain the proposed Category 2 listing.
Item 63 Cottage, 28 Park Street	Upgrade from Category 3 to Category 2
Item 65 Queenstown Bowling Club Pavilion, located within the grounds of the Queenstown Gardens.	Retain the proposed Category 2 listing.
Item 67 Sainsbury's House, Skippers Mt Aurum Recreational Reserve	Upgrade from Category 3 to Category 1 and add the Pleasant Terrace Workings (NZ Heritage List ref.5175) to the listing description.
Item 70 - Threepwood and Stone Buildings, Lake Hayes	Split into two separate entries to reflect different characteristics of the timber villa and change the category of the stone woolshed to Category 3.
Item 242 - Threepwood Stables	Upgrade from Category 2 to Category 1. NB: The legal description in the notified chapter is correct.
Item 76 - Mill House, 549 Speargrass Flat Road (Mill Creek)	Retain the proposed Category 3 listing and remove the HNZ listing.
Item 77 - Oast House, 557 Speargrass Flat Road (Mill Creek)	Upgrade from Category 3 to Category 2.
Item 79 Tomanovitch Cottage, East of DOC Reserve, Gibbston.	Upgrade from Category 3 to Category 2.
Item 80 Cottage Whitechapel, (Tomes) (Original Part Only)	Retain Category 3 listing
Item 81 Arcadia, Paradise, Glenorchy (Original Part Only)	Upgrade from Category 3 to Category 2.
Item 91 Kinross Store and Buildings, Gibbston	Retain Category 3 listing and amend to read 'Kinross stone buildings.
Item 97 Former Glacier Hotel (Kinloch Lodge) Armadale Street, Kinloch	Upgrade from Category 2/ 3 to Category 2. (Richard Knott has recommended that the Kinloch Lodge be upgraded to category 1. However, there is only scope within submission 604 to upgrade the lodge to Category 2.)
101 - St Peter's Parish Centre (former Vicarage), 1 Earl Street	Retain Category 3 listing

<i>Item (order as addressed in Mr Knott's evidence)</i>	<i>Recommendation (reasons as per Mr Knott's evidence)</i>
Item 107 Courthouse (Former Library and Reading Room and Justice Building), Ballarat Street	Retain Category 1 listing
110 - Ayrburn Homestead and stone farm buildings	Retain Category 2 listing
Item 131 - Stables, Barn, Smithy, Stone Cottage, Wooden Cottage and Ruins, Thurlby Domain, Speargrass Flat Road.	Upgrade from Category 2 to Category 1.
Item 140 Bullendale Township - including Eden Hut and Musters Hut.	Upgrade from Category 2 to Category 1; 're-name' the entry to more closely reflect the HNZ List entry and to provide clarity; and retain archaeological sites 701 and 702 in addition to item 140, rather than combining them into one entry as sought in the submission(s).
Item 251 - Former Methodist Church, 8 Berkshire Street, Arrowtown	Retain the proposed Category 3 listing.

Submissions relating to errors and omissions in the proposed Inventory

21.16 The submissions highlighting errors and omissions are much appreciated. None relate to substantive matters and none are opposed by any other submitter. All submissions/ suggested changes have been accepted, or, in the case of submission 604.56 accepted in part, and these changes are reflected in the provisions and amended planning maps, attached as **Appendix 1**.

22. ISSUE 13 - GENERAL SUPPORT AND MISCELLANEOUS

22.1 Six submitters³⁰ have submitted in general support of the notified chapter, with some expressing specific support for the purpose, the format, the notification section, and the introduction of provisions relating to heritage landscapes, sites of significance to Maori, and heritage precincts. It is noted that most of these submitters also request amendments to the notified chapter despite expressing a high level of support for the general approach. I recommend that all of these points of submission are accepted in part.

22.2 Submitter 519 (New Zealand Tungsten Mining Limited) requests that the words "Any activity that is not Permitted requires resource consent" be removed from the introductory wording in 26.6. I agree that it does not add anything so can be removed.

22.3 Submitter 621 (Real Journeys Limited) requests that a rule or exemption clause be inserted to clarify that the rules do apply to works associated with the "TSS Earnslaw" (**Earnslaw**) and that any such works are a permitted activity. As this has not been lodged in relation to any specific clause, the specific concern or relief sought is unclear

³⁰ Submitters 19, 101, 373, 426, 604, and 672.

and it would be helpful if the submitter could offer some more clarification in evidence. If the submission seeks exemption from all the rules (given that, as notified, they all refer to "works") this would be inappropriate in my view, given the Category 1 status of the Earnslaw. If, on the other hand, the submitter is seeking clarification that certain repair and maintenance of the Earnslaw is permitted (Rule 26.6.1) then that maybe appropriate. At this stage I recommend rejection of the submission subject to further information.

23. CONCLUSION

- 23.1 On the basis of my analysis within this evidence I recommend that the changes within the Revised Chapter in **Appendix 1** are accepted.
- 23.2 The changes will improve the clarity and administration of the Plan; contribute towards achieving the PDP objectives and strategic direction goals in an effective and efficient manner; and give effect to the purpose and principles of the RMA.



Vicki Jones
Director/ Planner, Vision Planning Ltd
2 June 2016

Appendix 1. Recommended Revised Chapter

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Key: Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through~~ text for deletions. Dated 2 June 2016 (Appendix 1 to section 42A report).

26 Historic Heritage

26.1 Purpose

The purpose of this chapter is to promote the sustainable management of the District's historic heritage features. These features are an important part of the amenity and character of our natural, physical and cultural heritage. Protecting these helps retain the District's character, history, and sense of place. This will be achieved by identifying and recognising heritage values, which can then be offered protection through the Plan.

Accordingly, this chapter contains provisions relating to:

- the Inventory of Protected Features, which includes all listed buildings, structures, and features
- Heritage Precincts
- Heritage Landscapes
- Archaeological sites
- Sites of significance to Maori.

Pursuant to Section 86(B)(3) of the RMA, the rules applicable to Historic Heritage have immediate legal effect from the date of Notification.

26.2 Identification and Protection

The District's most significant known heritage features are represented in the Inventory of Protected Features (the Inventory). ~~The number of individual features stands at several hundred and – Although they all have a level of heritage value, some can be grouped and they are categorised according to their relative level of importance, which This in turn allows a different scales of protection to be applied. For buildings, structures and features, this means that there are three categories; 1 to 3, with Category 1 being the most significant. It is noted that not all historic heritage will necessarily be captured in the Council's schedule, and due regard to matters of national importance will still be required.~~

Comment [MSOffice1]: #426

~~The Queenstown Lakes District Council believes that its schedule of protected features is well informed and robust. It also acknowledges that it this is a snapshot of protected features as they stood at a particular point in time and may subsequently change. In order to accommodate anticipated changes it will review this schedule at the midpoint in the life of the Plan (i.e., in five years from becoming Operative.) The effectiveness of the Inventory will be monitored and reviewed and, if appropriate, a plan change initiated to ensure the Inventory remains current. Nominations for inclusions, removals, or amendments to Categories for individual protected features will be are welcomed from the public. Such nominations are encouraged to include, but must contain sufficiently detailed and robust reports, using the evaluation criteria contained in the District Plan in line with assessments that. It would be advantageous to include:~~

Comment [MSOffice2]: #426

Comment [MSOffice3]: #798, #426

- For heritage precincts and landscapes, a report from a appropriately-qualified and experienced Conservation/ Landscape Architect is required. These may include site specific reports from government bodies with a remit for heritage, such as Heritage New Zealand Pouhere Taonga and the Department of Conservation.

Comment [MSOffice4]: #621

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- For sites of significance to Maori, a detailed assessment of the extent of the site and related values ~~must be obtained from~~ prepared by the appropriately mandated iwi.
- For individual buildings and structures, a report from a suitably qualified Conservation Architect, using the Council's criteria and, for Category 1 features, a Conservation Plan is encouraged. Any Conservation Plan should be prepared in accordance with Heritage New Zealand's Best Practice Guidelines.
- For archaeological sites, a detailed assessment by a ~~suitably-qualified and experienced~~ archaeologist.

Comment [MSOffice5]: #621

Comment [MSOffice6]: #426

Comment [MSOffice7]: #621

~~They must~~ It is preferable that nominations include the written consent of the owners or where this has not been obtained, that they advise what consultation has occurred with the owner.

26.2.1 Definitions of listed Heritage Categories 1 - 3

Comment [MSOffice8]: #604

(i) Category 1

The heritage resource warrants the highest level of protection because it is extremely significant to the District and is often also extremely significant; regionally and/ or nationally. Category 1 shall include all places of greatest historical or cultural heritage significance including all features in Category 1 of the Heritage New Zealand 'New Zealand Heritage List/ Rārangī Kōrero' ('the List').

(ii) Category 2

The heritage resource warrants permanent preservation because it is very significant to the District.

(iii) Category 3

Preservation of the heritage resource is encouraged. The Council will be more flexible regarding significant alterations. Category 3 shall include all other places of special historical or cultural value

26.3 Information Requirements

Comment [MSOffice9]: #604, #FS1098

Development affecting historic heritage can be a complex matter because of the sensitivity of the values associated with them. ~~Users of the Plan are directed to submit sufficient detail with such applications to allow Council Planners to process those applications. The evaluation criteria contained in this chapter shall form the basis of any Assessment of Effects on historic heritage information above gives an indication of the level of detail required, but this will be decided on a case by case basis, and will be proportionate to the level of effects. Council encourages Early consultation is encouraged~~ on development proposals with heritage professionals, Heritage New Zealand, and community heritage groups, before the design stage.

26.3.1 Archaeology Alert Layer

Unless the context otherwise requires, subject to section 42(3), the HNZPTA 2014² defines archaeological sites as:

Comment [MSOffice10]: #604

- (a) any place in New Zealand, including any building or structure (or part of a building or structure), that—
 - (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900;
- and

² Heritage New Zealand Pouhere Taonga Act 2014

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- (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- (b) includes a site for which a declaration is made under section 43(1)

The HNZPTA 2014³ makes it unlawful to destroy or modify or cause to be destroyed or modified the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. This is a separate process to obtaining any resource consents required under this District Plan but is an important step for applicants to consider when preparing a resource consent application which might affect an archaeological site.

Comment [MSOffice11]: #604

Given the large number of archaeological sites within the District, it is not possible to map them all for the purposes of this Plan. Consequently, in order to assist prospective applicants, an alert layer is maintained by Council, which has been populated that identifies particularly significant groups of sites or significant sites with unknown extents. This layer is for information purposes only and users of the Plan are referred to early consultation with Heritage New Zealand. The layer can be viewed through the Council's online GIS mapping system. The alert layer does not necessarily contain all archaeological sites but is intended to provide applicants with an easily accessible means of undertaking an initial check of the subject site. The alert layer will be updated as new information is made available to the Council. It does not form part of the District Plan planning maps.

Comment [MSOffice12]: #621

26.4 Other Relevant Provisions and Rules

26.4.1 District Wide Rules

Attention is drawn to the rules elsewhere in the Plan that may apply in addition to the rules in this chapter. Where rules are breached in those other chapters, then resource consent will be required. All provisions referred to are in the Operative District Plan, unless otherwise stated as Proposed District Plan (PDP). This includes, but is not limited to:

- 26.4.1.1 Earthworks
- 26.4.1.2 Signs
- 26.4.1.3 Town Centres (PDP)
- 26.4.1.4 Protected Trees (PDP)

District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

<u>1 Introduction</u>	<u>2 Definitions</u>	<u>3 Strategic Direction</u>
<u>4 Urban Development</u>	<u>5 Tangata Whenua</u>	<u>6 Landscapes</u>
<u>24 Signs (18 ODP)</u>	<u>25 Earthworks (22 ODP)</u>	<u>29 Transport (14 ODP)</u>
<u>27 Subdivision</u>	<u>28 Natural Hazards</u>	<u>32 Protected Trees</u>
<u>30 Utilities and Renewable Energy</u>	<u>31 Hazardous Substances (16 ODP)</u>	<u>35 Temporary Activities and Relocated Buildings</u>

³ Heritage New Zealand Pouhere Taonga Act 2014

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<u>33 Indigenous Vegetation</u>	<u>34 Wilding Exotic Trees</u>	<u>Planning Maps</u>
<u>36 Noise</u>	<u>37 Designations</u>	

26.5 Objectives and Policies

Note: Refer to 26.6 for definitions of the following terms used in this chapter: Protected feature, total demolition, partial demolition, relocation, heritage significance, and setting.

26.5.1 ~~Objective - To recognise and protect historic heritage features in the District from the adverse effects of land use, subdivision and development.~~

Comment [MSOffice13]: #519, #598

Historic heritage is recognised, protected, and enhanced

Policies

26.5.1.1 Ensure historic heritage features within the District that warrant protection are recognised in the Inventory of Protected Features.

26.5.1.2 ~~Protect, maintain, and enhance historic heritage features against while managing the adverse effects of land use, subdivision, and development; ensuring that all including cumulative effects are considered and that the management of adverse effects is proportionate to the level of significance of the protected feature.~~

Comment [MSOffice14]: #519, #598

26.5.1.3 ~~Require the mitigation of development affecting historic heritage, where it cannot be reasonably avoided, to be proportionate to the level of significance of the feature. Where effects on historic heritage cannot be reasonably avoided, effects shall be mitigated to an extent that is proportionate to the level of significance of the feature.~~

26.5.1.4 Enable activities to occur within the heritage setting of a feature provided the heritage significance of the feature is protected, by ensuring:

Comment [MSOffice15]: #368, #524, #604, #621, #672, #688, #696, #726

- (a) The form, scale and proportion of the development, and the materials used do not detract from the protected feature(s) located within the setting;
- (b) The location of the development respects and does not degrade any relationship that exists between the setting and the protected feature(s), and which contributes to the values identified for the protected feature(s);
- (c) Existing views of the protected feature(s) from adjoining public places (and publicly accessible areas within the scheduled heritage site) are maintained as far as is practicable; and
- (d) Network utilities and natural hazard mitigation activities within the setting are designed, located, and/or screened to be as unobtrusive as possible.

26.5.1.5 In relation to demolition, destruction, and relocation beyond the site:

Comment [MSOffice16]: #604

- a) Avoid the total demolition, destruction, or relocation of Category 2 protected feature(s) beyond the site unless:
 - a. Exceptional circumstances render all other alternatives impractical; and
 - i. A feature or part of a feature poses a significant risk to safety or property; and/ or
 - ii. The feature is unable to serve a productive use and retaining it imposes an unreasonable financial burden; and
 - b. Specifically in relation to relocation:

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- i. The relocation is necessary to facilitate the ongoing use or protection of the building or ensure public safety; and
 - ii. Measures are in place to minimise the risk of damage to the feature; and
 - iii. The heritage values of the feature in its new location are not significantly diminished.
- b) Discourage the total demolition or relocation of Category 3 features beyond the site.
- c) Avoid the partial demolition or destruction of Category 1 and 2 protected features wherever practical alternatives exist except that in the following circumstances mitigation or remediation of the effects may be appropriate, and the partial demolition or destruction of a protected feature may be acceptable:
- a. Where it will avoid significant risk to safety and property or where it will reduce or remove a significant financial burden on the owner;
 - b. Where it will result in significant public benefit that could not otherwise be achieved and where that benefit is deemed to outweigh the loss in heritage values (as assessed in accordance with the criteria in section 26.6.22);
 - c. Where it is necessary to remove a significant amount of damaged fabric in order to ensure the conservation of the protected feature;
 - d. Where no adverse cumulative effects will result from approving successive partial demolitions or alterations.
- d) Provide for the partial demolition of Category 3 protected features, on the condition that their heritage significance, including the cumulative effects on its significance, are not reduced.

Comment [MSOffice17]: #688, #672, #696, #726.

Comment [MSOffice18]: #604

Comment [MSOffice19]: #604

26.5.1.6

Enable additions and alterations to protected features provided they are undertaken in a manner that:

- a) Enhances the heritage values of the protected feature or; where this is not possible;
- b) Maintains the heritage values of the protected feature, as assessed in accordance with the criteria listed in section 26.6.22; or where this is not possible;
- c) Ensures that the effects are minimised such that the heritage significance of the protected feature is not reduced.

Comment [MSOffice20]: #604, #688, #672, #696, #726.

Applicants will be required to show that the above options have all been investigated.

26.5.1.7

Ensure that, where possible, any activity requiring consent within a heritage precinct avoids adverse effects on those key features and values of the precinct that are specifically identified in the 'statement of significance' and 'key features to be protected' parts of section 26.8 and that only where avoidance is not possible, remedies or mitigates such effects.

Comment [MSOffice21]: #426

26.5.1.8

With regard to the relocation of protected features within the site:

- a) Avoid the relocation of Category 1 and 2 features within the same site unless:
 - i. It is necessary for the long term viability of the feature; and
 - ii. Other alternatives have been exhausted; and

Comment [MSOffice22]: #604

Comment [MSOffice23]: #688, #672, #696, #726.

Provided the relocation will maintain or enhance the heritage significance of the feature, as assessed using the evaluation criteria in section 26.6.22.

- b) Provide for the relocation of Category 3 protected features within the same site, where the relocation will maintain or enhance the heritage significance of the protected feature, as evaluated using the criteria in section 23.6.22.

Comment [MSOffice24]: #604

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26.5.2 **Objective - ~~To provide for~~ Historic heritage features ~~The are used~~ sustainably use of.**

Policies

26.5.2.1 Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that:

- (a) Are in accordance with best practice; and
 - (i) Either enhance heritage values or do not permanently adversely affect heritage values to the extent that the heritage significance of the feature would be reduced, noting that the cumulative effects of incremental change must also be considered; and are in accordance with best practice.
- (b) Improve the viability of the protected feature and/ or improve public health and safety.
- (c) Recognise that heritage structures and buildings may need to be modified or re-engineered as engineering and safety standards evolve.

Comment [MSOffice25]: #519

Comment [MSOffice26]: #426

Comment [MSOffice27]: #621, #604

Comment [MSOffice28]: #621

26.5.2.2 Encourage the maintenance of historic heritage features ~~and by allowing~~ minor repairs and maintenance. ~~to be achieved without the need for consents.~~

26.5.3 **Objective - ~~To recognise~~ The diversity of historic heritage features, landscapes, and values associated with them is recognised**

Policies

26.5.3.1 Identify the heritage values of precincts, buildings, structures, sites, archaeological sites, landscapes and sites of significance to Maori.

26.5.3.2 Ensure that decision making on development proposals, on the effects on tangible and non-tangible values of sites of significance to Maori, are informed by those mandated to do so.

26.5.3.3 Recognise and protect the different layers of history within heritage landscapes and the relationship between these layers to retain their cultural meaning and values.

26.5.3.4 Avoid unnecessary duplication of consents with other statutory bodies on archaeological sites.

Comment [MSOffice29]: #426

26.5.4 **Objective - ~~To enhance~~ Historic heritage features are enhanced where possible.**

Policies

26.5.4.1 Encourage opportunities to enhance historic heritage features, including through the need ~~for the provision of~~ to provide for interpretation and ~~through offering the possible~~ relaxation of rules elsewhere in the District Plan, in order to achieve accommodate better planning outcomes for heritage on a case by case basis.

26.5.4.2 Recognise the value of long term commitments to the preservation of heritage values in the form of covenants and consent notices.

26.5.4.3 Enable and encourage ~~Accept that~~ ongoing improvements to protected features buildings, including earthquake strengthening and other safety measures, in recognition that this will provide for their ongoing use and longevity.

Comment [MSOffice30]: #621, #604

26.5.4.4 Enable the continuation of the mining activities that helped to create the various heritage landscapes, provided the features identified in Section 26.12 are protected

Comment [MSOffice31]: #519

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and effects on the wider heritage values of the heritage landscape are minimised or remedied.

Note: these features are listed under both the 'Statements of Significance' and 'Key Features to be Protected' headings.

26.6 Rules

The following tables describe activities, standards and subsequent level of activity for resource consent purposes.

~~Any activity that is not Permitted requires resource consent, and any activity that is not specifically identified in a level of activity, but breaches a standard, requires resource consent as a Discretionary activity.~~

Comment [MSOffice32]: #519

The following abbreviations are used in the tables:

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

Terms used in this Chapter

Comment [MSOffice33]: #604

1. ~~For the purpose of this chapter, **heritage fabric or characteristics** means any physical aspect of a heritage feature, which contributes to its heritage values as assessed in accordance with the criteria provided in section 26.6.22, and includes:~~

Comment [MSOffice34]: #604, #688, #672, #696, #726.

~~a. Original and later material and detailing which forms part of, or is attached to, the interior or exterior of a protected feature;~~

~~b. The patina of age resulting from the weathering and wear of construction material over time;~~

~~c. Fixtures and fittings that form part of the design or significance of a heritage feature, but excludes inbuilt museum and artwork exhibitions and displays;~~

2. ~~For the purpose of this chapter, **Heritage significance** means the significance of a feature (be it Category 1, 2, or 3) as evaluated in accordance with the criteria listed in section 26.2. A reduction in heritage significance refers to whether a proposed activity would have adverse effects which would degrade the Category that has been attributed to the feature.~~

Comment [MSOffice35]: #604

3. ~~For the purpose of this chapter, **protected feature or feature** are the collective terms used to explain all buildings, features, and structures listed in the Inventory of Protected Features (26.9).~~

Comment [MSOffice36]: #604, #621.

4. ~~For the purpose of this chapter, **relocation** means the relocation of protected features, including protected buildings, both within and beyond the site. The definition of 'relocation' in chapter 2 (which means the removal and resting of any building from any site to another site) shall not apply to this chapter.~~

Comment [MSOffice37]: Consequential additional to avoid direct conflict with definitions chapter

5. ~~For the purpose of this chapter, **setting** means the area around and/ or adjacent to a heritage feature listed in 26.9, which is integral to its function, meaning, and relationships and which is contained within the same legal title as the feature listed in the Inventory.~~

Comment [MSOffice38]: #688, #696, #726, #672, #621, #368, #524, #604

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Table 1 General

Rule	Activity	All heritage features
26.6.1	<p>Repairs and maintenance</p> <p>Minor repairs and maintenance on all protected buildings and features, including and contributory and non-contributory buildings⁴ in heritage precincts. This includes minor repair of building materials and includes replacement of minor components such as individual bricks, cut stone, timber sections, roofing and glazing.</p> <p><u>The replacement items should shall be of the original or, if this is not achievable, closely matching material, colour, texture, form and design, except that the replacement of any products containing asbestos with a closely matching product is more desirable than using the same product.</u></p> <p>Works that do not meet these standards are classed as alterations.</p>	P
26.6.2	<p>Subdivision</p> <p>Subdivision of any site containing all or part of a protected feature.</p>	D

Comment [MSOffice39]: #426, #524

Comment [MSOffice40]: #383

Table 2 Buildings, structures and features

Rule	Activity Standard	Cat 1	Cat 2	Cat 3
26.6.3	<p>Total Demolition or relocation to another site</p> <p>Works that result in damage, substantial removal from the site, destruction of any, or all, significant elements of the historic fabric or characteristics of a building or feature, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.</p> <p><u>The relocation or the total demolition or destruction of the historic fabric or characteristics of a protected feature, equal to or exceeding 70 per cent, by volume or area whichever is the greater.⁵</u></p> <p>*Discretion is limited to:</p>	PR	NC	RD*

Comment [MSOffice41]: #688, #696, #726, #672

Comment [MSOffice42]: #604, #621

⁴ Contributory buildings - are those that contribute to the significance of a heritage precinct but may not be worthy of individual protection. They may contain significant heritage fabric, architecture or positioning that adds value to the precinct.

Non -contributory buildings - have no identifiable historic heritage significance or fabric. Their current impact will either be adverse or neutral. They are identified within a precinct because any future development of the site may impact on the contributory elements.

⁵ To calculate 'total demolition or destruction' and 'partial demolition or destruction', volume is measured from the outermost surface of the feature (including any surfaces below ground) and area is measured by the footprint of the feature.

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Rule	Activity Standard	Cat 1	Cat 2	Cat 3
	<p>- The extent of the demolition.</p> <p>- The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.22;</p> <p>- The cumulative effects on the heritage value of the building or feature.</p> <p>- Where the protected feature is located within a heritage precinct, the effects of the proposal on the key features of the precinct as identified in section 26.8.</p>			
				<p>Comment [MSOffice43]: #604</p>
				<p>Comment [MSOffice44]: #604, #426</p>
26.6.3(i)	<p>Partial demolition or destruction</p> <p>Partial demolition or destruction of a protected feature exceeding 30 per cent but less than 70 per cent, by volume or area whichever is the greater.</p> <p>*Discretion is limited to:</p> <p>- The extent of the demolition.</p> <p>- The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.22.</p> <p>- The cumulative effects on the building or protected feature, including the cumulative effects on the heritage values resulting from incremental demolition.</p> <p>- Where the protected feature is located within a heritage precinct; the effects of the proposal on the key features of the precinct as identified in section 26.8.</p>	NC	NC	RD*
				<p>Comment [MSOffice45]: #688, #696, #672, #726</p>
				<p>Comment [MSOffice46]: #604</p>
				<p>Comment [MSOffice47]: #604, #426.</p>
26.6.4	<p>Relocation within the site</p> <p>Works that result in The relocation of an existing building or protected feature being relocated within the same site.</p> <p>* Discretion is limited to:</p> <p>- The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.22;</p> <p>- The physical effects on the heritage fabric and the effects on the setting of the feature.</p>	PR NC	NC	RD*
				<p>Comment [MSOffice49]: #621</p>
				<p>Comment [MSOffice50]: #604</p>
				<p>Comment [MSOffice48]: #604</p>
26.6.5	<p>External alterations and additions</p> <p>Works External alterations or additions affecting the heritage fabric or characteristics of protected buildings and features. Additions to buildings such as signs lighting and street furniture are also included.</p> <p>*Discretion is limited to:</p> <p>- The extent of the alteration.</p> <p>The cumulative effects on the heritage value of the building or feature</p>	D	RD*	RD*
				<p>Comment [MSOffice51]: #688, #696, #672, #726</p>

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Rule	Activity Standard	Cat 1	Cat 2	Cat 3
	<p>The effects, including cumulative effects, on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.22; and</p> <p>- Where the protected feature is located within a heritage precinct, the effects of the proposal on the key features of the precinct as identified in section 26.8.</p> <p>Note 1: 'Heritage fabric or characteristics' is as defined in Section 26.6 - Terms used in this chapter</p> <p>Note 2: Additions to buildings such as signs and lighting are also included.</p>			
	<p>Comment [MSOffice52]: #604</p>			
	<p>Comment [MSOffice53]: #604, #426.</p>			
26.6.6	<p>Internal alterations</p> <p>Works Internal alterations affecting the historic fabric or characteristics of a building, including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.</p> <p>*Discretion is limited to:</p> <ul style="list-style-type: none"> - The extent of the alteration - The effects, including cumulative effects, on the building or feature, the heritage values and heritage significance of the protected feature, as evaluated in accordance with the criteria in section 26.6.22 <p>Note 1: 'Heritage fabric or characteristics' is as defined in Section 26.6 - Terms used in this chapter.</p> <p>Note 2: Alterations such as the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object are included.</p>	D	RD*	P
	<p>Comment [MSOffice54]: #688, #696, #672, #726.</p>			
	<p>Comment [MSOffice55]: #604</p>			
26.6.7	<p>Development within the curtilage or setting⁶ or Extent of Place</p> <p>Works including earthworks, signage, lighting, street furniture, new buildings and structures.</p> <p>Development within the 'Extent of Place' where this is specifically defined in the Inventory (26.9) or, where no</p>	D	RD*	RD*
	<p>Comment [MSOffice56]: #688, #696, #726, #672, #621, #368, #524, #604.</p>			

⁶ Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscape, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place. ICOMOS New Zealand Charter 2010

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Rule	Activity Standard	Cat 1	Cat 2	Cat 3
	<p><u>Extent of Place is defined, this rule shall apply to development within the setting.</u></p> <p>For the purpose of this rule:</p> <p>Development means new buildings and structures, earthworks that otherwise requires consent under the earthworks rules, carpark areas over 15m² within view of a public road, and carpark areas over 40m² elsewhere. 'Development' does not include any land use activity occurring in the setting (such as residential, retail, or industrial activity), which is managed instead through the relevant zone provisions.</p> <p>'Setting' is as defined in Section 26.6 - Terms Used in this Chapter.</p> <p>*Discretion is limited to:</p> <ul style="list-style-type: none"> - The extent of the development. - The cumulative effects on the building or protected feature, and its setting, and - The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.22. 			

Table 3 Heritage precincts

Rule	Activity	All precincts Contributory buildings other than those listed in 26.9	Non-contributory buildings
	<p><u>Table 3 only relates to buildings that are not listed in the Inventory (26.9) as those buildings are subject to Tables 1 and 2 only</u></p>		
26.6.8	<p>Total and partial demolition or relocation beyond the site</p> <p>of contributory buildings, other than those individually listed. Includes works that result in damage or destruction of any, or all, significant elements of the fabric or characteristics of a building, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.</p>	D	P
26.6.9	<p>Demolition</p> <p>Demolition or removal of non-contributory buildings and features.</p>	P	

Comment [MSOffice57]: #604, #519 (clarity only).

⁷ Refer Note 3 to Table 1 for definition of contributory and non-contributory buildings

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26.6.10	Relocation <u>within a heritage precinct</u> Relocation of contributory buildings, within or from a heritage precinct.	D	<u>D</u>
26.6.11	Relocation <u>from a heritage precinct</u> Relocation of non-contributory building or feature within a heritage precinct.	D	<u>P</u>
26.6.12	External alterations Contributory building or feature. *Discretion is limited to: The extent of the alterations and the cumulative effects on: - The building or feature , and its setting. - including the precinct , Other contributory and individually listed buildings and <u>protected</u> features. - <u>The key features and values of the precinct as identified in the statement of significance and key features to be protected.</u>	RD*	<u>RD*</u>
26.6.13	External alterations Non-Contributory * Restricted Discretion is limited to: The extent of the development and the cumulative effects on the setting, including the precinct, contributory and individually listed buildings and features.	RD*	
26.6.14	Internal alterations Contributory buildings and features not individually listed. Non-contributory buildings and features.	P	<u>P</u>
26.6.15	Development Works including earthworks, signage, new buildings and structures.	<u>D</u>	<u>D</u>

Comment [MSOffice58]: #426

Comment [MSOffice59]: #519

Table 4 Sites of Significance to Maori

Rule	Activity Standard	All sites
26.6.16	Development Any development that affects the Maori values of the feature. Written approval from Tangata Whenua is required. Failure to provide this will result in Limited Notification to Tangata Whenua.	D

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Table 5 Archaeological sites

Comment [MSOffice60]: #604, #621, #426, #672, #688, #696, #726

Rule	Activity Standard - <u>Archaeological sites listed in Section 26.10</u>	All sites
26.6.17	<p>Modification, damage or <u>Destruction or demolition of an archaeological site</u></p> <p>Any alterations to an archaeological site (scheduled or not) included within the provisions of an authority to modify, damage or destroy under the HNZPTA 2014⁸, provided that there are no other effects on heritage.</p> <p><u>Destruction or demolition of an archaeological site listed in section 26.10</u></p> <p><u>Destruction of any archaeological feature or demolition of any built archaeological feature associated with an archaeological site listed in Section 26.10.</u></p>	<p>P</p> <p><u>D</u></p>
26.6.18	<p>Modification, damage or destruction of an archaeological site</p> <p>Any alterations to a scheduled archaeological site included within the provisions of an authority to modify, damage or destroy under the HNZPTA 2014, provided that there are only minor other effects on heritage.</p> <p>*Restricted Discretion is limited to:</p> <p>The extent of the development on any heritage feature that is not covered under the archaeological authority.</p> <p><u>Relocation affecting an archaeological site</u></p> <p><u>Any activity that results in an archaeological feature associated with an archaeological site listed in Section 26.10 being relocated within the same site.</u></p>	<p>RD*</p> <p><u>D</u></p>
26.6.19	<p>Modification or alteration damage or destruction of an archaeological site</p> <p>Any alterations to a scheduled archaeological site included within the provisions of an authority to modify, damage or destroy under the HNZPTA 2014, where there are more than minor other effects on heritage.</p> <p><u>Modification or alteration of an archaeological site listed in Section 26.10</u></p> <p>*Discretion is limited to:</p> <p><u>The effect of the alteration or modification on the heritage values of the site.</u></p>	<p>D</p> <p><u>RD*</u></p>
26.6.20	<p>Modification, damage or destruction of an archaeological site</p> <p>In breach of the HNZPTA 2014.</p>	<u>PR</u>
<p><u>Note: An Authority from Heritage New Zealand will also be required to destroy or modify or cause to be destroyed or modified the whole or any part of an archaeological site, pursuant to the HNZPTA 2014.⁹</u></p>		

⁸ Heritage New Zealand Pouhere Taonga Act 2014

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Table 6 Heritage landscapes

Rule	Activity Standard	All landscapes
26.6.21	<ul style="list-style-type: none"> • Development in heritage landscapes • Earthworks over 200m³ (but excluding farm track access, fencing, firebreaks and public use tracks). • Buildings over 5m² in footprint. • Subdivision. • Forestry. <p>Removal or destruction of any heritage feature that contributes to the values of the heritage landscape and is referred to in the Statement of Significance.</p> <p><u>Note: If intending to destroy or modify or cause to be destroyed or modified an archaeological site, an Authority will be required from Heritage New Zealand pursuant to the HNZPTA 2014,¹⁰ and if the archaeological site is listed in 26.10 of the District Plan then resource consent may also be required under Table 5 (rules 26.6.18 - 26.6.21)</u></p>	D

Comment [MSOffice61]: #519

Comment [MSOffice62]: #519

Comment [MSOffice63]: #383

Comment [MSOffice64]: #519

Comment [MSOffice65]: #604

26.6.22 Evaluation criteria for listing and categorising heritage features and assessing resource consent applications

The following criteria are used to determine the category of listed features.

These criteria shall be used to assess the effects of a proposal on heritage values and on the overall heritage significance of a feature, when preparing and assessing resource consent applications.

Heritage Assessments exist for many of the Protected Features and these provide a detailed assessment of the values of the feature and a conclusion of its overall significance. These assessments are available from the Council and should be used as the starting point for any evaluation. Where such an assessment does not exist, then your evaluation will need to be based on existing historical information, which can be obtained from various sources, including the Council's archaeological alert layer, Heritage New Zealand, the Council's resource consent files, and the Lakes District Museum.

1. Historic and Social Value

- a. Whether the feature reflects characteristics of national and/or local history.
- b. With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.

⁹ Heritage New Zealand Pouhere Taonga Act 2014

¹⁰ Heritage New Zealand Pouhere Taonga Act 2014

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- c. Whether the feature is significant in terms of a notable figure, event, phase or activity.
- d. The degree of community association or public esteem for the feature.
- e. Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

2. Cultural and Spiritual Value

- a. Whether it is of special significance to Tangata Whenua.
- b. Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

3. Architectural Value

- a. Whether the building or structure has architectural or artistic value.
- b. Whether the feature represents a particular era or style of architecture or significant designer.
- c. Whether the style of the building or structure contributes to the general character of the area.
- d. The degree to which the feature is intact.
- e. Whether the building or structure has undergone any alteration, thereby changing the original design.

4. Townscape and Context Value

- a. Whether the feature plays a role in defining a space or street.
- b. Whether the feature provides visual interest and amenity.
- c. Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

5. Rarity and Representative Value

- a. Whether the feature is a unique or exceptional representative of its type either locally or nationally.
- b. Whether the feature represents a way of life, a technology, a style or a period of time.
- c. Whether the feature is regarded as a landmark or represents symbolic values.
- d. Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

6. Technological Value

- a. Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.
- b. Whether the building or structure is representative of a particular technique.

7. Archaeological Value

- a. 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.

26.7 Non-notification

The provisions of the RMA apply in determining whether an application needs to be processed on a notified basis. No activities or non-compliances with the standards in this chapter have been identified for processing on a non-notified basis.

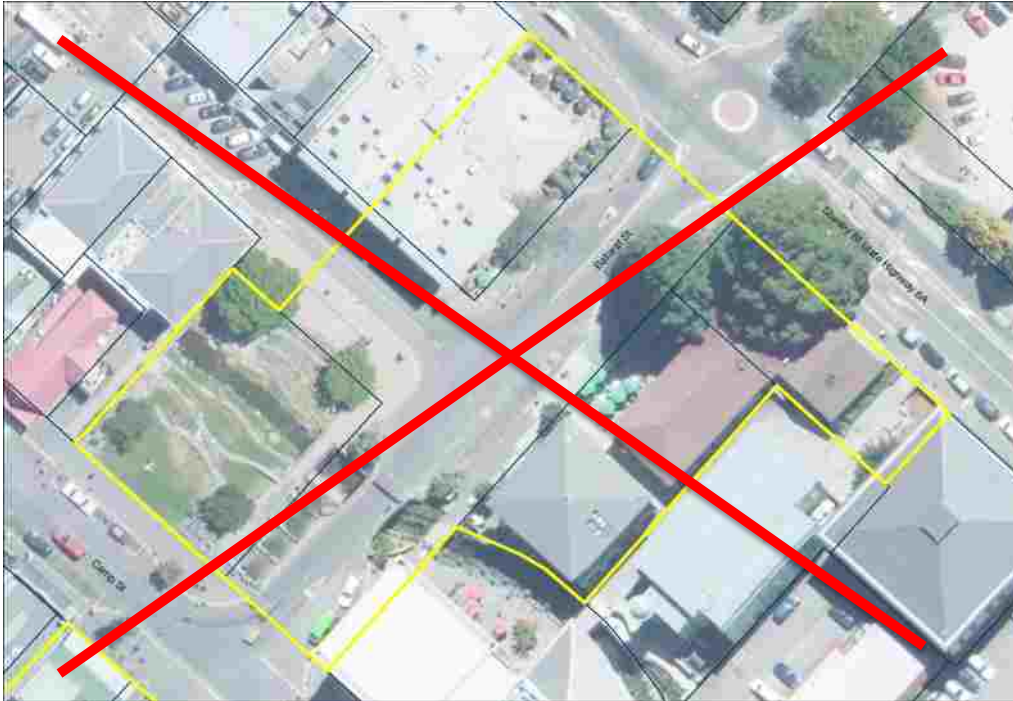
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Inventory of Protected Features

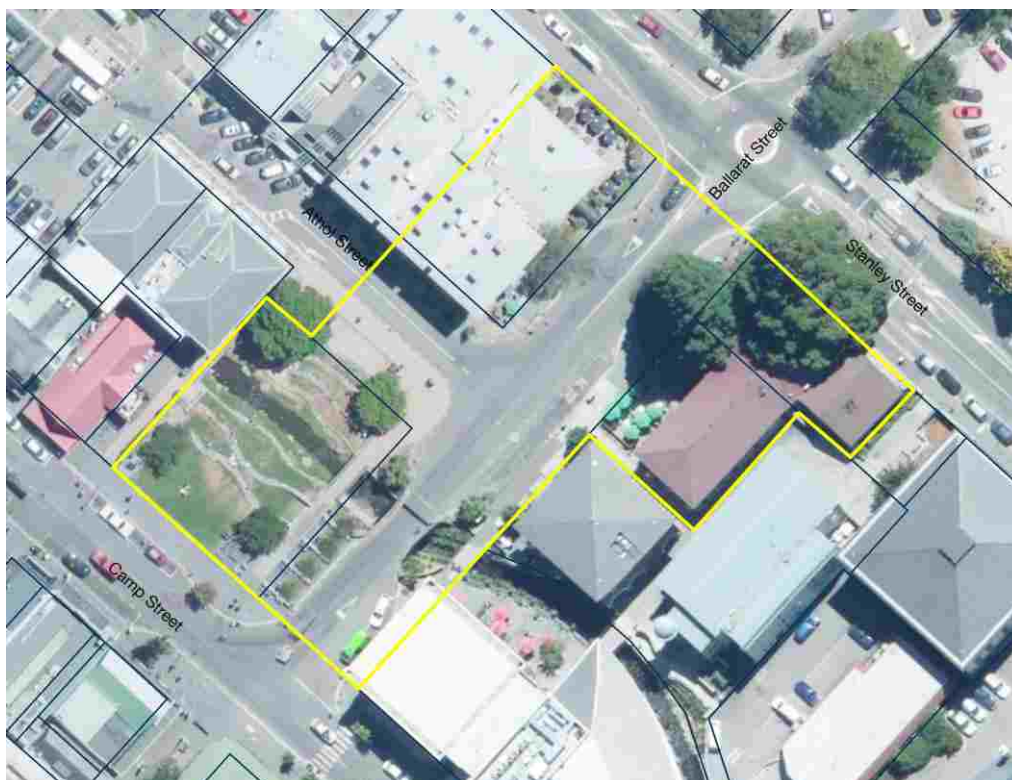
26.8 Heritage Precincts

26.8.1 Queenstown Courthouse Heritage Precinct

Comment [MSOffice66]: #596



HISTORIC HERITAGE 26



26.8.2 Statement of Significance

The Precinct represents the historically significant civic centre of Queenstown and contains a number of important heritage buildings, open spaces and structures. Their design and the nature of their stone construction convey their high status within the District. The buildings / structures are an architectural statement of permanency, stability and prosperity as the town evolved progressively from its early canvas tent and timber structures to a new generation of enduring public buildings. The buildings / structures generally remain intact and have a high degree of historical and architectural authenticity within the town. They are very distinctive and prominent features of the townscape in this part of Queenstown and define its provenance. Their scale, form and materials are characteristic of 19th century Queenstown and, together, they are considered to have high 'group' / contextual value in relation to each other. The Stone Bridge is also a rare example of its kind in the District.

26.8.3 Key features to be protected

- 26.8.3.1 The individual principal historic buildings; their form, scale, materials and significance. Incremental loss must be avoided.
- 26.8.3.2 The 'group' value of the buildings within the Precinct and their setting within it, including the open spaces.
- 26.8.3.3 The townscape / landmark value of the Precinct, i.e., other buildings, development and signage within the precinct or adjoining it should not adversely affect or diminish the significance of the Heritage Precinct.

HISTORIC HERITAGE 26

26.8.4 Queenstown Mall Heritage Precinct



Blue shapes are the non-contributory buildings.

26.8.5 Statement of Significance

The Precinct represents the historically significant commercial centre of Queenstown and still embodies its early settlement pattern from when the town was set out in 1864. This is evident in the arrangement of the sections and the street layout within the precinct. The Precinct contains a wide variance of architectural styles and features of interest is centred on the Mall (Ballarat Street), which since the earliest days of Queenstown has been the principal thoroughfare from the lake through the town. The route of Ballarat Street running up to Hallenstein Street and the frontage of Eichardt's Hotel near the lake provide an historically iconic view of the town from the lake of outstanding townscape and contextual value. The Precinct is considered to have high archaeological value for the evidence that it could provide of the early settlement of Queenstown and its pre-1900 development.

26.8.6 Key features to be protected

- 26.8.6.1 The group of reasonably intact 19th century commercial buildings / structures towards the lake end of the Mall and their setting within the Precinct.
- 26.8.6.2 The early settlement pattern of the town (the arrangement of the sections and the street layout within the Precinct). Incremental loss must be avoided.
- 26.8.6.3 The view of the Precinct from the lake, including the straight view up Ballarat Street to Hallenstein and vice-versa.
- 26.8.6.4 The archaeology of the Precinct.

HISTORIC HERITAGE 26

26.8.7 Queenstown Marine Parade Heritage Precinct



Blue shapes are the non-contributory buildings.

26.8.8 Summary of significance

The combination of the heritage buildings, the environs of Marine Parade and the shoreline of Lake Wakatipu and the landscape beyond, result in the Heritage Precinct being of unique and exceptional townscape significance. The heritage buildings within the Precinct are representative of the evolution of the early settlement into a permanent and prosperous town. The Masonic Lodge and William's Cottage are thought to be amongst the oldest buildings in the town and create a Precinct of architectural 'gems', which signifies the social and tourist heritage of the town.

26.8.9 Key features to be protected

- 26.8.9.1 The individual principal historic buildings; their form scale, materials and significance. Incremental loss must be avoided.
- 26.8.9.2 The unique and exceptional townscape significance of the Precinct.

HISTORIC HERITAGE 26

26.8.10 Arrowtown Town Centre Heritage Precinct



26.8.11 Statement of Significance

The precinct represents the commercial centre of the town and includes a nucleus of heritage buildings that have developed on the site of the 1864 relocated town centre. Buildings such as the former BNZ bank premises (associated with the renowned architect, R.A. Lawson) and Pritchard's Store date from the mid -1870s are symbolic of the development of the town during that economically stable period. The Postmaster's House and Post & Telegraph office have origins in the 20th century and are symbolic of the later progression of the town. The Precinct is held in high esteem by the local community and visitors alike and is a very popular tourist attraction. It contains heritage buildings / structures that are of high aesthetic and architectural significance within the District and wider region as authentic examples or representation of a goldfields' town dating from the 1860s and 1870s. It is considered to have high archaeological value for the evidence that it could provide of pre-1900 commercial Arrowtown dating to the early to mid – 1860s.

26.8.12 Key features to be protected

- 26.8.12.1 The unity of the Precinct in terms of scale, form, materials, textures and colours in relation to its mountain and river setting.
- 26.8.12.2 The 'group' value of the Precinct and its representative image of a traditional goldfields town.
- 26.8.12.3 The streetscape, and street and section patterns.
- 26.8.12.4 Views through the Precinct.
- 26.8.12.5 Archaeology.

26.8.13 Arrowtown Cottages Heritage Precinct

HISTORIC HERITAGE 26



Blue shapes are the non-contributory buildings.

26.8.14 Statement of Significance

The Precinct represents the historically significant and authentic early years of the settlement and development of Arrowtown from, principally, a social perspective. It contains some of the town's most important buildings and features, including 1870s miners' cottages, the Masonic Lodge, the Green and the tree-lined avenue. The architectural and aesthetic quality of the precinct is derived from its plain, functional, small scale buildings, principally of timber and iron, which represent the typical form of accommodation in which miners and their families lived during the Central Otago Gold Rush years. The larger stone buildings demonstrate progress and permanence as the prosperity and confidence of the town grew. The tree-lined avenue and Green have great aesthetic appeal and provide the setting for the buildings within the precinct. The Precinct has very high townscape / contextual and rarity significance within the District.

26.8.15 Key Features to be protected

- 26.8.15.1 The individual principal historic buildings; their form, scale, materials and significance. Incremental loss must be avoided.
- 26.8.15.2 The 'group' value of the buildings within the precinct and their setting within it, including the open spaces.
- 26.8.15.3 The townscape / landmark value of the Precinct i.e., other buildings, development and signage within the Precinct or adjoining it should not adversely affect or diminish the significance of the heritage Precinct.
- 26.8.15.4 Archaeology.

HISTORIC HERITAGE 26

26.9 Buildings, structures and features (collectively referred to in this Chapter as Protected Features or Features)

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHPT HNZ Cat / No.	QLDC Cat
1	36	St Peter's Anglican Church Organ, St Peter's Church, corner Church and Camp Streets	Lot 1 DP 365052 (2910504403)		3
2	36	St Peter's Anglican Church Carved Eagle Lectern, St Peter's Church, corner Church and Camp Streets	Lot 1 DP 365052 (2910504403)		3
3	37	Antrim Engines Slipway and Cradle, <u>the winch house, and the Antrim's former boiler</u> , Kelvin Peninsula	Adjacent to Sections 25 and 26, Block I, Coneburn SD (on water's edge) (Adjacent to 2909954900)		2
4	26	Group of Stone Building remains, Whitechapel	Lot 2 DP 15996 Block VIII, Shotover SD (2907210100)		3
5	10	Skippers Road, including stone retaining walls, cuttings at Hell's Gate, Heaven's Gate, Bus Scratch Corner, road to Branches and geographical features Lighthouse Rock, Castle Peak and Long Gully but excluding that part of long Gully legally described as Sections 3, 4 and 5 SO Plan 24648	Road Reserve Commencing at Coronet Peak Road and ending at the end of Branches Road – Blocks II, XV, XVI Shotover SD and Block II Skippers SD.	1/7684	2
6	10	The Macetown Road and all road stone retaining walls. From Butler Park, Buckingham Street, Arrowtown through to Macetown Historic Reserve.	Road reserve adjacent to Part Section 2 Block XXV Town of Arrowtown and Run 23, 25, 26, 39 and Part Run 27 (Road Reserve adjacent to 2918233400, 2907214600, 2907212500, 2907214700, 2907300200)		3
7	9	The Hillocks, vicinity Dart Bridge	Part Sections 1 & 2, Block IV, Dart SD (2911130400, 2911130500)		3
8	25	Bible Face, Glenorchy. Vicinity Depot and Gravel Pit, Queenstown-Glenorchy Road, Glenorchy. Exact location shown by the building line restriction.	Part Section 2, Block XIX, Town of Glenorchy (2911120100)		3
9	13	Judge and Jury Rocks, rock features only, Vicinity Kawarau Gorge Bridge	Section 4, Block I, Kawarau SD (2907213800)		3
10	9	Peter Tomb's rock, near Diamond Lake	Section 43 Block II Dart SD (2911131800)		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice69]: #201

Comment [MSOffice70]: #426 (for all such changes)

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
11	36	Home Creek, running through Queenstown Town Centre.	Runs from Lot 1 DP20875 Block V, Queenstown Village Green through Lot 1 and Lot 2 DP416867, Lot 2 DP 357929, Lot 2 DP 18459 Block XXXI, Road reserve and adjacent to Sections 2 & 3 Block LII adjacent to Sections 2 & 3 Block LII and ending adjacent to Section 1 Block LII. (2910631100, 2910500301, 2910500510, Adjacent to 2910500401, 2910500500 and 2910506500)		2
12	36	Hotop's Rise, Corner Earl and Camp Street	Road Reserve (Camp Street)		2
13	35	Queenstown Gardens and Plantation Reserve Block, 52 Park Street	Section 7 Block LI Town of Queenstown (2910507200)		2
14	12	Copper mine tunnel, Moke Creek	Run 11 Glenorchy Mid Wakatipu (2907305900)		3
15	12	Re-direction tunnel, Moke Creek	Run 11 Glenorchy Mid Wakatipu (2907305900)		3
16	33	Boatshed, Slipway and original Old Ticket Office, Frankton Marina Recreation Reserve	Sections 59 & Part Section 39 Block XXI Shotover SD (2910331100)		2
17	35	Queenstown Cemetery, Brecon Street	Section 132 Block XX Shotover SD (2910614701)		2
18	35	Transit of Venus Site, 8 Melbourne Street, Queenstown	Section 15, Block XXXVI, Town of Queenstown (2910537500)		2 3
19	10	Cemetery, Skippers	Section 56, Block XI, Skippers Creek SD (2907301000)		3
20	36	Lake Level Plaque, Marine Parade (beside Jetty), Queenstown	Section 6 Block LI Town of Queenstown (2910506600)		3
21	36	Rees Tablet, Waterfront, Marine Parade, Queenstown	Section 6 Block LI Town of Queenstown (2910506600)		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice71]: #604

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ HNZ Cat / No.	QLDC Cat
22	30	Robert Lee's Memorial Trough, Ladies Mile, SH 6	Road reserve adjacent to Lot 2, DP 12921, Shotover SD (Road Reserve Adjacent to 29071402001)		3
23	25	War Memorial, Mull Street, Glenorchy	Section 1560R, Block XII, Town of Glenorchy (Adjacent to 2911101100)		2
24	35	William Rees Memorial, Queenstown Gardens	Part Section 7 Block LI Town of Queenstown (2910507200)		3
25	34	Haki Te Karu Plaque, Queenstown Gardens	Part Section 7 Block LI Town of Queenstown (2910507200)		3
26	34	Scott Rock Memorial, Queenstown Gardens	Part Section 7 Block LI Town of Queenstown (2910507200)		3
27	36	War Memorial Gate, Marine Parade	Road Reserve and Section 6 Block LI Town of Queenstown (Marine Parade) (Road reserve and 2910506600)		2
28	33	1940 Centennial Gates, Queenstown Airport	Lot 2 DP 304345 (2910100106)		3
29	39	Thomas Arthur Monument, Beside Edith Cavell Bridge, Arthurs Point	Road Reserve Crown Land Block XIX Shotover SD (Road Reserve opposite 2910721001)		3
30	25	Centennial Gates, Entrance to Recreation Ground, Corner Mull and Oban Streets, Glenorchy.	Section 1 Block XX Town of Glenorchy (2911118700)		3
31	13	Steam Engine Beside Oxenbridge Tunnel, Arthurs Point	Part Section 148 Crown Land (Shotover River) Block XIX Shotover SD (2907303900)		2
32	33	Frankton Mill Site, Kawarau Road, Frankton	Section 3, Block XVIII, Town of Queenstown (2910121800)	-	3
33	12	Trig Station, Mount Nicholas Station	Block X, Part Run 630, Mid Wakatipu SD (2911136100)		3
34	9	Invincible Mine, including the battery, and buddle sites, Vicinity Rees River	Part run 752 Earnslaw SD (2907321000) <u>Legal description: Sections 1 and 2 Blk XII Earnslaw</u>		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice72]: #604

Comment [MSOffice73]: #426, #201.

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
			SD, SO 18563 (Invincible Mine Historic Reserve, NZ Gazette 1979 p.570) Otago Land District Heritage New Zealand Cat/No: 2/5603 & 5604		
35	39	Edith Cavell Bridge Arthur's Point	Bridge adjoining Crown Land Block XIX Shotover SD being the banks of the Shotover River (Road Reserve opposite 2910721001)	† 1 / 4371	1
36	36	Ballarat Street Bridge, Horne Creek Queenstown Town Centre	Adjacent to Lot 1, DP 20875, Block V and Lot 1 DP 20964, Block XXXI, Town of Queenstown (Road Reserve Adjacent to 2910631100 and 2910500300)	† 1 / 7097	1
37	36	TSS Earnslaw (the ship), whose berthing is located at Steamer Wharf, Beach Street	Adjacent to Section 76 Block XX Shotover SD (Adjacent to 2910642000)		1
38	36	Bridge over Horne Creek - 11 Camp Street	Lot 2 DP 357929 (2910500401)		2
39	36	Lychgate, St Peter's Anglican Church, Corner Camp and Church Street	Lot 1 DP 365052 (29105 04403)		3
40	33	Kawarau Falls Bridge, Frankton	Bridge adjoining Section 4 Block XVIII, Town of Frankton (Adjoining 2910121800)	† 1 / 7448	2 1
41	13	Kawarau Gorge Suspension Bridge, Vicinity Gibbston	Bridge adjoining Sections 63 and 64, Block I, Kawarau SD. (2907200700)	† 1 / 50	1
42	35	Stone Walled Race, 26 Hallenstein Street Queenstown	Section 12, Block XXXV, Town of Queenstown (2910532900)	† 2 / 5224	3
43	30	Fish Smoker, Lake Hayes	Lot 6 DP 353144 (2907126606)		2
44	35	Stone Walls, Queenstown Cemetery, Brecon Street.	Section 132 Block XX Shotover SD (2910614701)		3
45	10	Skippers Bridge, Shotover River	Adjacent to Shotover Riverbank, Crown Land and Section 148, Block XI, Skippers Creek SD (Bridge adjoining	† 1 / 7684	2 1

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice74]: #426

Comment [MSOffice75]: #604

Comment [MSOffice76]: #426, #201

Comment [MSOffice77]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ HNZ Cat / No.	QLDC Cat
			2907301600)		
46	9	Scheelite Battery, Glenorchy (Mt Judah)	SECTION 7 SO 369025 (2911125502)		3
47	33	Frankton Cemetery Walls and Gates, Frankton-Ladies Mile Highway	Cemetery Reserve No 1 Frankton Town. On the boundary of Crown Land and Part section 5 Block XXI Shotover SD and Lot 1 DP 11353 (On the boundary of 2910340500, 2910340400 and 2910340600)		3
48	33	Old Frankton Racecourse Stand (Mount Cook Hangar), Lucas Place	Lot 2 DP 304345 (2910100106)		3
49	33	Brunswick Flour Mill, turbine and stone buildings by Kawarau Falls Bridge, 22 Bridge Street.	Sections 3 & 4 and Block I Town of Frankton and unformed road. (2910121000 and Road Reserve)		2
50	31	Stone Buildings, Tucker Beach Road	Lot 15 DP 351843 (2907146901)		3
51	25	Railway Shed and Track, Recreation Reserve Benmore Place, Glenorchy	Section 22 Block IV Glenorchy SD (2911124100)		3
52	25	Glenorchy Wharf, Vicinity of Recreation Reserve Benmore Place, Glenorchy	Lake Bed Adjacent to Section 22 Block Glenorchy SD (Adjacent to 2911124100)		3
53	25	Glenorchy Library Building, 15 Argyle Street, Glenorchy	Section 23 Block II Town of Glenorchy (2911113900)		3
54	9	Scheelite mine and associated ruins, sluicing area and compressor, and other shaft entrances, Paradise Trust.	Section 39 Block II Dart SD Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2911131900)		3
55	10	Dam in Skippers Creek	Part Section 148 Block XI Skippers Creek SD (2907300400)		3
56	36	Hulbert House (Tutuila) 68 Ballarat Street <u>Extent of Place: The land described as Sec 4-5, Pt Sec 3 & Pt Sec 6 Blk XIX Town of Queenstown (CT OT9B/637), Otago Land District. Refer to the map</u>	Sections 4 & 5, Part Sections 3 & 6 Block XX Town of Queenstown (2910615900)	#2 / 2343	3-2

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice78]: #604

Comment [MSOffice79]: #604, #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ HNZ Cat / No.	QLDC Cat
		<u>of the Extent of Place in section 26.9.1</u>			
57	39	Dwelling, Complex Gorge Road (former Bordeaux's store) 201 Arthur's Point Road. <u>Extent of Place: Part of the land described as Lot 1 DP 16632 (CT OT9A/1370), Otago Land District.</u> <u>Refer to the map of the Extent of Place in section 26.9.1</u>	Lot 1, DP 16632, being part of Block XIX, Shotover SD (2907100900)	#2 / 2238	2
58	35	Stone Building, 17 Brisbane Street, Queenstown <u>Extent of Place: Refer to the map of the Extent of Place in section 26.9.1</u>	Lot 9 DP 9667 (2910514500)	#2 / 5225	2
59	36	McNeill Cottage (Mullhollands Stone House), 14 Church Street	Sections 4, SO 14826, Block III, Town of Queenstown (2910505900)	#2 / 2330	2
60	36	Frederick Daniels House, 47 Hallenstein Street, Queenstown	Lot 2 DP 20343, Block XLVI, Town of Queenstown (2910548000)	#2 / 2333	2
61	35	Waldmann Cottage "Nil Desperandum", 2 York Street, Queenstown	Lot 4 DP 17970 Town of Queenstown (2910544200)		3
62	39	House and sleep out, Paddy Mathias Place, Arthurs Point Road, Arthurs Point	Section 123 Block XIX, Shotover SD (2910720700)		2
63	35	Cottage, 28 Park Street	Section 17 Block XXXVIII Town of Queenstown (2910512900)		3-2
64	36	Masonic Lodge Building, (Lake Lodge of Ophir), Corner Marine Parade/Church Street (13 Marine Parade)	Section 6, SO 14826, Block III, Town of Queenstown (2910505800)	#1 / 2338	1
65	35	Queenstown Bowling Club Pavilion, located within the grounds of the Queenstown Gardens	Part Sections 4-5 & 7 Block LI Queenstown Town (2910507200)		2
66	36	Williams Cottage (Mullhollands Wooden House) 21 Marine Parade	Lot 2 DP 24375 Block III Town of Queenstown (2910505500)	#1 / 2336	1
67	10	<u>Pleasant Terrace Workings, Sainsbury's House and outbuilding,</u> Skippers Mt Aurum Recreational	Section 148 Block XI Skippers Creek SD, (2907300400)	#1 / 5176	3-1

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice80]: #604

Comment [MSOffice82]: #426

Comment [MSOffice81]: #426, #201

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHPT HNZ Cat / No.	QLDC Cat
		Reserve. <u>Extent of Place relating to the Pleasant Terrace Workings: Part of the land described as Sec 148 Blk XI Skippers Creek SD (NZ Gazette, 1985, p.5386) and legal road (part of Skippers Road), Otago Land District and the sites associated with Pleasant Terrace Workings thereon.</u> <u>Refer to the map of the Extent of Place in section 26.9.1.</u>			
68	36	Glenarm Cottage, 50 Camp Street, Queenstown	Section 1 Block XII Town of Queenstown (2910634200)		2
69	30	Laurel Bank House, 47 Maxs Way, Lower Shotover, Queenstown	Lot 8 DP 325561 (2907464700)		3
70a)	30	Threepwood and Stone Buildings, Threepwood timber villa, Lake Hayes	Lot 21 DP 378242 (2907123716)		2
70b)		<u>Threepwood stone woolshed</u>	<u>Lot 21 DP 378242 (2907123716)</u>		3
71	26	Stone Cottage (McAuley), Malaghans Road	Lot 1 DP 27269 Block XVI, Shotover SD (2907111100)		3
72	27	Hanan's House, McDonnell Road	Part Section 19, Block VII, Shotover SD (2907129300)		3
73	36	Thompson House (excluding additions made after 1900), 66 Hallenstein Street	Lot 1 DP 3401 Block XVI Queenstown (2910527300)		3
74	30	McMaster House, Morven Ferry Road	Lot 1 DP 23902 Block VIII Shotover SD (2907132400)		3
75	30	Loose Box (Mt Linton) House, SH 6/Lake Hayes	Lot 1 DP 9052 Shotover SD (2907126200)		2
76	26	Mill House, 549 Speargrass Flat Road (Mill Creek)	Lot 1 DP 12234 Block VII Shotover SD (2907113302)	#2 / 2244	3
77	26	Oast House, 557 Speargrass Flat Road (Mill Creek)	Lot 1 DP 18523 Block VII Shotover SD (2907113301)	#2 / 2241	3 2
78	13	Stone Cottage (Rees), 148 Kingston Road, SH 6, original part only	Pt Section 40 BLK XII Coneburn SD (2909954703)		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice83]: #604

Comment [MSOffice84]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
79	13	Tomanovitch Cottage, East of DOC Reserve, Gibbston. <u>Extent of place: The land in certificate of title OT15B/296 including the orchard associated with Tomanovitch Cottage but excluding the adjacent modern dwelling.</u>	Section 40 Block V Kawarau SD (2907204302)	# 2 / 7595	3 2
80	26	Cottage Whitechapel, (Tomes) (Original Part Only)	Section 126, Block VIII Shotover SD (2907210500)		3
81	9	Arcadia, Paradise, Glenorchy (Original Part Only)	Sections 3 & 4 Lot 13 DP 25326 Block II Dart SD (2911132000)		3 2
82	26	<u>Millbrook stables (remaining historic stone structure), the implement shed (remaining historic stone structure), and the blacksmith's building/ smoker.</u>	<u>Lot 1 DP 27625, Otago Land District (2918530510A)</u>		2
83	30	Shaw Cottage, Morven Ferry Road	Lot 2 DP 15559 (2907132100)		3
84	39	172 Arthurs Point (original part only).	Lot 1 DP 11702 being part of Block XIX, Shotover SD and Road Reserve (2910721800)		3
85	36	Boyne Building (Queenstown Supermarket), The Mall, 11 Ballarat Street	Section 20 and 21, SO 14826, Block II, Town of Queenstown (2910503600)	# 2 / 5226	3
86	36	Colonial Bank, The Mall, 5 Ballarat Street	Section 17, SO 14826, Block II, Town of Queenstown (2910503400)		2
87	35	<u>Gratuity cottage, 9 Gorge Road, Queenstown</u>	<u>Lot 1 DP 12476 (2910623700)</u>		2
88	36	The Queenstown Athenaeum and Town Hall (Winnie Bagoes), The Mall, 7-9 Ballarat Street	Lot 1, DP 16597 (Previously Part Section 19), Block II, Town of Queenstown (2910503500)		3
89	35	New Zealand Forest Service Building (Former), 5 Brisbane Street	Lot 12 DP 9667 (2910514100)	# 2 / 2331	3
90	36	The Cow Restaurant, Cow Lane	Section 16, Block I, Town of Queenstown (2910651200)	# 2 / 5227	2

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice85]: #426

Comment [MSOffice86]: #604

Comment [MSOffice87]: #604

Comment [MSOffice88]: #604

Comment [MSOffice89]: #604

Comment [MSOffice90]: #426, #604.

Comment [MSOffice91]: #604

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
91	13	Kinross Store and stone buildings, Gibbston	Lot 1 DP 24857 Block V, Kawarau SD (2907203903)	# 2 / 7240	3
92	31	Ferry Hotel, Spence Road, Lower Shotover	Part Section 106 Block III Shotover SD (2907122201)		2
93	26	Butel's Flourmill (original foundations and stone wall), Off Butel Road, Millbrook Area	Lot 1 DP 300042 (2918500103)	# 2 / 3206	2
94	13	Roaring Meg Power Station, SH6	Part Riverdale Reserve, Crown land adjacent to Kawarau River Block VI Kawarau SD (2907214500)		3
95	30	Ruins Maynes Hotel, SH6, Lake Hayes Corner	Lot 1 DP352501 (2907126902)		2
96	34	Queenstown Powerhouse, One Mile	Part Sections 110 Block XX Shotover SD (2910654000)		2
97	25	Former Glacier Hotel (Kinloch Lodge) Armadale Street, Kinloch	Section 4 Block XX Town of Kinloch (2911121600)		3/ 22
98	36	Dominican Convent (Of Our Lady of the Sacred Heart) Corner Beetham and Melbourne Street	Section 7 & 8 part Section 8 Block XXXIV Town of Queenstown SO 14831 (2910529300)		2
99	36	St Peter's Anglican Church, Corner Camp Street and 4 Church Street	Lot 1 DP 365052 (2910504403)	# 2 / 2341	3
100	36	St Peters Parish Hall, 5 Earl Street	Lot 3 DP 365052 (2910504402) (2910504404)	# 2 / 5404	3
101	36	St Peter's Parish Centre (former Vicarage), 1 Earl Street	Lot 2 DP 365052 (2910504404)	# 2 / 2342	3
102	36	St Joseph's Roman Catholic Church, 41 Melbourne Street	Sections 6 SO 14831, Block XXXIV, Town of Queenstown (2910529300)	# 2 / 2340	2
103	25	Church, 13 Argyle Street, Glenorchy	Section 22 Block II Town of Glenorchy (2911114000)		3
104	39	The old McChesney bridge abutment remains, located by the one-way bridge by Arthurs Point Hotel, Arthurs Point	Crown Land Block XIX Shotover SD (2907150900)		2

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice92]: #604

Comment [MSOffice93]: #604

Comment [MSOffice94]: #604

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
105	29	Stone Stable, located on the former Littles farm, Littles Road, Wakatipu Basin	Lot9 DP 301885 (2907108804)		3
106	36	Former Lakes County Council Building Corner Ballarat and Stanley Streets (original part only)	Lot 1, DP 21011 (previously Section 10 and 11), Block IV, Town of Queenstown (2910630600)	#2 / 2337	1
107	36	Courthouse (Former Library and Reading Room and Justice Building), Ballarat Street	Lot 3, DP 20964 and Section 7 Block XXXI, Town of Queenstown (2910500508, 2910500100)	#1 / 362 / 7655	1
108	36	Coronation Bath House, Marine Parade. <u>Extent of Place: Part of the land in Sec 6 Blk LI Town of Queenstown (CT 46575), Otago Land District. Refer to the map of the Extent of Place in section 26.9.1</u>	Section 6, SO 20747 Block LI, Town of Queenstown (2910506600)	#2 / 5223	3
109	25 9	Old School Building, Oban Street, Glenorchy-1771 Paradise Road.	Block VI Glenorchy Town (2911116000) Section 30 Block II Dart SD (2911131900)		2
110	26	Ayrburn Homestead and Stone Farm Buildings	Lot 1 DP 18109 (house) and Part Lot 3 DP 5737 (Dennisons Farm) (2907113200, 2907116606)		2
111	30	Homestead and Stone Stables, Bendemeer Station	Lot 2 DP 366461 (2907127311)		2
112	30	McQuilkin Cottage and Stables (Original Part Only), Bendemeer Bay, Lake Hayes	Lot 1 DP 15921 (2907136301)		3
113	13	Brodie Homestead and Farm Buildings (Glen Russell)	Lots 1 and 2, DP 22393 Block VIII Shotover SD (2907211501)		3
114	38	Closeburn Homestead Queenstown/Glenorchy Road, Closeburn	Lot 1 DP 22593 (2907317901)		3
115	13	Crown Lodge, <u>28 Glencoe Road Cardrona</u>	Lot 1 DP 16512, Lot 1, DP 21358 Block VIII (2907212200)		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice95]: #426

Comment [MSOffice96]: #604

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
116	13	Kawarau Station Woolshed, SH 6, Gibbston	Lot 20 DP 27121 (2907201600)		3
117	13	Stronsay Farm Buildings, Gibbston	Lot 8 DP 23706 (2907203702)		3
118	26	McEntyre Homestead, Lake Hayes/Arrowtown Road, (Original Part Only)	Lot 1 DP 20834 Block VII Shotover SD (29071 28600)		3
119	33	McBrides Farm Buildings: consisting of Original Smithy, Dairy, Barn and Woolshed, 64 Grant Road, Frankton Flats	Dairy and Woolshed: Lot 9 DP 22121 Block I Shotover SD, Smithy: Lot 11 DP 304345, Barn: Part Section 60, Block I Shotover SD (2910210500, 2910210103, 2910210001)		2
120	30	Bridesdale, Ladies Mile	Lot 3 DP 392823 (2907400508)		3
121	30	Douglas Vale, Ladies Mile	Lot 1 DP 337267 (2907401005)		3
122	30	Glenpanel, Ladies Mile On un-named road on hill above Ladies Mile	Lot 1 DP 20162 Part Section 83 Block III Shotover SD (2907123600)		3
123	26	Willowbrook Homestead, 760 Malaghans Road	Lot 1 DP 20331 Block VI Shotover SD (2907110800)		3
124	29	Ben Lomond Station Homestead, 101 Malaghans Road	Lot 2 DP 1800 Shotover SD (2907100700)		3
125	29	Cockburn Homestead, 18 Malaghans Road	Lot 1 DP 300530 (2907100502)		3
126	26	Muter Farm Homestead (Roger Monk), McDonnell Road	Part Section 88 Block VII Shotover SD (2918400400)		2
127	30	Stone Barn, 297 Morven Ferry Road	Lot 4 DP 300119 (2907132313)		3
128	30	Stables, Morven Ferry Road	Lot 2 DP 397 602 (2907132313)		3
129	13	Royalburn Station Homestead, off Crown Range Road (Original Part Only)	Lot 2 DP 304567 (2907212003)		3
130	10	Mount Aurum Homestead, Skippers, Mount Aurum Recreational Reserve	Sections 148, Block XI Skippers Creek SD Run 818 Blocks 2-4, 7, 8, 11. Poolnoon SD (2907300400)	#2 / 5176	2

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ HNZ Cat / No.	QLDC Cat
131	29	<p>Stables, Barn, Smithy, Stone Cottage, Wooden Cottage and Ruins, Thurlby Domain, Speargrass Flat Road.</p> <p><u>Extent of Place: Part of the land described as Lot 1 DP 22310 (CT 35296) and the land described as Lot 2 DP 22310 (CT OT14C/392), Otago Land District. The extent encompasses two areas linked by a corridor of land along part of the driveway and the road fence line. Included within the extent are the wooden cottage the corrugated iron farm shed, the stone cottage, and two stone stables buildings. These are connected to the ruins of the former homestead by a 0.5 metre strip of land that runs along the fence line facing Speargrass Flat Road and includes a section of driveway off Speargrass Flat Road, including the iron gates, extending one metre either side of the centreline. For clarity the Extent of Place includes an area of one metre around the ruins. Refer to the map of the Extent of Place in section 26.9.1.</u></p>	Lot 2 DP 22310 (2907119704)	# 1 / 2240	2-1
132	13	Seffers Town School House, Moke Creek	Part Block XI, Mid Wakatipu SD		2
133	36	Eureka House building facade, 17 Ballarat Street, Queenstown	Sections 23 SO 14826, Block II Town of Queenstown (2910503800)		3
134	36	Forresters Lodge building, Ballarat Street (all external façade)	Lot 1, DP 21011 (previously Section 12), Block IV, Town of Queenstown (2910630600)	# 2 / 2332	2
135	36	Van Der Walde Building - facade The Mall, Ballarat Street (Skyline Arcade)	Lot 2, DP 19416 (previously Part Section 13) Block I, Town of Queenstown (2910651000)		2
136	36	Eichardts Hotel facade, Corner Ballarat Street (The Mall) & Marine Parade, Queenstown	Sections 15 and 16, Block II, Town of Queenstown (2910503201)	# 2 / 7439	2
137	36	Mountaineer Hotel facade, Corner Rees and Beach Street, Queenstown	Lot 2 DP 22252 Block VII, Town of Queenstown (2910645501)		2
138	36	Façade, 3 Rees Street, Queenstown	Part Section 19 and Section 20 Block I, Town of Queenstown (2910651500)		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice97]: #426

Comment [MSOffice98]: #604, #426

Comment [MSOffice99]: #604

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ HNZ Cat / No.	QLDC Cat
139	10	School House at Mt Aurum	Section 148 Block XI Skippers Creek (2907300400)	<u>2/</u> 5176	3
140	10	<u>Bullendale hydro electric dynamo and mining site, Township</u> – including Eden Hut and Musters Hut. <u>Extent of Place: Part of the land described as Sec 148 Blk XI Skippers Creek SD (Recreation Reserve, NZ Gazette 1985, p.5386) and Pt Legal Road (Bullendale Track), Otago Land District, and includes all remnants around the site belonging to the era of gold mining era and all objects associated with the mining and power generation operations and settlement at Bullendale within the extent of registration boundary.</u> <u>Refer to the map of the Extent of Place in section 26.9.1.</u>	Section 148 Block XI Skippers Creek (2907300400)		<u>2</u> 1
144	10	Strohle's Hut	Part Run 27 Shotover, Skippers Creek and Soho SD's (2907300200)		3
145	10	Otago Hotel	Section 148 Block XI Skippers Creek (2907301600)		3
216	13	Chard Road	Road Reserve		2
217	10	Macnicol Battery, Aurum Basin	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400)		2
218	10	Eureka Battery, Jennings Creek	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400)		3
219	10	Nugget Battery below Nugget Terrace	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400)		3
220	34	Rifle Butt, Lake Wakatipu foreshore	Lake Wakatipu (approx. 250m south-west from Fernhill Road Roundabout)		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice100]: #426

Comment [MSOffice102]: #201, #426

Comment [MSOffice101]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
221	35	Beacon Tripod and Beacon	Part Section 109 Block XX Shotover SD and Lake Wakatipu (2910654000)		2
222	31	Old Shotover Bridge	Joins Crown Land Block II Shotover Survey District and Spence Road		3
223	13	Victoria Bridge Supports, Gibbston Highway	River and Road Reserve		3
224	13	Ryecroft House, 1800 Gibbston Highway	Lot 1 DP 9947 (2907200800)		3
225	13	Perriam's House, Gibbston Back Road	Lot 3 DP 23253 (2907202903)		3
226	9	Paradise House (Miller House), Paradise Trust, 1771 Paradise Road	Section 30 Block II Dart SD (2911131900)	1 / 7766	2
227	25	Coll Street Cottage, Coll Street	Lot 1 DP 22743 (2911119101)		3
228	10	Curries Hut, Dynamo Creek	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400)		3
229	13	Post Office at Seffertown	Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs (2907303900)		2
230	13	Store at Seffertown	Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs (2907303900)		2
231	13	Library at Seffertown	Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs (2907303900)		2
232	13	Resta Stone Stables, Resta Road/Camp Hill	Glenroy Station		3
233	13	Wentworth Cookshop, 2125 Gibbston Highway	Lot 20 DP 27121 (2907201600)		3
234	13	Remnants of Gibbston Hotel, Dairy, Stables and out buildings. Rapid No. 8, Coal Pit Road	Lot 1 and Lot 3 DP 385701 (2907201802, 2907201803)		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice103]: #604

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ HNZ Cat / No.	QLDC Cat
235	13	Gibbston school teachers house, 2214 Gibbston Highway	Part Section 11 Block V Kawarau SD (2907202000)		2
236	13	Rum Curries Hut, Rafter's Road	Section 39 Block V Kawarau SD (2907204500)		1
237	12	Goods shed, Elfin Bay Station, beside wharf	Section 12 SO 12351 (2911135401)		3
238	9	E. Barnetts Hut - Wyuna Station Scheelite Mining Area	Section 14 SO 369025 (2911125502)		3
239	25	Kinloch jetty and wharf building	Sec 4, Blk XX Town of Kinloch (associated with Kinloch Lodge) (2911121600)		2
240	30	Marshall Cottage, Strains Road, Threepwood, Lake Hayes	Lot 2 DP 21614 (2907123753)		3
241	33	Kawarau Falls Dairy and Meat Store	Lot 4 DP 385775		2
242	30	Threepwood Stables	Lot 2 DP 21614		2 -1
248	31	Hicks Cottage, Old School Road	Lot 101 DP325561		3
250	28	Millers Flat Church, Roman's Lane, Arrowtown	Part Section 3 Block x Town of Arrowtown (2918217100)		3
251	28	Former Methodist Church, 8 Berkshire Street, Arrowtown	Pt Secs 1&2 BLK VII Arrowtown (2918231100)		3
252	26	Shanahan's Cottage, Arrowtown Golf Course	Sec 3, Blk XXXII Tn of Arrowtown (2918400500)		3
253	26	Stone Cottage, 253 Centennial Avenue, Arrowtown (Limited curtilage)	Section 5 SO 445725 (2907130002)		2
301	28	King Edward VII Memorial Lamp, Corner Wiltshire Street and Berkshire Street, Arrowtown. <u>Extent of place: The immediate area around the King Edward VII Memorial Lamp. Refer to the map of the Extent of Place in section 26.9.1.</u>	Road reserve adjacent to Block VI, Town of Arrowtown	#2 / 2107	3
302	28	Explosive Magazine, Malaghans Road, Arrowtown.	Sections 9 Block XIX, Town of Arrowtown (2918235002C)	#2 / 2108	3
303	28	World War I Field Gun, reserve, Corner Caernarvon and Durham Street	Part Section 5 Block XVIII Town of Arrowtown (2918234800)		2
304	10	Scholes Tunnel, Macetown Road	Run 26 Block XVIII Shotover SD Macetown		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice104]: #604

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
			Road (2907214600)		
305	28	Cobbled Gutters, Berkshire Street, Arrowtown	Road Reserve	# 2 / 2086	2
308	28	World War I Memorial Reserve, Corner Caenarvon and Durham Street Arrowtown	Part Section 5, Block XVIII Town of Arrowtown (2918234800)	# 2 / 2124	2
309	26	William Fox Memorial, Coopers Terrace, Arrow River, Arrowtown	Run 26 Block XVIII Shotover SD (2907214600)		2
310	28	Stone Wall, Arrow Lane Arrowtown	Fronting Lots 1 and 2, DP9213 and Lot 1 DP17116 Block VI, Town of Arrowtown (2918228100, 2918228200)		3
311	28	Stone Wall, Recreation Reserve, Buckingham Street Arrowtown	Sections 1 and 2, Block XXV, Town of Arrowtown (2918233400, 2918232600)	# 2 / 2120	3
312	28	Ah Wak's Lavatory, 2 Buckingham Street Arrowtown	Lot 4 DP 18410 (2918232900)	# 2 / 2084	2
313	28	Cemetery Wall	Block II Section 10, 12, 13 Town of Arrowtown (2918234900)		3
314	28	Stone wall, old Arrowtown Primary School, Anglesea Street	Section 14 Block IV Town of Arrowtown (2918223202)		2
315	28	Cottage, 9 Anglesea Street Arrowtown	Section 7, Block V, Town of Arrowtown (2918220300)	# 2 / 3167	2
316	28	Cottage, 10 Anglesea Street Arrowtown	Lot 2 DP 342961 (2918223204)	# 2 / 2087	3
317	28	Cottage, 11 Anglesea Street Arrowtown	Lot 2, DP11488 (2918220400)	# 2 / 3166	2
318	28	Cottage, 12 Anglesea Street Arrowtown	North Part Section 10/11, Block IV, Town of Arrowtown (2918223100)	# 2 / 2088	2
319	28	Cottage, 21 Anglesea Street Arrowtown	Part Section 6, Block II, Town of Arrowtown (2918219400)	# 2 / 2089	2
320	28	Cottage, 7 Bedford Street Arrowtown	Lot 1, DP 16248, Block XXIV, Town of Arrowtown (2918216300)	# 2 / 2091	2
321	28	Cottage, 3 Berkshire Street Arrowtown	Lot 1, DP 9213, Block VI, Town of Arrowtown	# 2 /	2

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ HNZ Cat / No.	QLDC Cat
			(2918228100)	2122	
322	28	Cottage, 18 Berkshire Street Arrowtown	Section 3, Block XIII, Town of Arrowtown (2918234400)	# 2 / 2090	2
323	28	Dudley's House Chinese Residence and Butlers House, 4 Buckingham Street Arrowtown	Lot 1, DP 8232, being part Block VII, Town of Arrowtown (2918233000)	# 2 / 2106	2
324	28	Ah Lum's Cottage, Arrowtown Chinese Settlement, Middlesex Street	Lot 3 DP18410 Block VIII Town of Arrowtown (2918232800)	† 1 / 4366	1
325	28	Cottage (O'Callaghan's) 16 Caernarvon Street Arrowtown	Section 3 Block XIV, Town of Arrowtown (2918224500)	# 2 / 2100	2
326	28	Old Fever Ward, 24 Caernarvon Street Arrowtown	Lot 2, DP 10960 (2918224100)	# 2 / 2101	3
327	28	Off Plumb Cottage, 38 Caernarvon Street Arrowtown	Lot 1, DP 12438 (2918222200)	# 2 / 2112	2
328	28	Cottage (Low) 15 Denbigh Street Arrowtown	Lot 1, DP 11234 (2918221200)	# 2 / 2102	2
329	28	McClintock's Cottage, 31 Merioneth Street Arrowtown	Sections 2 Block XX, Town of Arrowtown (2918211800)	# 2 / 2103	2
330	28	Masonic Lodge Building, 9 Wiltshire Street Arrowtown	Lot 1 DP19573, Block I, Town of Arrowtown (2918217800)	† 1 / 2110	2
331	28	Cottage, 11 Wiltshire Street Arrowtown	DP19573 Sections 6 & 7 Block I Town of Arrowtown (29182179000)	# 2 / 3168	2
332	28	Cottage (former Vicarage) 34 Wiltshire Street Arrowtown	Section 20, Block VII, Town of Arrowtown (2918231500)	# 2 / 2105	2
333	28	Reidhaven, 5 7 Villiers Street Arrowtown. <u>Extent of Place: Includes the land described as Lot 3 DP 408944 (CT 432806), Otago Land District. Refer to the map of the Extent of Place in section 26.9.1.</u>	Part Section 10, Block VII, Town of Arrowtown (2918231900) <u>Lots 1 - 3 DP 408944 (CT 432806), Otago Land District (2918231901)</u>	# 2 / 2116	2
334	28	Cottage, 8 Villiers Street Arrowtown	Part Sections 2 and 3, Block VIII, Town of Arrowtown (2918233200)	# 2 / 2104	2
335	28	Adam's Cottage, 61 Buckingham	Part Section 3, Block X Town of Arrowtown	# 2 /	3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHPT HNZ Cat / No.	QLDC Cat
		Street Arrowtown	(2918217100)	2097	
336	26	Scheib Cottage (Original Part Only) Arrow Junction	Section 118 Block VIII Shotover SD (2907130800)		3
337	26	Doctor's House, Centennial Avenue	Lot 1 DP 22726 Block XXXIII Town of Arrowtown (2918401200)		3
338	30	Fitzgibbon Cottage, Arrow Junction Road/Morven Ferry Road	Section 82, Block VIII Shotover SD (29071328000)		3
339	28	Cottage, Corner Berkshire and Caernarvon Street, Arrowtown	Section 3 Block IV Town of Arrowtown (2918223500)		3
340	28	Crowie's Cottage, 53 Buckingham Street Arrowtown	Part Section 1 Block X Town of Arrowtown (2918217500)	# 2 / 2093	2
341	27	Wilcox Cottage, Corner Devon and Cornwall Street, Arrowtown	Lot 1 DP 12431 (2918105200)		3
342	28	Luker's Cottage, Feehly Hill, Durham Street	Lot 4 DP 11307 (2918235503)		3
343	28	Forbes Cottage, original part only including chimney, 67 Buckingham Street Arrowtown	Section 2, Block XI Town of Arrowtown (2918215500)		3
344	28	McLaren Cottage, Corner Ford and Bedford Street Arrowtown	Lot 2 DP 9802 (2918203900)		3
345	28	Granny Jone's Cottage 59 Buckingham Street Arrowtown	Part Section 2 & 3 Block X Town of Arrowtown (2918217200)	# 2 / 2096	2
346	28	Gilmour's Cottage original parts only, 5 Hertford Street Arrowtown	Lot 2 DP 19573 (2918218000)		3
347	28	Meg Cottage corner Hertford and Merioneth Street Arrowtown	Section 5 Block XII Town of Arrowtown (2918212200)		3
348	27	Johnston Cottage 51 Devon Street Arrowtown.	Lot 2 DP 16516 (2918105900)		3
349	28	Brodie Cottage 32 Kent Street Arrowtown	Section 6 Block XV Town of Arrowtown (2918222600)		3
350	28	Preston Cottage 30 Kent Street Arrowtown	Section 5 Block XV Town of Arrowtown (2918222700)		3
351	28	Furneaux Smith House, 5 Caernarvon Street Arrowtown	Lot 7 DP 11302 Town of Arrowtown (2918234000)		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/HNZ Cat / No.	QLDC Cat
352	27	Currie's Cottage, Manse Road Arrowtown	Lot 2 DP 300024 Town of Arrowtown (2918410800)		3
353	28	Murphy's House, 1 Merioneth Street Arrowtown	Lot 2 DP 25997 Block XI Town of Arrowtown (2918215800)		3
354	28	Cottage (Fitzpatrick) 27 Merioneth Street Arrowtown	Section 2 Block XX Town of Arrowtown (2918211800)		3
355	28	Policeman's House 70 Buckingham Street, Arrowtown	Lot 19 DP 9914 Block VI (2918214300)		3
356	28	Pittaway's Cottage, 69 Buckingham Street Arrowtown	Section 3 Block XI Town of Arrowtown (2918215600)	#2 / 2099	3
357	28	Roman's Cottage 65 Buckingham Street, Arrowtown	Lot 1 DP 12521 (2918217000)	#2 / 2098	2
358	28	Stevenson's Cottage 55 Buckingham Street, Arrowtown	Part Sections 1 & 2 Block X Town of Arrowtown (2918217400)	#2 / 2094	2
359	28	Cottage, 28 Wiltshire Street Arrowtown	Part Section 1 Block VII Town of Arrowtown (2918231200)		2
360	28	Summers Cottage 16 Wiltshire Street, Arrowtown	Lot 1 DP 23743 Town of Arrowtown (2918227801)		2
361	28	Summers Cottage, 12 Stafford Street Arrowtown	Lot 2 DP 16665 Block XVI Town of Arrowtown (2918226200)		2
362	28	Postmaster's House, 54 Buckingham Street, Arrowtown ¹¹	Lot 2 DP 21884 Block VI (2918228801)	#2 / 2113	2
363	26	Walnut Cottage, 265 Arrowtown-Lake Hayes Road, original building only	Lot 1 DP 5746 (2907114002)		3
365	28	Reid's Stables, 40 Wiltshire Street, Arrowtown	Lot 9 DP 1923 (2918231800)	#2 / 2115	2
366	27	Presbyterian Manse, 51 Manse Road Arrowtown	Lots 1 DP 342248 (2918410007)		2
367	28	St John's Church, 26 Berkshire Street Arrowtown <u>Extent of place: The land described as</u>	Section 1, Block XVIII, Town of Arrowtown (2918234700)	#2 / 2119	2

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

¹¹ See Heritage Protection Order Number 1

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ HNZ Cat / No.	QLDC Cat
		part of Sec 1 Blk XVIII Arrowtown (Otago Land District) and the garden and grounds... Refer to the map of the Extent of Place in section 26.9.1.			
368	28	St Paul's Anglican Church, 13-15 Berkshire Street, Arrowtown	Section 1 & 2, Block IV, Town of Arrowtown (2918223400)	# 2 / 2121	2
369	28	Anglican Vestry Building, 15 Berkshire Street, Arrowtown	Sections 1 & 2, Block IV, Town of Arrowtown (2918234700)	# 2 / 2123	3
370	28	St Patrick's Church (Roman Catholic) & Blessed Mary MacKillop Cottage 7 Hertford Street Arrowtown	2918218100	# 2 / 2117	2
372	28	Arrowtown Borough Council Buildings, 57 Buckingham Street Arrowtown	Lot 1 DP 26376 Block X, Town of Arrowtown (2918217300)	# 2 / 2095	1
373	28	Post Office, 52 Buckingham Street, Arrowtown ¹²	Lot 1 DP 21884 Block VI Arrowtown (2918228800)	# 2 / 2114	2
374	28	Jail and Reserve (0.0545ha), 8 Cardigan Street Arrowtown	Lot 7, DP 9914, being Part Section 15, Town of Arrowtown (2918213600)	# 1 / 350	1
375	27	Police Camp Building Butler Park, Arrowtown	Part Section 2 Block XXV Town of Arrowtown (2918233400)		2
378	28	Arrowtown General Store, 18-20 Buckingham Street, Arrowtown	Lot 1 DP 27544 (2918229800)	# 1 / 4370	2
379	28	Stable Block (The Stables Restaurant), 28 Buckingham Street, Arrowtown. <u>Extent of place: Part of the land described as Lot 1 DP 12884 (CT 222970), Otago Land District. Refer to the map of the Extent of Place in section 26.9.1.</u>	Lot 1 DP 12884 (2918229600)	# 2 / 2118	2
380	28	Stone Cottage, 51 Buckingham Street Arrowtown	Part 1 Section 1, Block X, Town of Arrowtown (2918217600)	# 2 / 2092	2

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

¹² See Heritage protection Order Number 1

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
381	28	B.N.Z Agency Building, 30 Buckingham Street, Arrowtown	Lot 2 DP 12884 (2918229500)	#2 / 2085	2
382	28	Lakes District Museum (former Bank), 47 Buckingham Street, Arrowtown	Sections 1-3 Block IX Arrowtown (2918230900)	#2 / 2111	2
385	10	Macetown Ruins and Reserve, Vicinity Macetown	Land on SO's 14538, 18539 and 18612. Section 1, Block XIV, Shotover SD, SO18612, Sections 1-6, Block I, Sections 104, Block II; Sections 1-10 Block III, Sections 1-6 Block V; Sections 1-6 Block VI; Sections 2 & 5 Block VII; Sections 1-15 Block VIII; Sections 1-4 Block IX; Sections 1-10 Block X; sections 1-10 Block XI; Sections 1-9 Block XII; and Sections 1-9 Block XIII; Mining Reserve adjoining Block II, III, IV, IX, X & XII and adjacent to Block I & VIII and Crown Land adjoining Blocks V, VI, VII, VIII, IX & XIII and adjacent to Block 1; Town of Macetown. As in all document no's 489403 and 149467. SO Plan 14537; SO Plan 14538; SO Plan 18539 and 18612.		3
387	10	Britannia Terrace, Macetown Road	Block XVIII Shotover SD, Lot 1 DP 12267; Lots 1 & 2 DP 12940; Lots 1-4 DP 15443; Sections 3-5 Block VI Town of Arrowtown; Lots 1 & 2 DP 21884, Sections 14-15 Block IX Town of Arrowtown; Lot I DP 27170, Lot 1 DP 21701; Town of Arrowtown and the legal road to which all these properties front, Sections 1-9 Block IX (2907214600, 2918229600, 2918229500, 2918229400, 2918229300, 2918229200, 2918229100, 2918229000, 2918228902, 2918228800, 2918228801, 2918230300, 2918230400, 2918230500, 2918230600, 2918230700, 2918230800, 2918230900)		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
400	39	Stone seat, Kingston foreshore	Section 1 Block XX Kingston Town (2913106700)		3
401	39	Square stone culvert, under railway yards.	Road Reserve - Kent Street		3
402	39	Stone cairn, site of the launching of the Earnslaw	Road Reserve - Kent Street		3
403	39	Rock retaining wall, wharf approach, Kingston	Lake Wakatipu		3
404	39	Wharf, Kingston	Lake Wakatipu		3
405	39	Old School Building (current library), 48 Kent Street	Lot 1 Section 15 Block 1 Kingston (2913126700)		3
410	39	Ships Inn, 24 Cornwall Street	Section 16 Block X Town of Kingston (2913114300)		3
411	39	Kingston Flyer Railway, including: Railway turntable, water tank and crane. The railway line from Kingston to Fairlight (up to the QLDC District boundary), Kingston Railway Station. Water weir	Lots 1 & 6 DP 306647 Lot 2 Part Lot 1 DP 318661; Block I, V, XII Kingston SD; Sections 1-3, 5, 7-10, 12-15, 20, 23 & 24 Block VI Town of Kingston; Section 2, 4, 6-8, 10, 11, 25, Part Section 3, 5, 9 Section 1; SO7617; Section 1-3 SO10898 SO 10760; Run 593. Lot 2 Part Lot 1 DP 318661; Lot 1 DP 306648; Block I, V, XII Kingston SD; Sections 1-3, 5, 7-10, 12-15, 20, 23 & 24 Block VI Town of Kingston; Section 2, 4, 6-8, 10, 11, 25, Part Section 3, 5, 9 Section 1; SO7617; Section 1-3 SO10898 SO 10760; Run 593; Lot 9DP 306647; Lot 4DP 318631 Section 1 Block X Part Section 8 Block I Kingston SD Scenic Reserve Balance at 29280-43500 (2913104205 2913102800, 2913104205, 2913109901, 2913104206, 2913104209, 2913104210, 2913101801, 2913102800)		2
500	10	Old Butchery, Tuohy's Gully, Cardrona	Part Section 3 Block I Cardrona SD		2

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHT HNZ Cat / No.	QLDC Cat
506	20	Wilkin Memorial 2 McLellan Place, Albert Town	Lot 23 DP 24481 Block IV Lower Wanaka SD (2908326330)		2
507	21	Soldiers Monument Chalmers Street Lookout QLDC Local Purpose Reserve Wanaka	Lot 1 DP 4961 Wanaka Memorial Reserve (2905309900)		2
508	24	Early Graves and Pioneer Memorial Albert Town Cemetery Reserve, Lake Hawea-Albert Town Road	Section 20, Block V Lower Wanaka SD (2908201200)		2
509	24	James Horn Plaque, Albert Town Bridge over the Clutha River (Albert Town side of the river, upstream side of the bridge), Albert Town, Lake Hawea Road	Road Reserve adjacent to Section 1 SO 24606 (Adjacent to 2908330323)		2
510	10	Studholme Nursery Plaque, Vicinity of the site of early Cardrona nursery, Cardrona Road, Cardrona Valley	Road Reserve adjacent to P254 part Run 505C Cardrona SD (Adjacent to 2906119900)		2
511	7	Scaife Plaque, Mount Roy	Part Section 1 SO 22998 (2906122801)		2
512	18	Stone Ruin (Landreth property) 342 Kane Road, Hawea Flat	Section 51 Block VII Lower Hawea SD (2908211300)		3
513	22	Homestead Foundation QLDC Recreation Reserve Norman Terrace to Mt Aspiring Road	Lot 1 DP 16152 Lower Wanaka SD (2905401400)		2
514	18	Cabaret Building Foundations, Ruby Island	Ruby Island Lower Wanaka SD (2906122700)		3
515	8	Luggate Red Bridge, Rural Luggate	Road and River Reserve		3
520	24	Old Stone Cottage 100-120 Alison Avenue Albert Town	Lot 39 DP 7458 Albert Town Extn No 3 (2908330500)		3
521	23	Glebe House, 133 Stone Street, original house only	Lot 2 DP 24047 (2905371000)		2
522	18	Halliday Homestead, 85 Halliday Road	Lot 2 DP 340274 (2906304710)		3
523	8	Drake Family Stone House, Hawea Back Road	Section 34 Block I Lower Hawea SD (2908207200)		3
524	11	Stone Cottage and Stables next to Luggate Hotel, 60 Main Road, Luggate	Lot 1 DP 15124 Block VI Tarras SD (2908300900)		2
525	18	Pearce Clay stone hut, 590 Mount Barker Road	Part Lot 1 DP 17508 Block I Lower Wanaka SD (2906109502)		3

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHPT HNZ Cat / No.	QLDC Cat
526	18	Cob House and Stone Shed, 107 Maxwell Road	Lot 2 DP 23129 Block I Lower Wanaka SD (2906109500)		3
527	8	Old John Cottage – (F Urquhart Property) Corner Gladstone Road and Hawea Back Road, Hawea	Part Section 52 Block I, Lower Hawea SD (2908204500)		3
528	18	“Blairnhall” 115 Hawea Back Road (Private Dwelling)	Lot 1 DP 9204 Block V Lower Hawea SD (2908207800)		3
529	18	Sod Cottage, 25 Loach Road, Hawea Flat	Section 88 Block XII Lower Hawea SD (2908215500)		3
530	18	McClennan’s Cottage, 64 McClennan Road Hawea Flat	Lot 2 DP 343710 (2908214101)		3
531	8	Cob Cottage, 324 Luggate-Tarras Road, Hawea Flat	Part Section 3 Block VII Tarras SD (2908211800)		2
532	18	McPherson House, Hawea-Albert Town Road	<u>Pt Section 2 Blk VI Lower Wanaka SD (2908202400)</u>		3
534	21	St Columba Anglican Church Corner MacDougall/Upton Street Wanaka	Section 4 & 5 Block XXI Wanaka Town (2905338100)	# 2 / 7465	3
535	18	Former St Patricks Catholic Church 65 Newcastle Road, Hawea Flat	Lot 1 DP 337991 (2908212605)		3
536	18	St Ninians Presbyterian Church, Kane Road, Hawea Flat	Part Section 11 Block V Lower Hawea SD (2908217800)		3
538	21	Old Jail Buildings – timber cell and stone building 2 Dunmore Street Wanaka	Lot 3 DP 27690 (2905307103)		2
539	11	Luggate School Plaque Kingan Road Luggate	Part Section 5 Block VI Tarras SD (2908301200)		2
540	18	Old Post Office Building, Camp Hill Road, Hawea Flat	Part Section 11 Block V Lower Hawea SD - Hawea Flat (2908217500)		3
541	18	Hawea Flat School building, located on the north-eastern corner of the school site, corner of Camphill Road and Kane Road, Hawea Flat	Part Section 11 Block V Lower Hawea SD (2908217700)		3
542	24	Blacksmith Shop (Part of Templeton Garage) 21 Wicklow Terrace, Albert Town	Lot 1 DP 19201 Section 4 Block XI Albert Town (2908333300)		3
543	24	Cardrona Hotel Facade, Crown Range Road Cardrona	Part of Sections 4, 9-10 Block VII Cardrona Town (2906123800)	# 2 / 2239	1

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice68]: #426

Comment [MSOffice105]: #383

Comment [MSOffice106]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP HNZ Cat / No.	QLDC Cat
544	11	Old Flour Mill 114 & 126 Main Road SH 6 Luggate	Part Section 1, Block VI, Tarras SD (2908309100)	# 2 / 3242	2
545	11	Hotel Stonework Facade, 60 Main Road/SH 6, Luggate	Lot 1 DP 15124 Block VI Tarras Surrey District (2908300900)		3
546	21	Wanaka Store Façade, 70 Ardmore Street	Lot 2 DP 17535 (2905202400)		2
549	18	Stone Homestead McCarthy Road Hawea Flat	Section 41 Block I, Lower Hawea SD (2908207300)		3
550	22	Woolshed Studholme Road, Wanaka	(2905373922)		3
552	24	Cardrona Hall and Church, Cardrona Valley Road	Section 10 Block I Cardrona SD (2906125700)		1

Comment [MSOffice67]: #368, #524, #604, #621, #672, #688, #696, #726

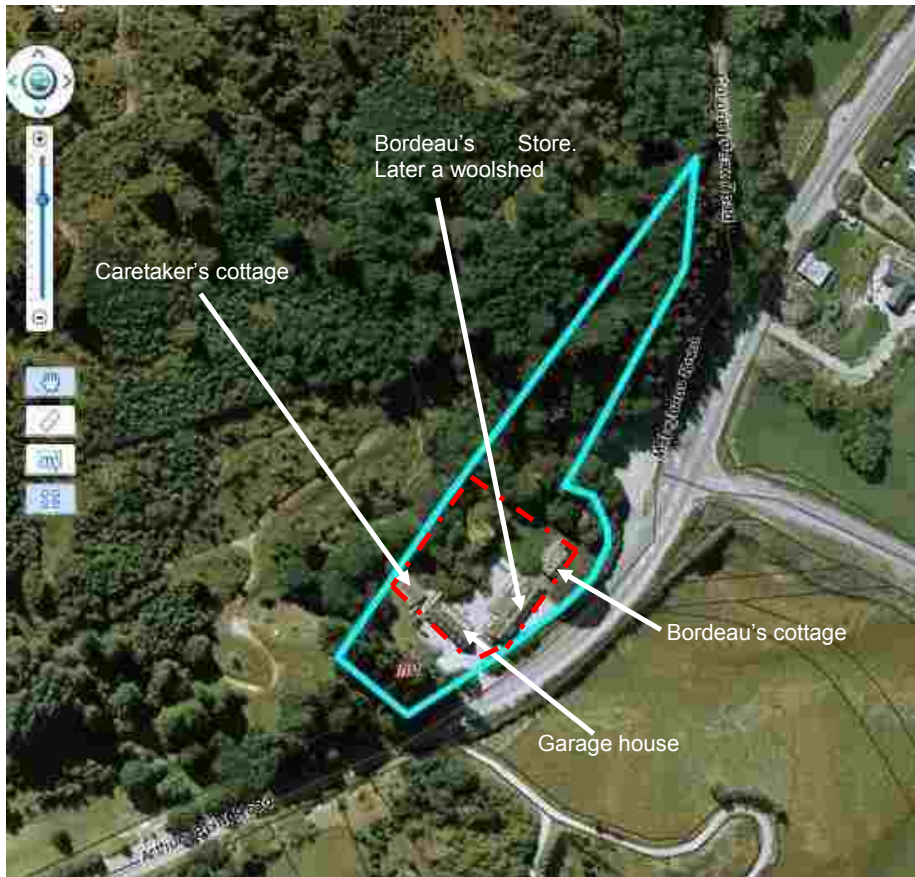
Comment [MSOffice68]: #426

HISTORIC HERITAGE 26

26.9.1 Maps of Extent of Place

26.9.1.1 Ref. 57 - Bordeau's Store

Comment [MSOffice107]: #368, #524, #604, #621, #672, #688, #696, #726



201 Arthurs Point Road. The Extent of Place is indicated by the red dotted line. The Extent of Place includes only the land surrounding the original store and cottage.

HISTORIC HERITAGE 26

26.9.1.2 Ref. 140 - Bullendale



Section 148 Block XI Skippers Creek. The Extent of Place is shown by the black outline.

HISTORIC HERITAGE 26

26.9.1.3 Ref. 108 - Coronation Bathhouse



Coronation Bath House, Marine Parade. The Extent of Place is indicated by the white circle.

26.9.1.4 Ref. 56 - Hulbert House



68 Ballarat Street, Queenstown. The Extent of Place is shown by the black outline.

HISTORIC HERITAGE 26

26.9.1.5 Ref. 301 - King Edward VII Memorial Lamp



Corner of Wiltshire Street and Berkshire Street, Arrowtown. The Extent of Place is indicated by the white circle.

26.9.1.6 Ref. 67 - The Pleasant Terrace Workings



HISTORIC HERITAGE 26

Sec 148 Blk XI Skippers Creek SD (NZ Gazette, 1985, p.5386) and legal road (part of Skippers Road), Otago Land District. The Extent of Place is shown by the red outline.

26.9.1.7 Ref. 333 - Reidhaven



7 Villier's St, Arrowtown. The Extent of Place is shown by the yellow outline.

26.9.1.8 Ref. 367 - St John's Church



26 Berkshire Street Arrowtown. The Extent of Place is shown by the red outline.

26.9.1.9 Ref. 379 - Stable block (the Stables restaurant)

HISTORIC HERITAGE 26



28 Buckingham Street, Arrowtown. The Extent of Place is shown by the black outline.

26.9.1.10 Ref. 58 - Stone building



17 Brisbane Street, Queenstown. The Extent of Place is shown by the black outline.

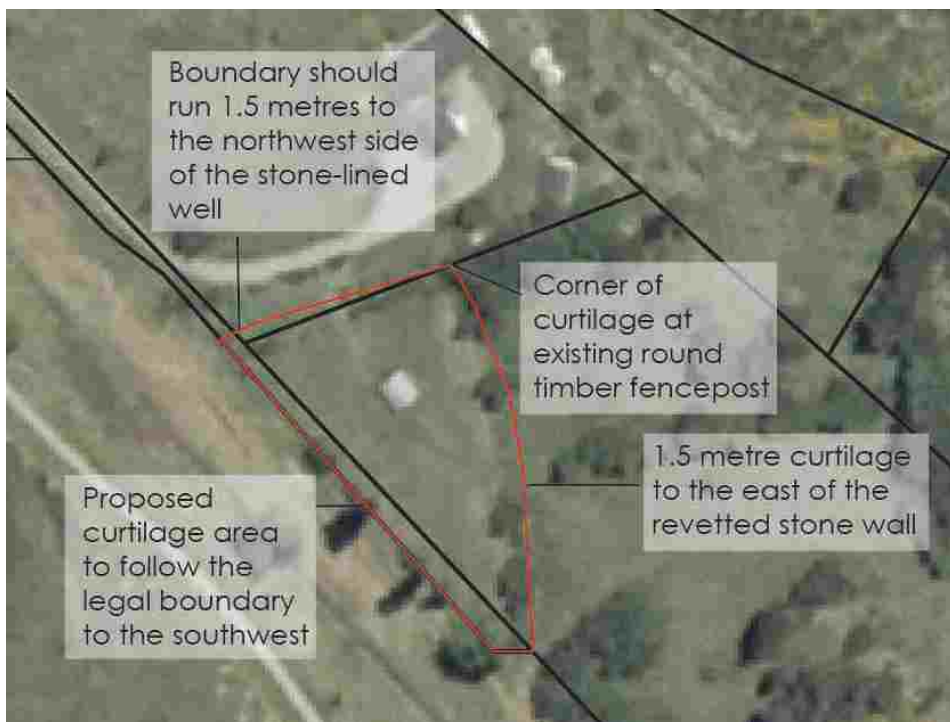
26.9.1.11 Ref. 131 - Thurlby Domain

HISTORIC HERITAGE 26



Speargrass Flat Road. The Extent of Place is shown by the purple outline.

26.9.1.12 Ref 253 - 253 Centennial Ave, Arrowtown



Speargrass Flat Road. The Extent of Place is shown by the red outline.

HISTORIC HERITAGE 26

26.10 Archaeological sites

Ref No	Map Ref	Description	Legal Description	Valuation Reference	NZHPT HNZ Category
700	9	Maori Ti Pits and paved area. Between Dart Bridge and Kowhai Creek true right bank of Dart River below road	Section 3 SO24940	2911133401	# 2 / 5600
701	10	Dynamo	Mt Aurum Historic Reserve, Run 753 Block XI, Skippers SD	2907300400	# 2 / 5601
702	10	All Settlement and gold mining relics	Mt Aurum Recreation Reserve, Run 753 Block XI Skippers SD	2907300400	# 2 / 5602
703	9	Battery, Rees River Vicinity	Invincible Mine Historic Reserve (Doc) Part Run 752 Earnslaw SD	2907321000	II 2 / 5603
704	9	Buddle, Rees River Vicinity	Invincible Mine Historic Reserve (Doc) Part Run 752, Earnslaw SD	2907321000	II 2 / 5604
<u>703</u>	<u>31 and 39</u>	<u>Sew Hoys big beach claim historic area</u>	<u>Legal river</u>		<u>7545</u>
<u>704</u>	<u>10</u>	<u>Wong Gong's terrace historic area</u>	<u>Pt Run 27 (CT OTA2/1228)</u>		<u>7549</u>
705	9	Sawmill Settlements Turners Creek - Kinloch Road Mill Creek	Crown Land Block VI Upper Wakatipu - Pt Recreation Reserve C, Blk II Upper Wakatipu SD (NZ Gazette 1891 p.790), Otago Land District.	Adjacent to 2911134301	# 2 / 5605
706	10	Suspended Pipe Syphon in Stoney Creek	Mt Aurum Historic Reserve Run 753 Block XI Skippers SD	2907300400	# 2 / 5606
707	13	Mining Tunnel Oxenbridge Tunnel	Crown Land (Shotover River) Part Section 148 Block XIX Shotover SD	2907303900	# 2 / 5607
708	38	Lime Kilns and Manager's residence Bobs Cove	Recreation Reserve, Block V and Part Section 39, Mid Wakatipu SD	2907306700, 2907305600	# 2 / 5608
709	38	Gold Mining - All relics in Twelve Mile Creek	Part run 707 Block IV Mid Wakatipu SD	29073 05800	# 2 / 5609
710	27	Arrowtown Chinese Settlement	Lot 3 DP 18410, Arrowtown Historic Reserve, Lot 4 DP 18410, Block VIII Arrowtown SD and Lot 1 DP 8232	2918232800, 2918232900, 2918233000	# 2 / 5613

Comment [MSOffice108]: #426

Comment [MSOffice109]: #426 (all such changes)

Comment [MSOffice110]: #426, #201

Comment [MSOffice111]: #426, #201

Comment [MSOffice112]: #426

HISTORIC HERITAGE 26

Ref No	Map Ref	Description	Legal Description	Valuation Reference	NZHT HNZ Category
711	30	Morven Ferry Moa Hunters Site Old pitched rock (paved) road	Section 1 SO 21432		#2
712	39	Dunlea Farmstead site, NZAA site F42/231	Lot 1 DP 12725	2913102600	
713	39	Old Kingston School, NZAA site F42/230	Section 1 Blk XVI TN OF Kingston	2913110500	
714	39	Old house site, Kingston	Oxford Street, Kingston	2913127000	
<u>715</u>	<u>18a</u>	<u>Reko's Point Chinese Goldmining Sites</u>	<u>Crown Land (mining reserve) Block VIII Lower Hawea SD and Lot 2 DP 26911 Otago Land District.</u>	<u>2906305812</u>	
<u>716</u>	<u>13c</u>	<u>Roaring Meg Bridge Abutment (one within the Queenstown Lakes District)</u>	<u>Part of SH6 corridor</u>		
<u>717</u>	<u>33</u>	<u>Frankton Mill Site, Kawarau Road, Frankton</u>	<u>Section 3, Block XVIII, Town of Queenstown</u>	<u>2910121800</u>	

Comment [MSOffice108]: #426

Comment [MSOffice113]: #426

Comment [MSOffice114]: #426

Comment [MSOffice115]: #604

26.11 Sites of Significance to Maori

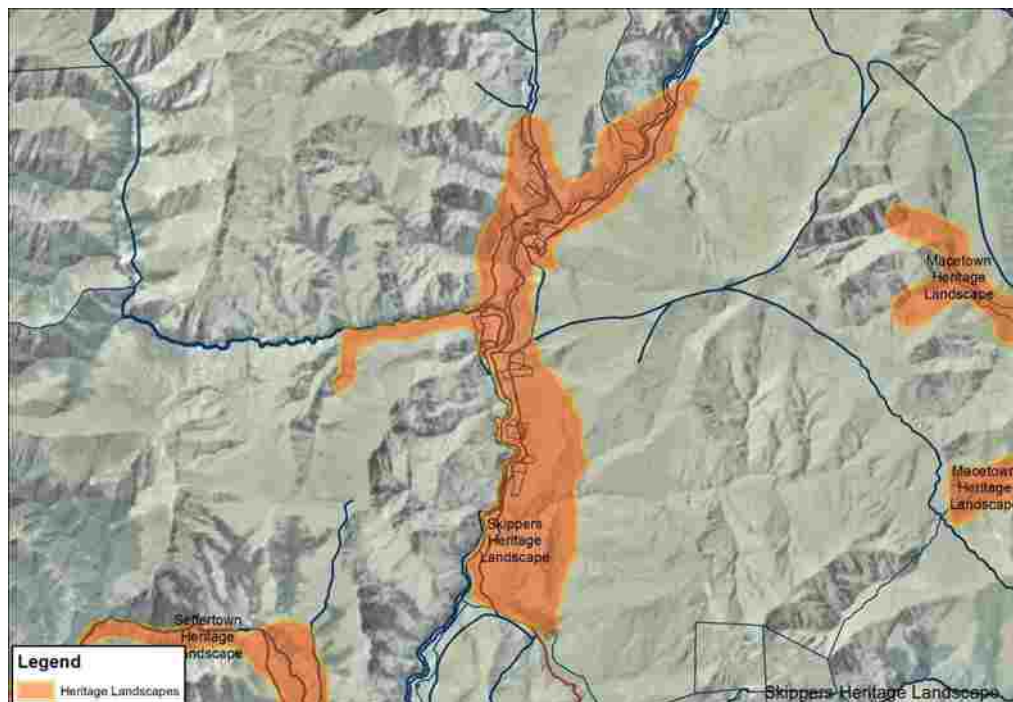
(To be confirmed)

HISTORIC HERITAGE 26

26.12 Heritage Landscapes

26.12.1 Skippers Heritage Landscape (Refer planning maps 10 and 29)

Comment [MSOffice116]: #201 (for all such changes)



26.12.2 Statement of Significance

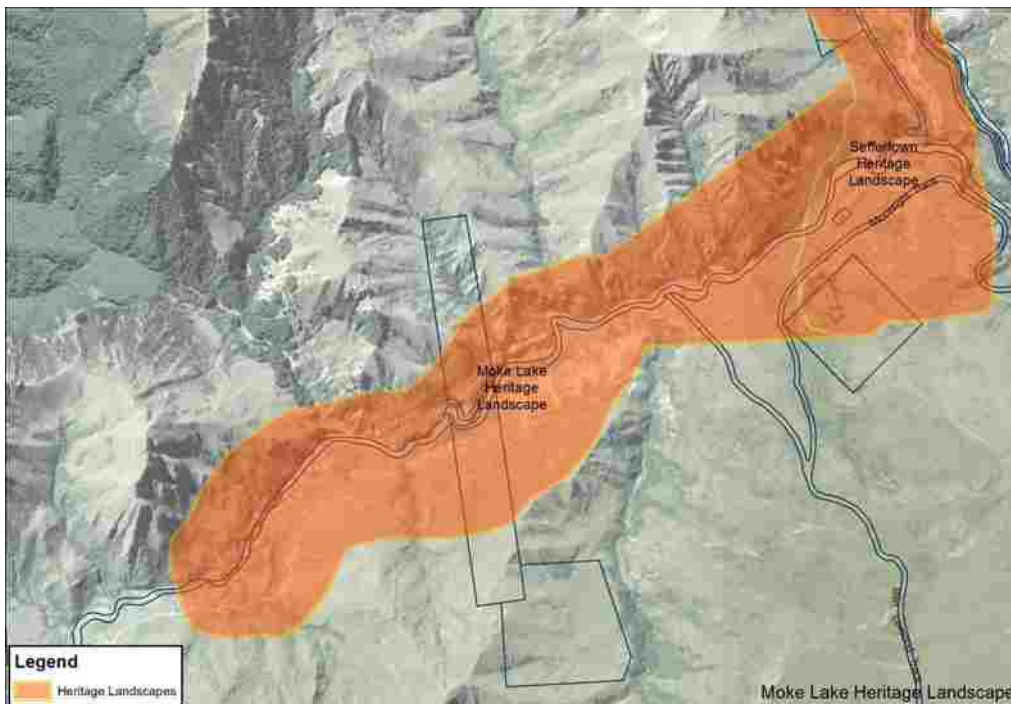
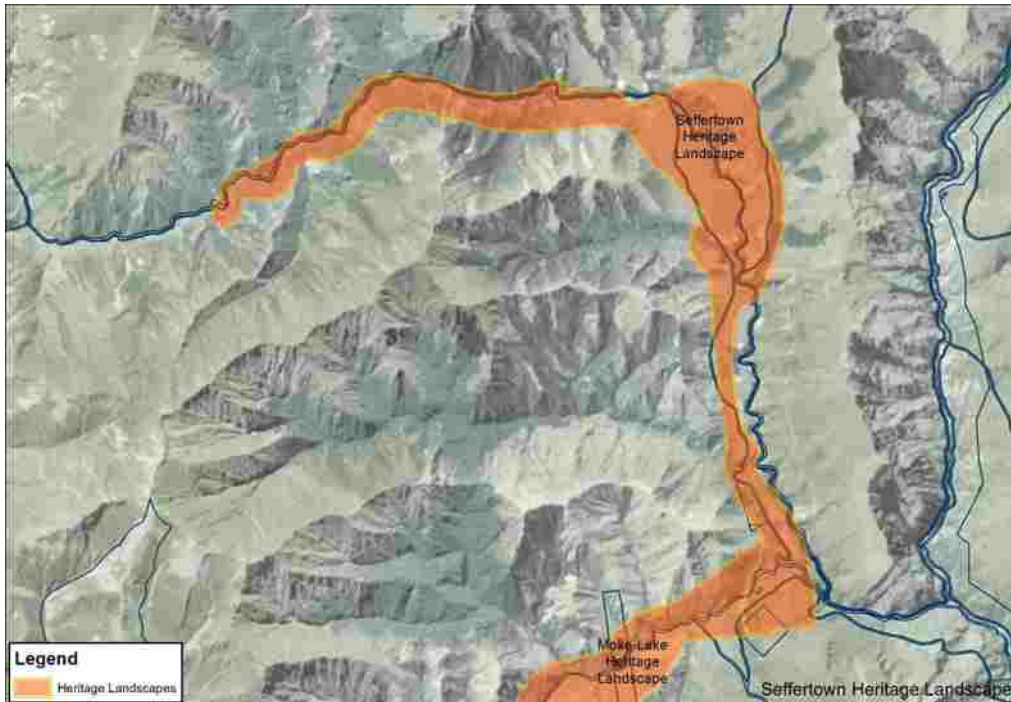
The Skippers Heritage Landscape (SHL) represents some of the most historically and archaeologically significant 19th century gold mining sites in Otago and Southern New Zealand. Together, the diverse gold mining sites and features form a historically rich landscape that embodies the 1860s gold mining efforts and challenges of early miners, as well as later, more sophisticated mining technology that was needed to access the more difficult deposits of gold. In combination with the remote and stunning natural landscape of the Shotover River valley, the SHL offers a unique, largely intact, and publicly accessible historic gold mining experience for visitors to the Shotover River. Within the SHL, the precipitous later 19th century Skippers Road (1883 to 1890), the deserted Skipper's Township (1862) and the 1901 Skippers Suspension Bridge are all highly significant heritage sites that have been recognised by their Heritage New Zealand listings. In addition, over 130 archaeological sites within the SHL are entered on the New Zealand Archaeological Association Site Recording Scheme, demonstrating the outstanding heritage significance of the Skippers Heritage landscape.

26.12.3 Key Features to be protected

- 26.12.3.1 The Skippers Road and its historic revetments and construction features.
- 26.12.3.2 The Skippers suspension bridge and former town ship area.
- 26.12.3.3 All other known archaeological sites, including sluiced terraces.
- 26.12.3.4 Unobstructed views along the Skippers canyon section of the Shotover River.

HISTORIC HERITAGE 26

26.12.4 Moke Lake and Sefferton Heritage Landscape (Refer planning maps 9, 10, 12, and 13)



HISTORIC HERITAGE 26

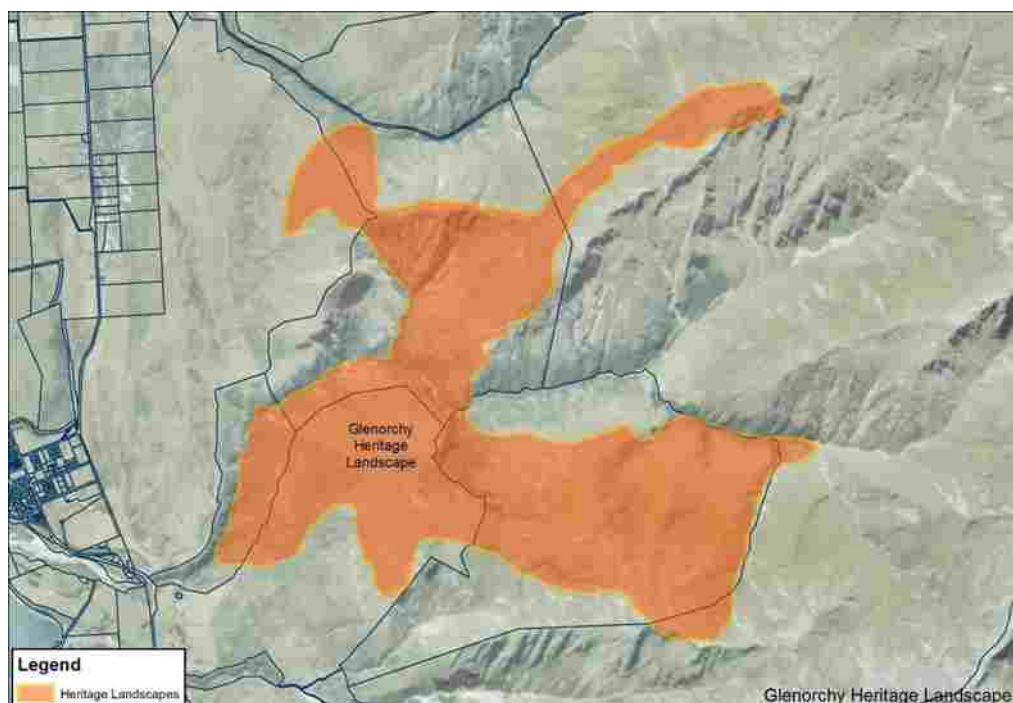
26.12.5 Statement of Significance

The Sefferton and Moke Lake Heritage Landscapes (SMLHL) are significant for their concentrations of historic gold and copper mining remains, which include both mining infrastructure and settlement sites. The extensive and well preserved complex of features along Moonlight Creek and Moke Creek are an important part of the wider history of the Wakatipu gold rush, linking closely with the Shotover River, Arrow River and Macetown / Rich Burn goldfields. Sefferton / Moke Creek was the site, albeit short lived, of an early tented gold rush township that settled into a remote, mountain community that survived into the 1950's. Its remains provide tangible reminders of the many local stories that survive of the mining community and their hardships and life in the mountain goldfields of Otago.

26.12.6 Key Features to be protected

- 26.12.6.1 The former mining settlement remains at Moke Creek / Sefferton including the surviving cottages, huts, gardens and plantings.
- 26.12.6.2 The copper mining site along Moke Lake Road.
- 26.12.6.3 Moke Lake Road and the historic track to Butchers Hut along the true right bank of the Moonlight Creek.
- 26.12.6.4 The extensive stone and earthwork mining remains centred on Sheeppark Terrace and the Moonlight Creek.
- 26.12.6.5 The 8.8km water race leading from above Montgomery's Creek to the Sheeppark Terrace area and below.
- 26.12.6.6 All other known archaeological sites and listed historic places within the SMLHL.

26.12.7 Glenorchy Heritage Landscape (Refer planning map 9)



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26.12.8 Summary of significance

The Glenorchy Heritage Landscape (GHL) is significant for its specific scheelite mining activities that extended from the 1880's until the 1980's, which have left a significant group of mine sites and infrastructure, along with a unique social history of the people who worked there. Collectively, these activities left behind a sequence of evidence that follows the mining cycle that began here in the 1880's and which may well recommence at some point in the future. They in turn, The sites within this heritage landscape represent the hard won and sometimes fruitless endeavours of a close knit community of miners that spanned a hundred years of mining at Glenorchy. The GHL encompasses the majority of the key mine sites, tracks, a cableway and sections of water races that represented the primary scheelite producing area in New Zealand. The combination of private and state-owned mines is also a unique part of the GHL's history in the ubiquitous and contemporary gold mining industry of the Wakatipu Basin. Overall, the scheelite mining history symbolised by the GHL is a unique one of national heritage significance. It is recognised that there is the potential for exploration and mining to recommence in the GHL at some point.

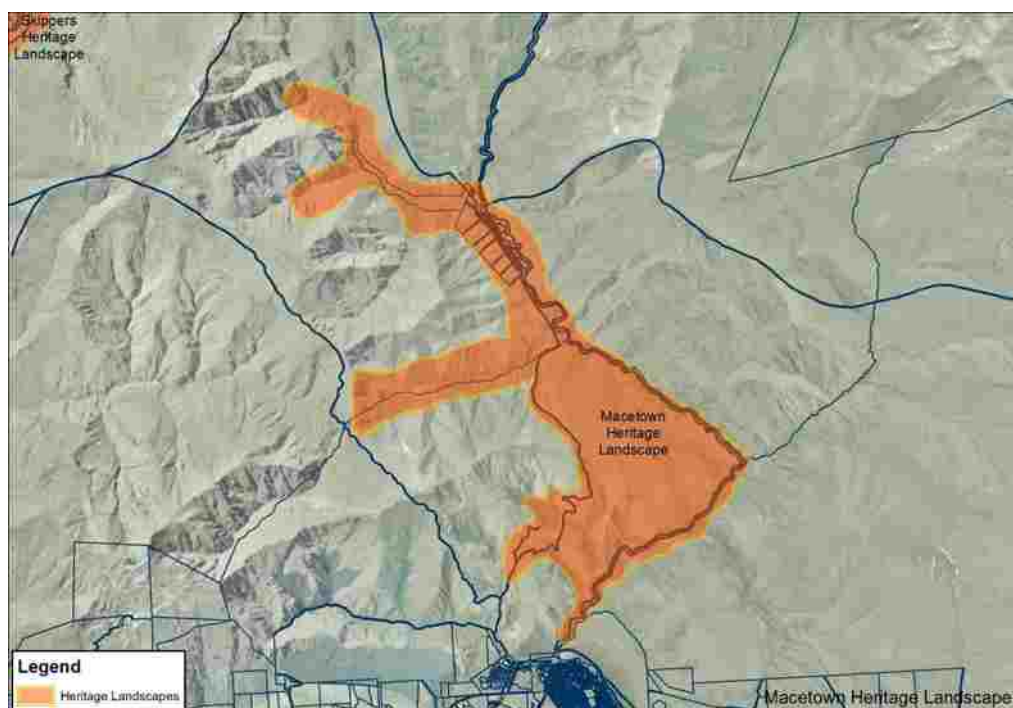
Comment [MSOffice117]: #519

26.12.9 Key features to be protected

- 26.12.9.1 All mines, mining huts, the cableway and track ways within the GHL boundary (including the Black Peak Mine).
- 26.12.9.2 The mine sites along the Mount Judah Road.
- 26.12.9.3 All other known archaeological sites and historic places within the GHL

Comment [MSOffice118]: #519

26.12.10 Macetown Heritage Landscape (Refer planning maps 10 & 26)



26.12.11 Summary of significance

Although it covers a large area, the Macetown Heritage Landscape (MHL) is significant for its concentration of historic gold mining sites, focussed on the deserted mining town of Macetown, which span from the earliest exploitation of gold in the Arrowtown area in 1862, through to the end of gold mining in the 1930's. Such a continuum of mining activity – first alluvial then hard-rock or quartz – has left a distinct and intelligible landscape with diverse features and stories linked by a series of mining

HISTORIC HERITAGE 26

tracks that still allow access to this remote and stunning countryside. The MHL encompasses three key areas; the Rich Burn Valley, Macetown and the Arrow River valley, all three of which have distinctive characters and features that coalesce to form a broader mining heritage landscape of regional significance. Among these, Macetown is highly significant, representing the surviving remains of a remote 19th century mining village to which stories are still attached and some history has been traced to its founders, occupants and demise. Situated within its larger mining heritage landscape context, Macetown can be interpreted as part of a community of gold mining activity sites, which are a key part of the wider Otago gold mining story.

26.12.12 Key features to be protected

- 26.12.12.1 The (Department of Conservation) Macetown Historic Reserve area including the Macetown Road.
- 26.12.12.2 The Rich Burn mining remains (e.g., Anderson's Battery and the Homeward Bound Battery; the Sunrise Mine Office).
- 26.12.12.3 The historic mining tracks of Hayes Creek, Sawpit Gully and Advance Peak and similar tracks within the MHL.
- 26.12.12.4 All other known archaeological sites and listed historic places within the MHL.

26.13 Heritage Orders

Ref No	Map Ref	Related Protected Features	Purpose	Heritage Protection Authority	Site and Legal Description
1	28	See 362 and 373	To protect and preserve the buildings known as the Postmaster's House and the Arrowtown Post Office and their associated buildings and their surrounding land (refer to site files for complete description of heritage order).	Queenstown Lakes District Council	52 and 54 Buckingham Street Lots 1 and 2, DP 21884, Block VI, Town of Arrowtown (Valuation reference 2918228800 and 2918228801)
2	36		To protect the building known as Archer cottage and the historic relationship created by buildings on Marine Parade, the space between these buildings and the relationship between these buildings and the public space onto which they front (refer to site files for complete description of heritage order).	Queenstown Lakes District Council	Lot 15 DP 302022

Appendix 2. List of Submitters and Recommended Decisions

Appendix 2 to the Section 42A report for Chapter 26 - Historic Heritage

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
19.12		Kain Fround		Support	General support.	Accept in Part		General support
63.1		Karl Barkley		Other	Reinstate the Kingston Flyer on the Inventory of Protected Features.	Reject		Inventory (newly requested items)
72.4		Kelvin Peninsula Community Association		Support	Support the protection of the historic Kawarau Falls meat and dairy buildings.	Accept		Inventory (support)
72.4	FS1352.17	Kawarau Village Holdings Limited		Support	Allow relief sought	Accept		Inventory (support)
118.1		Janet Macdonald		Other	Please reinstate this rolling stock to the Heritage Register to ensure it stays where it belongs. (Submission relates to the Kingston Flyer).	Reject		Inventory (newly requested items)
153.2		Christopher Horan		Other	Acknowledging Maori occupation history: As well as reasons of respect and acknowledgement, signage about our history would be an experience for visitors.	Accept in Part		Maori issues/ sites of significance
187.6		Nicholas Kiddle		Support	General support.	Accept		Inventory (support)
201.4		IPENZ		Support	Other items that do not appear on the IPENZ Engineering Heritage Register or Record but are supported for retention, as is, in the Proposed District Plan are shown in Appendix 1.	Accept		Inventory (support)
201.5		IPENZ		Other	Submitter believes that an aspect of local heritage importance which is not represented in the proposed District Plan is infrastructure associated with the history of recreational skiing, which is a key characteristic of the region. Another possible inclusion supported by the submitter is the Arrowtown Irrigation Scheme.	Reject		Inventory (newly requested items)
221.4		Susan Cleaver		Other	To encourage both maintenance and upgrading of historic buildings, and allow subdivision where necessary to ensure the buildings are developed in a manner that enhances and complements their historic nature.		Deferred to Hearing Stream 5 Subdivision and Development	Subdivision
265.4		Phillip Bunn		Other	To have subdivision as a permitted activity where a heritage building exists to encourage maintenance and preservation of the historic building.		Deferred to Hearing Stream 5 Subdivision and Development	Subdivision
373.14		Department of Conservation		Support	Retain as notified.	Accept in Part		General support
373.14	FS1347.31	Lakes Land Care		Oppose	Opposes oversewing as a vegetation clearance definition. Assures that it is a management practice used to improve grazing species.		Deferred to Hearing Stream 3 Rural	Reallocated to Chapter 33 hearing
423.4		Carol Bunn		Other	Allow subdivision of Historic buildings so that they can be maintained, upgraded or restored to residential buildings.		Deferred to Hearing Stream 5 Subdivision and Development	Subdivision
426.3		Heritage New Zealand		Support	Retain general chapter format, including activity tables.	Accept		General support
426.14		Heritage New Zealand		Support	Adopt provisions which recognise and protect heritage settings as notified, including but not necessarily limited to: <ul style="list-style-type: none"> •Heritage Precincts •Heritage Landscapes •Sites of Significance to Maori (to be confirmed) •26.6.2 •26.6.4 •26.6.7 •26.6.15 •26.6.21 •27.5.1.4 •27.5.1.6 	Accept in Part		General support
503.1		DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch		Oppose	Recognise the special and heritage character of the area with the Wakatipu Gardens by adding a special character overlay over the area and specific reference to the area in Chapter 26 as a 'Area of Special Character'. The effect of the character overlay should be to protect the townscape / landmark value of the precinct, the individual principal historic buildings for their form, scale, materials and significance, the group value of the buildings and their relationship with the Wakatipu Gardens.	Reject		Inventory (newly requested items)
503.1	FS1063.4	Peter Fleming and Others		Support	All allowed	Reject		Inventory (newly requested items)
503.1	FS1315.1	Greenwood Group Ltd		Oppose	This submission seeks (amongst other matters) that the area bounded by Hobart and Park streets to retain the current district plan provisions. Such an amendment to the Proposed Plan is opposed as it would give rise to inefficient use of land and restrictions to growth in an area where both location and accessibility provide cause for a development at a higher intensity.	Accept		Inventory (newly requested items)
506.1		Friends of the Wakatiou Gardens and Reserves Incorporated		Not Stated	Recognise the special and heritage character of the area with the Wakatipu Gardens by adding a special character overlay over the area and specific reference to the area in Chapter 26 as a 'Area of Special Character'. The effect of the character overlay should be to protect the townscape / landmark value of the precinct, the individual principal historic buildings for their form, scale, materials and significance, the group value of the buildings and their relationship with the Wakatipu Gardens.	Reject		Inventory (newly requested items)
506.1	FS1315.4	Greenwood Group Ltd		Oppose	The submission proposes to restrict the development opportunities of Greenwood's land by incorporating a special character overlay across an area that is suitable for High Density development.	Accept		Inventory (newly requested items)

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
506.1	FS1063.10	Peter Fleming and Others		Support	We support all of their submission. QLDC have provided little or no relevant section 32 reports that is it is lacking in section 32 reports that are of any use. It is unacceptable that submissions on A4 paper all stacked on top of one another would be over 1 metre height and that they can be cross referenced by us mere mortals in 3 weeks. They are closed off less than a week before Christmas New Year which is stupid. We wish to comment further on this at Hearings. We wish to pbject to all submissions that in fact amount to private plan changes. They are undemocratic and most likely illegal. The maps are unreadable.	Reject		Inventory (newly requested items)
506.1	FS1260.22	Dato Tan Chin Nam		Oppose	Zone the Area Medium Density Residential. The Area is ideally located and suitable for a greater intensity of development than the replacement zoning sought by the submitter (equivalent of the Operative Plan's High Density-Sub Zone CJ. The special character of the area sought to be recognised by the submitter can be accommodated while maintaining a medium density zoning.	Accept in Part	Deferred to Hearing Stream 7 Residential	Inventory (newly requested items)
516.5		MacFarlane Investments		Oppose	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR 2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block. AND 3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions	Reject		Beyond Scope
517.5		John Thompson		Oppose	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR 2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block. AND 3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions	Reject		Beyond Scope
596.3		Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited		Other	Oppose in part. The Proposed District Plan is modified so: • Protected Feature No.38 is identified on Proposed Planning Map 36, • The Queenstown Court House Historic Heritage Precinct excludes the Pig 'n' Whistle building	Accept		Inventory (substantive changes to listings)
604.70		Jackie Gillies & Associates		Oppose	Insert additional and modified clauses to sections 26.2 and 26.3 (See full submission for text)	Accept in Part		Definitions/ Criteria/ Info requirements/ process for future listings
672.34		Watertight Investments Ltd		Other	Retain all provisions in Section 26 not otherwise submitted on as notified, unless they duplicate other provisions in which case they should be deleted.	Accept in Part		General support
711.5		Richard Lawrie Hewitt		Not Stated	Page 145 of the Kai Tahu Ki Otago Natural Resource Management Plan 2005 item 11.11 lists 29 desired outcomes for the protection of sites and areas and could be used as a guideline. --All names of sites of importance to Maori as identified in the area shown on the Tairaroa Map of 1879/80 (refer to submission for map) in this submission, should be incorporated into the Archaeological Alert Layer 26.3.1. --Queenstown Lakes District Council and Kai Tahu Ki Otago to get together to educate the contractors and others as outlined, their responsibilities to Council and the law. --Designated Council officers, as part of their duties, be made responsible for and record that they have done so, brief details of a random inspection and discussion with site foremen or any other person deemed to be in charge of an operation that entails the disturbance of more than 200m3 of topsoil. --Any find/s to be reported immediately to the relevant authority.		Out of scope not within Stage 1 of the PDP	Maori issues/ sites of significance
752.14		Michael Farrier		Not Stated	A requirement placed in the Plan to maintain and manage listed heritage items (maintenance schedule).	Reject		Misc

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
806.163		Queenstown Park Limited		Not Stated	Retain the current provisions insofar as they do not list or identify heritage buildings, structures, features or landscapes on Queenstown Park.	Accept		Inventory (support)
600.99		Federated Farmers of New Zealand	26.1 Purpose	Support	The Purpose is adopted as proposed.	Accept		General support
600.99	FS1034.99	Upper Clutha Environmental Society (Inc.)	26.1 Purpose	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		General support
600.99	FS1209.99	Richard Burdon	26.1 Purpose	Support	Support entire submission	Accept		General support
604.3		Jackie Gillies & Associates	26.1 Purpose	Support	General support.	Accept in Part		General support
426.4		Heritage New Zealand	26.2 Identification and Protection	Other	Amendment sought. Adopt section 26.2 with amendments as outlined below: Amend section 26.2 as follows: The District's <u>most significant known</u> heritage features are represented in the Inventory of Protected Features. ... Nominations for inclusions, removals or amendments to Categories for individual features will be welcomed from the public, but must contain sufficiently detailed and robust reports in line with assessments that Council use. It is preferable to include They must include the written consent of the owners and; 26.2.1 For heritage precincts and landscapes, a report from an appropriately qualified and experienced conservation / landscape architect is required. These may include site specific reports from government bodies with a remit for heritage, such as Heritage New Zealand Pouhere Taonga and the Department of Conservation. 26.2.2 For sites of significance to Maori, a detailed assessment of the extent of the site and related values must be obtained from the appropriately mandated iwi. 26.2.3 For individual buildings and structures, a report from a suitably qualified conservation architect, using the Council's criteria, and for Category 1 features a Conservation Plan is encouraged. Any Conservation Plan shall be prepared in accordance with Heritage New Zealand's best practice guidelines. 26.2.4 For archaeological sites, a detailed assessment by a suitably qualified and experienced archaeologist.	Accept		Definitions/ Criteria/ Info requirements/ process for future listings
426.4	FS1244.4	Three Beaches Limited	26.2 Identification and Protection	Oppose	The submission from Heritage New Zealand does not support the need to obtain the written consent of the subject landowner through the nomination process for a potential Protected Feature. The submitter opposes the stance of Heritage New Zealand on this matter (and in turn supports the current PDP approach).	Reject		Definitions/ Criteria/ Info requirements/ process for future listings
604.4		Jackie Gillies & Associates	26.2 Identification and Protection	Other	Amend; Council should include definitions of Category 1, 2 and 3.	Accept		Definitions/ Criteria/ Info requirements/ process for future listings
798.10		Otago Regional Council	26.2 Identification and Protection	Support	ORC supports the identification of heritage features and the inclusion of heritage landscapes of local, regional and national significance in the Proposed District Plan.	Accept		Inventory (substantive changes to listings)
798.11		Otago Regional Council	26.2 Identification and Protection	Oppose	ORC opposes Section 26.2 where it is proposed that the role of the general public is to prove the relevance of any features for inclusion in the plan. This is inconsistent with both the requirements of the Act and QLDC's approach to the management of other resources.	Accept		Definitions/ Criteria/ Info requirements/ process for future listings
798.11	FS1098.12	Heritage New Zealand Pouhere Taonga	26.2 Identification and Protection	Support	This submission point is generally aligned with, but expands on, Heritage New Zealand's submission point 426.4 regarding the information required under section 26.2 to accompany nominations for scheduled heritage items.	Accept		Definitions/ Criteria/ Info requirements/ process for future listings
798.11	FS1341.24	Real Journeys Limited	26.2 Identification and Protection	Support	Allow relief sought to the extent that it does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	Accept		Definitions/ Criteria/ Info requirements/ process for future listings
798.11	FS1342.15	Te Anau Developments Limited	26.2 Identification and Protection	Support	Allow relief sought to the extent that it does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	Accept		Definitions/ Criteria/ Info requirements/ process for future listings
621.93		Real Journeys Limited	26.2.1.	Not Stated	Delete requirement for "a report from an appropriately qualified and experienced conservation / landscape architect" or amend provision to clarify precisely what a "appropriately qualified and experienced conservation / landscape architect" entails.	Accept in Part		Definitions/ Criteria/ Info requirements/ process for future listings
604.5		Jackie Gillies & Associates	26.2.3	Other	Amend: There is no indication as to what the 'Council's criteria' are or where these might be accessed. Council should include their criteria or provide a reference as to where this might be accessed.	Accept		Definitions/ Criteria/ Info requirements/ process for future listings

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
621.94		Real Journeys Limited	26.2.3	Not Stated	Delete requirement for "a report from an appropriately qualified and experienced conservation / landscape architect" or amend provision to clarify precisely what a "appropriately qualified and experienced conservation / landscape architect" entails.	Accept in Part		Definitions/ Criteria/ Info requirements/ process for future listings
621.95		Real Journeys Limited	26.2.4	Not Stated	Delete requirement for "a report from an appropriately qualified and experienced conservation / landscape architect" or amend provision to clarify precisely what a "appropriately qualified and experienced conservation / landscape architect" entails.	Accept in Part		Definitions/ Criteria/ Info requirements/ process for future listings
604.6		Jackie Gillies & Associates	26.3 Information Requirements	Support	General support.	Accept in Part		General support
604.7		Jackie Gillies & Associates	26.3 Information Requirements	Support	Early consultation is supported.	Accept		Definitions/ Criteria/ Info requirements/ process for future listings
426.5		Heritage New Zealand	26.3.1 Archaeology Alert Layer	Support	Adopt section 26.3.1	Accept in Part		Archeological Alert Layer
604.8		Jackie Gillies & Associates	26.3.1 Archaeology Alert Layer	Support	General support.	Accept in Part		General support
621.96		Real Journeys Limited	26.3.1 Archaeology Alert Layer	Not Stated	Ensure the Archaeology Alert Layer is correct and can be easily amendment if required.	Accept in Part		Archeological Alert Layer
711.10		Richard Lawrie Hewitt	26.3.1 Archaeology Alert Layer	Not Stated	--All names of sites of importance to Maori as identified in the area shown on the Taiaroa Map of 1879/80 in this submission, should be incorporated into the Archaeological Alert Layer 26.3.1.		Out of scope not within Stage 1 of the PDP	Archeological Alert Layer
604.9		Jackie Gillies & Associates	26.4 Other Relevant Provisions	Support	General support.	Accept in Part		General support
621.97		Real Journeys Limited	26.5 Objectives and Policies	Not Stated	Insert new policy to recognise that engineering and safety standards are constantly evolving hence to ensure the continued use of heritage structures and buildings the structures may need to be modified or be re-engineered. Suggested wording is as follows: Recognise that the continued use of heritage structures and buildings may need to be modified or be re-engineered as engineering and safety standards evolve.	Accept		Policy
426.6		Heritage New Zealand	26.5.1 Objective 1	Support	Adopt Objective 26.5.1 and Policies 26.5.1.1 – 26.5.1.3	Accept in Part		Objective 26.5.1
519.53		New Zealand Tungsten Mining Limited	26.5.1 Objective 1	Other	Support with amendment. Amend Objective 26.5.1 as follows: To recognise and protect, <u>maintain and enhance</u> historic heritage features in the District when managing from adverse effects of land use, subdivision and development.	Reject		Objective 26.5.1
519.53	FS1015.89	Straterra	26.5.1 Objective 1	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Reject		Objective 26.5.1
519.53	FS1356.53	Cabo Limited	26.5.1 Objective 1	Oppose	All the relief sought be declined	Accept		Objective 26.5.1
598.48		Straterra	26.5.1 Objective 1	Other	Objective 26.5.1 is supported subject to the following amendments: Objective 26.5.1 To recognise and protect, <u>maintain and enhance</u> historic heritage features in the District when managing from the adverse effects of land use, subdivision and development.	Reject		Objective 26.5.1
598.48	FS1287.76	New Zealand Tungsten Mining Limited	26.5.1 Objective 1	Support	Support in part - That the submission be allowed in its entirety	Reject		Objective 26.5.1
604.10		Jackie Gillies & Associates	26.5.1 Objective 1	Other	Amend: Insert new clause as contained in submission.	Accept in Part		Definitions/ Criteria/ Info requirements/ process for future listings
635.33		Aurora Energy Limited	26.5.1 Objective 1	Other	Oppose in part Amend Objective 26.5.1 as follows: To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development.	Reject		Objective 26.5.1
672.20		Watertight Investments Ltd	26.5.1 Objective 1	Other	Amend Objective 26.5.1 as follows: Objective - "To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development."	Reject		Objective 26.5.1
688.16		Justin Crane and Kirsty Mactaggart	26.5.1 Objective 1	Other	Amend Objective 26.5.1 as follows: Objective - To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development.	Reject		Objective 26.5.1

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
696.24		Millbrook Country Club Ltd	26.5.1 Objective 1	Not Stated	Amend as follows: Objective - To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development.	Reject		Objective 26.5.1
726.3		Upper Clutha Transport	26.5.1 Objective 1	Not Stated	Amend as follows: Objective - To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development.	Reject		Objective 26.5.1
726.3	FS1097.699	Queenstown Park Limited	26.5.1 Objective 1	Support	Support the intent of the submission for the reasons provided in QPL's original submission.	Reject		Objective 26.5.1
519.54		New Zealand Tungsten Mining Limited	26.5.1.2	Other	Support with amendment. Amend Policy 26.5.1.2 as follows: Protect, maintain and enhance historic heritage features when managing against adverse effects of land use and development, including cumulative effects, proportionate to their level of significance.	Accept in Part		Policy 26.5.1.2
519.54	FS1015.90	Straterra	26.5.1.2	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept in Part		Policy 26.5.1.2
519.54	FS1356.54	Cabo Limited	26.5.1.2	Oppose	All the relief sought be declined	Reject		Policy 26.5.1.2
598.49		Straterra	26.5.1.2	Other	Policy 26.5.1.2 is supported subject to the following amendments: Policy 26.5.1.2 Protect, maintain and enhance historic heritage features when managing against adverse effects of land use and development, including cumulative effects, proportionate to their level of significance.	Accept in Part		Policy 26.5.1.2
598.49	FS1287.77	New Zealand Tungsten Mining Limited	26.5.1.2	Support	Support in part - That the submission be allowed in its entirety	Accept in Part		Policy 26.5.1.2
672.21		Watertight Investments Ltd	26.5.1.2	Other	Amend Policy 26.5.1.2 as follows: "Protect historic heritage features against adverse effects of land use and <u>inappropriate</u> development, including cumulative effects, proportionate to their level of significance."	Reject		Policy 26.5.1.2
688.17		Justin Crane and Kirsty Mactaggart	26.5.1.2	Other	Amend Policy 26.5.1.2 as follows: Protect historic heritage features against adverse effects of land use and <u>inappropriate</u> development, including cumulative effects, proportionate to their level of significance.	Reject		Policy 26.5.1.2
598.50		Straterra	26.5.1.3	Other	Policy 26.5.1.3 is supported subject to the following amendments: Policy 26.5.1.3 Require the remedying and mitigation of development affecting historic heritage, where it cannot be reasonably avoided, to be <u>proportionate to the level of significance of the feature</u> meet the requirements of authorities under the Heritage New Zealand Pouhere Taonga Act 2014.	Reject		Policy 26.5.1.3
598.50	FS1287.78	New Zealand Tungsten Mining Limited	26.5.1.3	Support	Support in part - That the submission be allowed in its entirety	Reject		Policy 26.5.1.3
635.34		Aurora Energy Limited	26.5.1.3	Other	Support in part Retain Policy 26.5.1.3	Accept		Policy 26.5.1.3
426.7		Heritage New Zealand	26.5.2 Objective 2	Other	Support with amendment. Adopt Objective 26.5.2 and Policies & 26.5.2.2 Amend Policy 26.5.1 as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not permanently adversely affect heritage values, <u>including through incremental change</u> .	Accept in Part		Policy 26.5.2.1
426.7	FS1015.34	Straterra	26.5.2 Objective 2	Support	I seek that 426.7 be allowed, subject to the proposed amendments below: "Adopt Objective 26.5.2 and Policies & 26.5.2.2 Amend Policy 26.5.1 as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not permanently adversely affect heritage values, including through incremental change, <u>so far as this is consistent with the Heritage NZ Pouhere Taonga Act 2014.</u> "	Reject		Policy 26.5.2.1
600.100		Federated Farmers of New Zealand	26.5.2 Objective 2	Support	Objective 26.5.2 is adopted as proposed.	Accept		Objective 26.5.2
600.100	FS1034.100	Upper Clutha Environmental Society (Inc.)	26.5.2 Objective 2	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Objective 26.5.2
600.100	FS1209.100	Richard Burdon	26.5.2 Objective 2	Support	Support entire submission	Accept		Objective 26.5.2
604.11		Jackie Gillies & Associates	26.5.2 Objective 2	Support	General support.	Accept in Part		General support
519.56		New Zealand Tungsten Mining Limited	26.5.2.1	Not Stated	Amend Policy 26.5.2.1 as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that <u>either add to heritage values</u> or do not permanently adversely affect the heritage values and are in accordance with best practice.	Accept		Policy 26.5.2.1
519.56	FS1015.92	Straterra	26.5.2.1	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept		Policy 26.5.2.1
519.56	FS1356.56	Cabo Limited	26.5.2.1	Oppose	All the relief sought be declined	Reject		Policy 26.5.2.1

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
604.15		Jackie Gillies & Associates	26.5.2.1	Other	Amend: See proposed amendments to clauses 26.2 and 26.3. (re How is 'permanently adversely affected' assessed?)	Accept in Part		Definitions/ Criteria/ Info requirements/ process for future listings
672.22		Watertight Investments Ltd	26.5.2.1	Other	Amend Policy 26.5.2.1 as follows: <i>"Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not avoid, remedy or mitigate permanently adversely affect s on heritage values and are in accordance with best practice.</i>	Accept in Part		Policy 26.5.2.1
688.18		Justin Crane and Kirsty Mactaggart	26.5.2.1	Support	Amend Policy 26.5.2.1 as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not avoid, remedy or mitigate permanently adversely affect s on heritage values and are in accordance with best practice.	Accept in Part		Policy 26.5.2.1
696.25		Millbrook Country Club Ltd	26.5.2.1	Not Stated	Amend as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not avoid, remedy or mitigate permanently adversely affect s on heritage values and are in accordance with best practice.	Accept in Part		Policy 26.5.2.1
726.4		Upper Clutha Transport	26.5.2.1	Not Stated	Amend as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not avoid, remedy or mitigate permanently adversely affect s on heritage values and are in accordance with best practice.	Accept in Part		Policy 26.5.2.1
726.4	FS1097.700	Queenstown Park Limited	26.5.2.1	Support	Support the intent of the submission, use of the word 'avoid' needs to be qualified.	Accept in Part		Policy 26.5.2.1
426.8		Heritage New Zealand	26.5.3 Objective 3	Other	Support with amendment. Adopt Objective 26.5.3 and Policies 26.5.3.1 – 26.5.3.4 with the amendment outlines below: 26.5.3.4 Avoid unnecessary duplication of consents with other statutory bodies on archaeological sites.	Accept		Policy 26.5.3.4
426.8	FS1015.35	Straterra	26.5.3 Objective 3	Support	I seek that 426.8 be allowed: "Adopt Objective 26.5.3 and Policies 26.5.3.1 – 26.5.3.4 with the amendment outlines below: 26.5.3.4 Avoid unnecessary duplication of consents with other statutory bodies on archaeological sites."	Accept		Policy 26.5.3.4
604.12		Jackie Gillies & Associates	26.5.3 Objective 3	Support	General support.	Accept		Objective 26.5.3
604.13		Jackie Gillies & Associates	26.5.3.2	Not Stated	Consultation with Tangata Whenua should be carried out and a full list and map prepared showing these sites. If this is Map 40 this is insufficient.	Reject	Out of scope not within Stage 1 of the PDP	Maori issues/ sites of significance
604.13	FS1117.236	Remarkables Park Limited	26.5.3.2	Support	For the reasons outlined in RPL's primary submission.	Reject	Out of scope not within Stage 1 of the PDP	Maori issues/ sites of significance
621.98		Real Journeys Limited	26.5.3.3	Not Stated	Amend policy as follows: Identify Recognise and protect the different layers of history within heritage landscapes and the relationship between these layers to retain their cultural meaning and values, recognising that in some instances all the different layers within heritage landscapes cannot be protected and priority may have to be given to a particular layer.	Reject		Policy 26.5.3.3
426.9		Heritage New Zealand	26.5.4 Objective 4	Support	Adopt Objective 26.5.4 and Policies 26.5.4.1-26.5.4.3	Accept in Part		Objective 26.5.4
519.55		New Zealand Tungsten Mining Limited	26.5.4 Objective 4	Not Stated	(Add) New Policy 26.5.4.4 <u>Encourage and enable the continuation of the activity or activities that created the heritage landscape in a manner that avoids, remedies or mitigates adverse effects on significant heritage features, while also allowing for those features to be added to and complemented by modern day examples of the historic activity.</u>	Accept in Part		Policy 26.5.4.4
519.55	FS1015.91	Straterra	26.5.4 Objective 4	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept in Part		Policy 26.5.4.5
519.55	FS1356.55	Cabo Limited	26.5.4 Objective 4	Oppose	All the relief sought be declined	Reject		Policy 26.5.4.6
524.38		Ministry of Education	26.5.4 Objective 4	Support	Retain	Accept		Objective 4
524.39		Ministry of Education	26.5.4.3	Support	Retain	Reject		Policy 26.5.4.3
604.16		Jackie Gillies & Associates	26.5.4.3	Other	Amend: Include financial incentives for earthquake strengthening and / or reductions in activity standards on a case by case basis.	Accept in Part		Policy 26.5.4.3
604.16	FS1098.5	Heritage New Zealand Pouhere Taonga	26.5.4.3	Support	This submission point is aligned with and expands upon Heritage New Zealand's submission point 426.9. Heritage New Zealand encourages the use of financial incentives as a mechanism to encourage seismic strengthening of heritage buildings.	Accept in Part		Policy 26.5.4.3

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621.99		Real Journeys Limited	26.5.4.3	Not Stated	Amend policy as follows: Enable Accept that ongoing improvements to buildings and structures, including earthquake strengthening and other safety measures, which will assist in providing for their ongoing use and longevity.	Accept in Part		Policy 26.5.4.3
368.5		Anna-Marie Chin Architects and Phil Vautier	26.6 Rules	Oppose	This rule be deleted (26.6.7).	Accept in Part		Curtilage/ setting rules
383.45		Queenstown Lakes District Council	26.6 Rules	Other	Delete the (subdivision) rules from chapter 26 and include within chapter 27. Include reference to chapter 27 as a new rule – 26.4.1.5.		Deferred to Hearing Stream 5 Subdivision and Development	subdivision rules
426.10		Heritage New Zealand	26.6 Rules	Support	Adopt Section 26.6 except for the amendments requested elsewhere in this submission.	Accept in Part		General support
604.17		Jackie Gillies & Associates	26.6 Rules	Support	The format of these rules (Tables 1 – 6) is very clear. Supported.	Accept		General support
604.18		Jackie Gillies & Associates	26.6 Rules	Other	Amend; Note 2 - should relate to Table 3, not Table 1. Move Note 2 to Table 3.	Accept in Part		Misc
621.101		Real Journeys Limited	26.6 Rules	Not Stated	Insert a new rule or exemption clause to clarify that the rules do apply to works associated with the "TSS Earnslaw" and that any such works are a permitted activity.	Reject		Rules - general (earnslaw)
621.104		Real Journeys Limited	26.6 Rules	Not Stated	Delete rules in Table 5	Accept in Part		Archeological Sites (rules)
696.34		Millbrook Country Club Ltd	26.6 Rules	Not Stated	Delete table 5	Accept in Part		Archeological Sites (rules)
711.6		Richard Lawrie Hewitt	26.6 Rules	Not Stated	The Queenstown Lakes District Council should educate landowners and others in the area that history does matter and actively encourage the notification of finds to the relevant authority. -The Queenstown Lakes District Council should approach Kai Tahu Ki Otago and engage that organisation in a joint education program. -That there is, and will not be any penalty for so doing.	Accept in Part		Definitions/ Criteria/ Info requirements/ process for future listings
726.9		Upper Clutha Transport	26.6 Rules	Oppose	Delete provisions relating to archaeological sites.	Accept in Part		Archeological Sites (rules)
426.11		Heritage New Zealand	26.6.1	Other	Support with amendment. Amend section 26.6.1 paragraph 2 as follows: This includes . . . The replacement items should be of the original or <u>if not achievable</u> , closely matching material, colour, texture, form and design.	Accept in Part		Permitted maintenance (rule)
426.12		Heritage New Zealand	26.6.1	Other	Support with amendment. Amend section 26.6.1 paragraph 2 as follows: This includes . . . The replacement items should be of the original or <u>if not achievable</u> , closely matching material, colour, texture, form and design.	Accept in Part		Permitted maintenance (rule)
524.40		Ministry of Education	26.6.1	Other	Support in part Relief sought: ... This includes minor repair of building materials and includes replacement of minor components such as individual bricks, cut stone, timber sections, roofing and glazing. The replacement items should be of the original or closely matching material, colour, texture, form and design where practicable or appropriate.	Accept in Part		Permitted maintenance (rule)
621.100		Real Journeys Limited	26.6.1	Not Stated	Amend rule to clarify repairs and maintenance to structures is permitted. Suggested wording is as follows: Repairs and maintenance Minor repairs and maintenance on all protected buildings and features, including structures, contributory and non-contributory buildings in heritage precincts...	Accept in Part		Permitted maintenance (rule)
672.23		Watertight Investments Ltd	26.6.2	Other	Amend rule 26.6.2 so that subdivision of any site containing all or part of a protected feature is a restricted discretionary activity, restricted to the impact of the proposed subdivision on the heritage values of the protected item(s).		Deferred to Hearing Stream 5 Subdivision and Development	subdivision (rule)
688.19		Justin Crane and Kirsty Mactaggart	26.6.2	Other	Amend rule 26.6.2 so that subdivision of any site containing all or part of a protected feature is a restricted discretionary activity, not discretionary. Discretion should be restricted to the impact of the proposed subdivision or development on the heritage values of the protected item(s).		Deferred to Hearing Stream 5 Subdivision and Development	subdivision (rule)
672.24		Watertight Investments Ltd	26.6.3	Oppose	Delete Rule 26.6.3.	Reject		Demolition rule

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
688.20		Justin Crane and Kirsty Mactaggart	26.6.3	Oppose	Delete Rule 26.6.3 as follows: Demolition—Works that result in damage, substantial removal from the site, destruction of any, or all, significant elements of the historic fabric or characteristics of a building or feature, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.	Reject		Demolition rule
696.26		Millbrook Country Club Ltd	26.6.3	Not Stated	Delete: Demolition—Works that result in damage, substantial removal from the site, destruction of any, or all, significant elements of the historic fabric or characteristics of a building or feature, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions. or amend rule to make it unequivocal what constitutes “demolition” and to ensure that minor alterations do not fall under this rule.	Accept in Part		Demolition rule
726.5		Upper Clutha Transport	26.6.3	Not Stated	Delete or amend rule to make it unequivocal what constitutes “demolition” and to ensure that minor alterations do not fall under this rule. Demolition—Works that result in damage, substantial removal from the site, destruction of any, or all, significant elements of the historic fabric or characteristics of a building or feature, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.	Accept in Part		Demolition rule
604.19		Jackie Gillies & Associates	26.6.4	Support	New clause relating specifically to relocation is particularly useful and is supported since this is absent from the Operative Plan. Supported	Accept		Relocation
604.20		Jackie Gillies & Associates	26.6.4	Oppose	Cat 3 buildings should also be NC.	Reject		Relocation
621.102		Real Journeys Limited	26.6.4	Not Stated	Amend rule to change activity status to ensure onsite relocation is not prohibited and is provided for, preferably as a restricted discretionary activity matter with discretion restricted to the effects on heritage values and consideration of the benefits associated with the relocation.	Accept		Relocation
672.25		Watertight Investments Ltd	26.6.4	Oppose	Delete Rule 26.6.4, as it is overly restrictive and is not necessary	Accept in Part		Relocation
604.21		Jackie Gillies & Associates	26.6.5	Oppose	See proposed amendments to clauses 26.2 and 26.3.	Accept in Part		External alterations rule
604.21	FS1098.6	Heritage New Zealand Pouhere Taonga	26.6.5	Support	Given that consultation with Heritage New Zealand is usually necessary for resource consent applications required under the rules of this section, it is appropriate to specifically mention 'Heritage New Zealand' in this section.	Accept		Definitions/ Criteria/ Info requirements/ process for future listings
672.26		Watertight Investments Ltd	26.6.5	Other	Amend Rule 26.6.5 as follows: " Demolition, relocation, or E external alterations to buildings listed in table 26.9 and delete the remainder as follows " Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included ... " in order to incorporate rules 26.6.3 and 26.6.4 into this rule.	Reject		External alterations rule
688.21		Justin Crane and Kirsty Mactaggart	26.6.5	Other	Amend Rule 26.6.5 as follows: Demolition, relocation, or E external alterations to buildings listed in table 26.9; Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included...	Reject		External alterations rule
696.27		Millbrook Country Club Ltd	26.6.5	Not Stated	Amend as follows: External alterations to buildings listed in table 26.9; Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included...	Accept in Part		External alterations rule
726.6		Upper Clutha Transport	26.6.5	Not Stated	Amend as follows: External alterations to buildings listed in table 26.9; Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included...	Accept in Part		External alterations rule
426.15		Heritage New Zealand	26.6.6	Other	Amendment sought. Refer to Appendix B of the HNZ submission for proposed rule framework for archaeological sites listed in section 26.10.	Accept in Part		Archeological Sites (rules)
672.27		Watertight Investments Ltd	26.6.6	Other	Amend Rule 26.6.6 as follows: " Internal alterations to buildings listed in table 26.9 " and delete the following: Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.	Accept in Part		Internal alterations rule

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
688.22		Justin Crane and Kirsty Mactaggart	26.6.6	Other	Amend Rule 26.6.6 as follows: Internal alterations <u>to buildings listed in table 26.9</u> Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.	Accept in Part		Internal alterations rule
696.28		Millbrook Country Club Ltd	26.6.6	Not Stated	Amend as follows: Internal alterations <u>to buildings listed in table 26.9</u> Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.	Accept in Part		Internal alterations rule
726.7		Upper Clutha Transport	26.6.6	Not Stated	Amend as follows: Internal alterations <u>to buildings listed in table 26.9</u> Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.	Accept in Part		Internal alterations rule
524.41		Ministry of Education	26.6.7	Oppose	Relief Sought Delete Rule 26.6.7	Accept in Part		Curtilage/ setting rules
604.22		Jackie Gillies & Associates	26.6.7	Support	New clause relating to "Setting" is supported.	Reject		Curtilage/ setting rules
604.23		Jackie Gillies & Associates	26.6.7	Oppose	Omit "curtilage and ..." from heading.	Accept		Curtilage/ setting rules
604.24		Jackie Gillies & Associates	26.6.7	Other	Amend, by adding the following: "Works affecting the historic setting of the site should be avoided. The heritage value of the setting should be identified on a case by case basis and any works that adversely affect that setting should be avoided. Works may include earthworks, signage, structures."	Reject		Curtilage/ setting rules
604.25		Jackie Gillies & Associates	26.6.7	Support	Activity status for each category (1/2/3) supported (D/RD/RD)	Accept in Part		Curtilage/ setting rules
621.103		Real Journeys Limited	26.6.7	Not Stated	Delete rule (in the first instance) or delete reference to "setting" and amend the rule to exclude development associated with the use of the protected feature, which should be permitted or controlled.	Accept in Part		Curtilage/ setting rules
672.28		Watertight Investments Ltd	26.6.7	Oppose	Delete Rule 26.6.7	Accept in Part		Curtilage/ setting rules
688.23		Justin Crane and Kirsty Mactaggart	26.6.7	Oppose	Delete Rule 26.6.7 as follows: Development within the curtilage or setting* Works including earthworks, signage, lighting, street furniture, new buildings and structures. *Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place. ICOMOS New Zealand Charter 2010	Accept in Part		Curtilage/ setting rules
696.29		Millbrook Country Club Ltd	26.6.7	Not Stated	Delete Development within the curtilage or setting³ Works including earthworks, signage, lighting, street furniture, new buildings and structures. ³Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place. ICOMOS New Zealand Charter 2010 Or Amend as follows: <u>Development within a 30m radius of a heritage feature listed in table 26.9.</u>	Accept in Part		Curtilage/ setting rules

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
726.8		Upper Clutha Transport	26.6.7	Oppose	Delete: Development within the curtilage or setting3-Works including earthworks, signage, lighting, street furniture, new buildings and structures. 3Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the longterm protection of the cultural heritage value of the place. ICOMOS- New Zealand Charter 2010	Accept in Part		Curtilage/ setting rules
426.16		Heritage New Zealand	26.6.8	Other	Support with amendments. Review section 26.8 providing further detail in relation to the 'key features to be protected.' Include reference to the heritage precinct background reports as a source of further detail/guidance regarding precinct values.	Accept in Part		Heriatge Precincts
604.26		Jackie Gillies & Associates	26.6.8	Oppose	All activity status ratings should relate to the individual ratings of the buildings concerned. (26.6.8.-14)	Accept in Part		Heriatge Precincts
604.27		Jackie Gillies & Associates	26.6.8	Oppose	Delete reference to other contributor(buildings that are not individually listed.(26.6.8 & 14)	Reject		Heriatge Precincts
604.28		Jackie Gillies & Associates	26.6.10	Oppose	Not supported (see above 26.6.4)	Reject		Heriatge Precincts
426.17		Heritage New Zealand	26.6.11	Support	Adopt section 26.11	Accept		Heriatge Precincts
604.29		Jackie Gillies & Associates	26.6.11	Oppose	Consultation with Tangata Whenua should be carried out and a full list and map prepared showing these sites.	Reject		Definitions/ Criteria/ Info requirements/ process for future listings
519.58		New Zealand Tungsten Mining Limited	26.6.15	Other	Oppose in part. Amend the introductory wording, and activity rule 26.6.15 Any activity that is not Permitted requires resource consent, The Activity Table specifies when an activity requires a resource consent and any activity that is not specifically identified in a level of activity, but breaches a standard, requires resource consent as a Discretionary activity. 26.6.15 Development Works including earthworks, signage, new buildings and structures.	Accept		Misc
519.58	FS1015.94	Straterra	26.6.15	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept		Misc
519.58	FS1356.58	Cabo Limited	26.6.15	Oppose	All the relief sought be declined	Reject		Misc
604.30		Jackie Gillies & Associates	26.6.16	Oppose	Consultation with Tangata Whenua should be carried out and a full list and map prepared showing these sites.	Reject		Definitions/ Criteria/ Info requirements/ process for future listings
604.31		Jackie Gillies & Associates	26.6.17	Oppose	Reword all clauses in Table 5 to clarify what is affected under the District Plan. and what is being referred to in this section. A definition of an archaeological site and an outline of the requirements of the Act should be included.	Accept in Part		Archeological Sites (rules)
672.29		Watertight Investments Ltd	26.6.17	Oppose	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them. See uploaded submission - point 27	Accept in Part		Archeological Sites (rules)
688.24		Justin Crane and Kirsty Mactaggart	26.6.17	Oppose	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)	Accept in Part		Archeological Sites (rules)
696.30		Millbrook Country Club Ltd	26.6.17	Not Stated	Delete table 5	Accept in Part		Archeological Sites (rules)
672.30		Watertight Investments Ltd	26.6.18	Oppose	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them. See unloaded submission - point 27	Accept in Part		Archeological Sites (rules)
688.25		Justin Crane and Kirsty Mactaggart	26.6.18	Oppose	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)	Accept in Part		Archeological Sites (rules)

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
696.31		Millbrook Country Club Ltd	26.6.18	Not Stated	Delete table 5	Accept in Part		Archeological Sites (rules)
672.31		Watertight Investments Ltd	26.6.19	Oppose	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them.	Accept in Part		Archeological Sites (rules)
688.26		Justin Crane and Kirsty Mactaggart	26.6.19	Oppose	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)	Accept in Part		Archeological Sites (rules)
696.32		Millbrook Country Club Ltd	26.6.19	Not Stated	Delete table 5	Accept in Part		Archeological Sites (rules)
672.32		Watertight Investments Ltd	26.6.20	Oppose	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them.	Accept in Part		Archeological Sites (rules)
688.27		Justin Crane and Kirsty Mactaggart	26.6.20	Oppose	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)	Accept in Part		Archeological Sites (rules)
696.33		Millbrook Country Club Ltd	26.6.20	Not Stated	Delete table 5	Accept in Part		Archeological Sites (rules)
519.59		New Zealand Tungsten Mining Limited	26.6.21	Not Stated	Amend Standard 26.6.21: <ul style="list-style-type: none"> •Development in heritage landscapes-Earthworks over 2000m3 (but excluding farm track access, fencing, firebreaks, and public use tracks, exploration and prospecting). •Buildings and structures over 5 10 m2 in footprint. •Subdivision. •Forestry. •Removal or destruction of any heritage feature that contribute to the values of the heritage landscape and is referred to in the statement of significance. 	Accept in Part		Heritage Landscapes (rules)
519.59	FS1015.95	Straterra	26.6.21	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept in Part		Heritage Landscapes (rules)
519.59	FS1356.59	Cabo Limited	26.6.21	Oppose	All the relief sought be declined	Reject		Heritage Landscapes (rules)
600.101		Federated Farmers of New Zealand	26.6.21	Support	Activity 26.6.21 is adopted as proposed.	Accept in Part		Heritage Landscapes (rules)
600.101	FS1034.101	Upper Clutha Environmental Society (Inc.)	26.6.21	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		Heritage Landscapes (rules)
600.101	FS1209.101	Richard Burdon	26.6.21	Support	Support entire submission	Accept in Part		Heritage Landscapes (rules)
604.32		Jackie Gillies & Associates	26.6.21	Support	Supported.	Accept in Part		Heritage Landscapes (rules)
604.33		Jackie Gillies & Associates	26.7 Non-notification	Support	Supported.	Accept		General support
604.34		Jackie Gillies & Associates	26.8 Precincts	Support	Supported.	Reject		Heriatge Precincts
31.1		Kingston Community Association	26.9 Buildings, structures and features	Oppose	concerned with change of categories for the Kingston Flyer. Retain the operative plan provisions for the protection of the Kingston Flyer. Investigate the possibility of purchasing the flyer. If the Authority will not do either of the above then ensure that the Kingston Community is not left with the physical mess to clean up after the Flyer is gone. Submits the following: <ul style="list-style-type: none"> •That the categories governing the Kingston Flyer remain at Category 1 •QLDC have made changes to the protections without showing that anything has changed to warrant the change other than to appease the land owner •QLDC should purchase the flyer at a reasonable rate for onselling to a buyer that will continue its life in Kingston •Kingston will have lost an important part of its history if the categories are changed and the protection lifted. 	Reject		Inventory (newly requested items)

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
101.1		Waimea Plains Railway Trust	26.9 Buildings, structures and features	Support	We wish to support your current plan changes as have been outlined in the Proposed District Plan, Part, 5. 2015.	Accept in Part		General support
201.2		IPENZ	26.9 Buildings, structures and features	Support	Support the listing of: KAWARAU FALLS DAM (REF. NO. 40) KAWARAU GORGE SUSPENSION BRIDGE (REF NO.41) LOWER SHOTOVER BRIDGE (REF NO.45) ONE MILE CREEK HYDRO-ELECTRIC STATION (REF NO.96) SKIPPERS CANYON SUSPENSION BRIDGE (REF NO. 45) T.S.S. EARNSLAW BERTH (REF NO. 37)	Accept in Part		Inventory (support)
201.2	FS1341.34	Real Journeys Limited	26.9 Buildings, structures and features	Oppose	Not allow relief sought (or other similar relief sought by another submitter) unless otherwise agreed through the submission process	Accept in Part		Inventory (support)
201.3		IPENZ	26.9 Buildings, structures and features	Other	Nominate the following for inclusion: PLEASANT TERRACE WORKINGS (HNZ NO. 5175) SEW HOYS BIG BEACH CLAIM HISTORIC AREA (HNZ NO. 7545) WONG GONG'S TERRACE HISTORIC AREA (HNZ NO. 7549) infrastructure associated with the history of recreational skiing	Accept in Part		Inventory (newly requested items)
201.6		IPENZ	26.9 Buildings, structures and features	Other	Antrim Engines Slipway and Cradle, Kelvin Peninsula (Ref. 3, QLDC Cat 2) - clarify whether the Kelvin Heights slipway, the winch house which has the Antrim engine, and also the Antrim's former boiler are included within the listing. Bullendale Township listing (Ref No.140, QLDC Cat 2) - queries naming and whether this should be Bullendale Hydro Electric Dynamo and Mining Site (HNZ 5601). Notes site is of outstanding national significance and believes it should be a Category 1 in the District Plan. Stone Water Race (Ref. 42, HNZ No. 5224, QLDC Cat 3) . This is a Heritage NZ Category 2 Historic Place. Submitter believes it should be Category 2 in the Plan. Wakatipu Flourmill Complex (Ref. 76, HNZ No. 2241, QLDC Cat 3) . This is a Heritage NZ Category 2 Historic Place - submitter believes this should be Category 2 in the District Plan.	Accept in Part		Inventory (substantive changes to listings)
201.6	FS1098.1	Heritage New Zealand Pouhere Taonga	26.9 Buildings, structures and features	Support	This item is entered on the New Zealand Heritage List as a category 2 historic place, meaning that it has been confirmed as having 'historical or cultural significance or value.' Heritage New Zealand will provide what information we have available to contribute towards an assessment of the current heritage values of this site and accordingly inform a decision on the appropriate district plan category.	Accept in Part		Inventory (substantive changes to listings)
368.6		Anna-Marie Chin Architects and Phil Vautier	26.9 Buildings, structures and features	Oppose	The listing 251 be deleted.	Reject		Inventory (substantive changes to listings)
383.46		Queenstown Lakes District Council	26.9 Buildings, structures and features	Other	Amend the table to include: Pt Section 2 Blk V\ Lower Wanaka SD (2908202400) Amend the district plan map to include the appropriate symbol.	Accept		Inventory (errors and omissions)
383.46	FS1098.2	Heritage New Zealand Pouhere Taonga	26.9 Buildings, structures and features	Support	It is appropriate to include the legal description and map identifier for this heritage item in order to avoid uncertainty regarding its location.	Accept		Inventory (errors and omissions)
426.1		Heritage New Zealand	26.9 Buildings, structures and features	Other	Amendment sought. Entire Plan but particularly Sections 26.9 and 26.10 Amend all references to Category I and Category II to Category 1 and Category 2.	Accept		Inventory (errors and omissions)
426.20		Heritage New Zealand	26.9 Buildings, structures and features	Other	Amendment sought. Amend Schedule 26.9 ref. 34 with the following details: •Rationalise items 34, 703 & 704 (by deleting items 703 & 704) into one entry under the following details - <u>Description: Invincible Mine and Buddle sites</u> <u>Legal description: Sections 1 and 2 Blk XII Earnslaw SD, SO 18563 (Invincible Mine Historic Reserve, NZ Gazette 1979 p.570) Otago Land District</u> <u>Heritage New Zealand Cat/No: 2/5603 & 5604</u>	Accept		Inventory (substantive changes to listings)
426.20	FS1080.8	Director General of Conservation	26.9 Buildings, structures and features	Support	It is important to have heritage features accurately described in the District Plan	Accept		Inventory (substantive changes to listings)
426.21		Heritage New Zealand	26.9 Buildings, structures and features	Other	Amendment sought. Amend section 26.9 ref. 67 as follows: Description: <u>Pleasant Terrace Workings, Sainsbury's House and Outbuilding, Skippers Mt Aurum Recreational Reserve.</u> Heritage New Zealand Cat/No: #/5176-1/5175 QLDC Cat: 3-1	Accept		Inventory (substantive changes to listings)

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
426.21	FS1080.9	Director General of Conservation	26.9 Buildings, structures and features	Support	It is important to have heritage features accurately described in the District Plan	Accept		Inventory (substantive changes to listings)
426.22		Heritage New Zealand	26.9 Buildings, structures and features	Other	Amendment sought. Amend section 26.9 ref. 67 as follows: Description: <u>Pleasant Terrace Workings, Sainsbury's House and Outbuilding, Skippers Mt Aurum Recreational Reserve.</u> Heritage New Zealand Cat/No: ##5176-1/5175 QLDC Cat: 3-1	Accept		Inventory (substantive changes to listings)
426.23		Heritage New Zealand	26.9 Buildings, structures and features	Other	Amendment sought. Amend Schedule 26.9 column headed HNZ Cat/No for item 131 as follows: ##1/2240	Accept		Inventory (errors and omissions)
426.24		Heritage New Zealand	26.9 Buildings, structures and features	Other	Amendment sought. Add New Zealand Heritage List reference <u>5176</u> and Category <u>2</u> to the column headed HNZ Cat/No for item 139.	Accept		Inventory (errors and omissions)
426.25		Heritage New Zealand	26.9 Buildings, structures and features	Other	Amendment sought. Amend Section 26.9 ref 140 as follows: Description: Bullendale Township Bullendale Hydro Electric Dynamo and Mining site. Legal Description: Section 148 Block XI Skippers Creek SD (2907300400) (Recreation Reserve, NZ Gazette 1985, p.5386) and Pt Legal Road (Bullendale Track) HNZ Cat/No: 1/5601 Amend Section 26.10 as follows: Delete entries 701 & 702	Accept in Part		Inventory (substantive changes to listings)
426.25	FS1080.10	Director General of Conservation	26.9 Buildings, structures and features	Support	It is important to have heritage features accurately described in the District Plan	Accept		Inventory (substantive changes to listings)
426.26		Heritage New Zealand	26.9 Buildings, structures and features	Other	Amendment sought. Amend section 26.9 ref 543 column headed HNZ Cat/No for item 543 as follows: ##2/2239	Accept		Inventory (errors and omissions)
426.28		Heritage New Zealand	26.9 Buildings, structures and features	Other	Addition requested. Add the following item to Section 26.9: Description: Gratuity Cottage, 9 Gorge Rd, Queenstown Legal Description: Lot 1 DP 12476 HNZ Cat/No: 2/2339 QLDC Cat: 2	Accept		Inventory (newly requested items)
426.29		Heritage New Zealand	26.9 Buildings, structures and features	Other	Addition requested. Add the following item to Section 26.10: Description: Sew Hoy's Big Beach Claim Legal Description: Legal river HNZ Cat/No: Historic Area/7545	Accept		Inventory (newly requested items)
426.33		Heritage New Zealand	26.9 Buildings, structures and features	Support	Adopt sections 26.9 & 26.10 in regards to the inclusion of the following new heritage items: Kinloch Jetty and wharf building (ref. 239) Marshall Cottage (ref. 240) Kawarau Falls Dairy and meat store (241) Threepwood Stables (ref. 242) Miller's Flat Church (re. 250) Former Methodist Church (ref. 251) Shanahan's Cottage (ref. 252) Stone Cottage (ref. 253) Old Butchery (ref. 500) Old House site (ref. 714)	Accept in Part		Inventory (support)
426.34		Heritage New Zealand	26.9 Buildings, structures and features	Other	Amendments sought. In section 26.9, amend the QLDC category of the following items from Category 2 to Category 1: •40 Kawarau Falls Bridge - QLDC Cat 2-1 •45 Skippers Bridge - QLDC Cat 2-1 In section 26.9, amend the QLDC category of the following items from Category 3 to Category 2: •56 Hulbert House - QLDC Cat 3-2 •76 Mill House - QLDC Cat 3-2 •77 Oast House - QLDC Cat 3-2 •79 Tomanovitch Cottage - QLDC Cat 3-2 •91 Kinross Store and Buildings - QLDC Cat 3-2	Accept in Part		Inventory (substantive changes to listings)
426.34	FS1113.1	Mill House Trust	26.9 Buildings, structures and features	Oppose	Seek that the heritage classification for the Mill House located at 549 Speargrass Flat Road, Queenstown be removed to no classification. Further seek that the HNZ proposal to allow heritage classification of properties and buildings without the consent of the property owner - be disallowed.	Reject		Inventory (substantive changes to listings)

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
604.35		Jackie Gillies & Associates	26.9 Buildings, structures and features	Other	Clarification that the protection applies to the historic part of a building and not recent additions would be helpful in many cases. This might either be stated at the beginning of the schedule or added individually as required.	Reject		Inventory (substantive changes to listings)
604.36		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	18 Transit of Venus site - currently Cat 2 - recommend Cat 3. The site should be rated at a similar level to Items 20 and 21 as they have similar characteristics and heritage values. Cat 2 downgrade to Cat 3	Accept		Inventory (substantive changes to listings)
604.37		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	32 Frankton Mill site - this is an archaeological site and is more appropriately covered by the HNZPT Act 2014. There are no built features remaining. AA Possibly delete from schedule.	Accept		Inventory (substantive changes to listings)
604.38		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	37 TSS Earnslaw - the description should clearly state it is the ship that is protected. The current description with 'berthing located at' as may be misconstrued. Add brackets around address.	Accept		Inventory (substantive changes to listings)
604.39		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	44 and 47 Stone Cemetery walls (Queenstown & Frankton) - should have the same rating, both 3. 44 - Cat 3 47 - Cat 3 (down from 2)	Reject		Inventory (substantive changes to listings)
604.40		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	49 Brunswick Flour Mill - this reads as though it includes the Mill as well which no longer exists. OMIT the comma between Mill and Turbine.	Accept		Inventory (errors and omissions)
604.41		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	56 Hulbert House - this should be upgraded to Cat 2. This rating more closely ascribes its high heritage values. This would a Cat 1 but for the recent modifications. AA Cat 3 upgrade to Cat 2	Accept		Inventory (substantive changes to listings)
604.42		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	58 Stone building, 17, Brisbane Street. Cat 2 downgrade to Cat 3	Reject		Inventory (substantive changes to listings)
604.42	FS1098.7	Heritage New Zealand Pouhere Taonga	26.9 Buildings, structures and features	Oppose	17 Brisbane St is entered on the New Zealand Heritage List as a category 2 historic place meaning that it has been established as having 'historical or cultural significance or value' at a national level (NZ heritage List ref. 5225). Heritage New Zealand would expect any decision in regards to the appropriate district plan category for this item ie. category 2 or category 3, to be informed by a heritage assessment. Such an assessment should be undertaken within a timeframe that allows all interested parties time to review the information prior to the hearing on the topic.	Accept		Inventory (substantive changes to listings)
604.43		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	59 McNeill cottage - this should be downgraded to Cat 3 since only the external walls and roof remain of the original cottage. Cat 2 downgrade to Cat 3	Reject		Inventory (substantive changes to listings)
604.43	FS1098.8	Heritage New Zealand Pouhere Taonga	26.9 Buildings, structures and features	Oppose	McNeil! Cottage is entered on the New Zealand Heritage List as a category 2 historic place meaning that it has been established as having 'historical or cultural significance or value' at a national level (NZ Heritage List ref. 2330). Heritage New Zealand is aware that this building and site have been heavily modified over the years. Nevertheless Heritage New Zealand would expect any decision in regards to the appropriate district plan category for this item ie. category 2 or category 3, to be informed by a heritage assessment. Such an assessment should be undertaken within a timeframe that allows all interested parties time to review the information prior to the hearing on the topic.	Accept		Inventory (substantive changes to listings)
604.44		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	63 28 Park Street - this should be upgraded to a Cat 2 due to its high heritage significance and unmodified character of the original cottage. AA Cat 3 upgrade to Cat 2	Accept		Inventory (substantive changes to listings)
604.45		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	65 Q Bowling Club - this should be down graded to a Cat 3. CP Cat 2 downgrade to Cat 3	Reject		Inventory (substantive changes to listings)

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
604.46		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	68 Glenarm Cottage, 50, Camp Street. (Increasing rarity as cottage in town centre, unmodified internally and externally.) Cat 2 upgrade to Cat 1	Reject		Beyond Scope
604.47		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	70 Threepwood. This listing should be split into 2 separate entries to reflect different characteristics of each building. CP Amend description to allow for different gradings of house and woolshed. 70a) Threepwood timber villa - Cat 2 70b) Threepwood stone woolshed -Cat 3	Accept		Inventory (substantive changes to listings)
604.47	FS1350.1	Justine and Kirsty Crane and Mactaggart	26.9 Buildings, structures and features	Oppose	Oppose the upgrade of the Threepwood Stables buildings from Category 2 to Category 1	Reject		Inventory (substantive changes to listings)
604.47	FS1350.2	Justine and Kirsty Crane and Mactaggart	26.9 Buildings, structures and features	Support	Support the request for separate heritage listings for the Threepwood Homestead ("The Loch House") as (Category 2) and the Woolshed as (Category 3)	Accept		Inventory (substantive changes to listings)
604.48		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	80 Tomes cottage - this should be upgraded to Cat 2 (it is a rare remaining example of a mud brick cottage from the gold mining era.) Cat 3 upgrade to Cat 2.	Reject		Inventory (substantive changes to listings)
604.49		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	81 Arcadia - this should be upgraded to a Cat 1. It is a rare and unmodified grand house of considerable historical and architectural significance. There are no others of its calibre in the District. If compared to Items 63 or 56 for example, its significance is much greater. Further research is required. Cat 2 upgrade to Cat 1.	Accept in Part		Inventory (substantive changes to listings)
604.50		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	84 172 Arthurs Point - this has been demolished (Arthurs Point Tavern). Delete from schedule.	Accept		Inventory (errors and omissions)
604.51		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	85 Boyne Building, 11 Ballarat Street Delete "Queenstown Supermarket"	Accept		Inventory (errors and omissions)
604.52		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	87 ? Missing from schedule?	Accept		Inventory (errors and omissions)
604.53		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	89 5, Brisbane Street Delete "NZ Forest Service Building".	Accept		Inventory (errors and omissions)
604.54		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	91 Kinross - this should be amended to read 'Kinross STONE buildings, not store. The small timber framed miner's cottage should also be added to the description. CP Amend wording from "store" to "stone" and add "amd small timber miner's cottage".	Reject		Inventory (substantive changes to listings)
604.55		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	97 Former Glacier Hotel Clarify listing - 3 or 2?	Accept in Part		Inventory (substantive changes to listings)
604.56		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	100 St Peters Parish Hall Delete "5 Earl Street" Add "? Camp Street" Amend map 36	Accept in Part		Inventory (errors and omissions)
604.58		Jackie Gillies & Associates	26.9 Buildings, structures and features	Not Stated	101 St Peter's Parish Centre - this should be upgraded to Cat 2. It has high historical, spiritual, social and technological significance. CP Cat 3 upgrade to Cat 2.	Reject		Inventory (substantive changes to listings)

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
604.58	FS1098.9	Heritage New Zealand Pouhere Taonga	26.9 Buildings, structures and features	Support	St Peter's Parish Centre is entered on the New Zealand Heritage List as a category 2 historic place meaning that it has been established as having 'historical or cultural significance or value' at a national level (NZ Heritage List ref. 2342). Heritage New Zealand supports upgrading this item from Category 3 to Category 2 and will provide what information we have available to contribute towards an assessment of the current heritage values of this site and accordingly inform a decision on the appropriate district plan category.	Reject		Inventory (substantive changes to listings)
604.59		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	107 Courthouse Interior now much modified. Cat 1 downgrade to Cat 2	Reject		Inventory (substantive changes to listings)
604.59	FS1098.10	Heritage New Zealand Pouhere Taonga	26.9 Buildings, structures and features	Oppose	Queenstown Courthouse is entered on the New Zealand Heritage List as a category 1 historic place meaning that it has been established as having 'special or outstanding historical or cultural significance or value' at a national level (NZ Heritage List ref. 7655). Heritage New Zealand is aware that this building and site have been modified, however efforts have been made in the past to retain certain interior features which may mean that the interior still has sufficient heritage significance to merit district plan category 1 status. Heritage New Zealand would expect any decision in regards to the appropriate district plan category for this item ie. category 1 or category 2, to be informed by a heritage assessment. Such an assessment should be undertaken within a timeframe that allows all interested parties time to review the information prior to the hearing on the topic.	Accept		Inventory (substantive changes to listings)
604.59	FS1226.161	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	26.9 Buildings, structures and features	Support	Supports in part. The submitter supports the downgrading of the Courthouse from Category 1 to Category 2. Seeks that is allowed in part as it relates to submission point 604.59	Reject		Inventory (substantive changes to listings)
604.60		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	109 Glenorchy Old School Building - this has been relocated to Paradise. AA Amend map 25 and address.	Accept		Inventory (errors and omissions)
604.61		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	111 Ayrburn - the listing for the homestead and the stone farm buildings should be separated as shown. 111a) Ayrburn Homestead, timber villa and stone garage (original cottage) - Cat 2. 111b) Ayrburn stone stables/woolshed - Cat 2. 111c) Ayrburn stone cart shed - Cat 1 (very rare extant example of its type). 111d) Ayrburn stone dairy building - Cat 3.	Reject		Inventory (substantive changes to listings)
604.62		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	115 Crown Lodge - add address.	Accept		Inventory (errors and omissions)
604.63		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	131 Thurlby Domain - this should be upgraded to a Cat 1 due to its rarity in the district and its high historical, architectural, social, group, setting and technological significance. Cat 2 upgrade to Cat 1.	Accept		Inventory (substantive changes to listings)
604.64		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	133 Eureka House, 17 Ballarat Street. Façade and building, (compare 86, 5 Ballarat Street.) Add "building" to description, Delete "façade"	Accept		Inventory (substantive changes to listings)
604.65		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	226 Paradise House - CP Add Cat 1 Historic Place on the HNZPT List (ref 7766)	Accept		Inventory (errors and omissions)
604.66		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	227 Cottage, Coll Street, Glenorchy - Does this cottage still exist?	Accept		Inventory (errors and omissions)
604.67		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	242 Threepwood Stables This should be upgraded to a Cat 1 due to its high heritage significance and unmodified state. CP Cat 2 upgrade to Cat 1.	Accept		Inventory (substantive changes to listings)
604.68		Jackie Gillies & Associates	26.9 Buildings, structures and features	Oppose	253 253, Centennial Avenue, Arrowtown Assessment carried out 2015 Should be Cat 2	Accept		Inventory (substantive changes to listings)

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
604.69		Jackie Gillies & Associates	26.9 Buildings, structures and features	Other	Include the following: Butchery, Tuohy's Gully Millbrook Stables and Blacksmiths shop. Gratuiti Cottage, 9 Gorge Road, Queenstown Cat 3 13, 15 Stanley Street, Queenstown. Cat 3 32 Park Street, Queenstown Cat 3 Queenstown Gardens Gates. Cat 2 Queenstown Campground Cabins Cat 3 / Precinct / Character Area	Accept in Part		Inventory (newly requested items)
604.69	FS1244.3	Three Beaches Limited	26.9 Buildings, structures and features	Oppose	The submitter is strongly opposed to the cottage located on the submitters site (legally described as Sections 4 and 9 Block XXXVI, Town of Queenstown, physical address being 11 Stanley Street) being added to the Schedule of Protected Features as contained within the PDP. Based on the state of the cottage, the submitter considers that the structure is beyond reasonable economic repair. Initial investigations to date have indicated that the cottage has significant structural and weatherproofing issues, the foundations are unstable, and large components of the woodwork have rotted. Further, the cottage has been altered and added to over the years. In the submitters' view, an almost complete (and expensive) rebuild would be required in order to preserve the cottage.	Accept		Inventory (newly requested items)
604.69	FS1098.11	Heritage New Zealand Pouhere Taonga	26.9 Buildings, structures and features	Support	This submission point is aligned with Heritage New Zealand's previous submission on plan change 50 which recommended the following: <i>That the Council considers the following options in relation to the Thompson St cribs:</i> 1. Inclusion of one or more of the cribs in the District Plan Inventory of Protected Features as a representative example from an important period of Queenstown's development, or; 2. Facilitate relocation of the cribs.	Reject		Beyond Scope
621.105		Real Journeys Limited	26.9 Buildings, structures and features	Not Stated	Amend #3 (map #37) as required so that the "Slipway and Cradle are "category 3", not "category 2". Insert a new row and reference if required.	Reject		Inventory (newly requested items)
672.33		Watertight Investments Ltd	26.9 Buildings, structures and features	Other	Reclassify Glenarm Cottage to be a Category III item within Table 26.9 and make any such consequential amendments necessary.	Reject		Beyond Scope
688.28		Justin Crane and Kirsty Mactaggart	26.9 Buildings, structures and features	Other	Correct the legal site description in Table 26.9 for the Threepwood Stables (item 242) to read as Lot 22 DP 378242 rather than Lot 2 DP 21614.	Reject		Inventory (errors and omissions)
822.1		Geraint Bermingham	26.9 Buildings, structures and features	Not Stated	Ref. No. 411 (map reference 39) - Kingston Flyer has been removed from the Heritage Register. This should return to the QLDC Heritage Register.	Reject		Inventory (newly requested items)
426.2		Heritage New Zealand	26.10 Archaeological sites	Other	Amendment sought. Amend column heading 'NZHPT Category' as follows: NZHPT HNZ Category	Accept		Inventory (errors and omissions)
426.27		Heritage New Zealand	26.10 Archaeological sites	Other	Amend section 26.10 entry 705 as follows: Legal Description: Crown Land Block VI Upper Wakatipu Pt Recreation Reserve C, Blk II Upper Wakatipu SD (NZ Gazette 1891 p.790), Otago Land District Amend map symbol 705 on Map 09 to show the correct location for this site.	Accept		Inventory (errors and omissions)
426.27	FS1080.11	Director General of Conservation	26.10 Archaeological sites	Support	It is important to have heritage features accurately described and identified in the District Plan	Accept		Inventory (errors and omissions)
426.30		Heritage New Zealand	26.10 Archaeological sites	Other	Addition requested. Add the following item to Section 26.10: Description: Wong Gong's Terrace Historic Area Legal Description: Pt Run 27 (CT OTA2/1228) HNZ Cat/No: Historic Area/7549	Accept		Inventory (newly requested items)
426.31		Heritage New Zealand	26.10 Archaeological sites	Other	Addition requested. Add the following item to Section 26.10: Description: Reko's Point Chinese Goldmining Sites. Legal Description: Reko's Point Conservation Area & Lot 2 DP 26911 Otago Land District	Accept		Inventory (newly requested items)
426.31	FS1080.12	Director General of Conservation	26.10 Archaeological sites	Support	It is important that these sites be given recognition and protection under the provisions of the district plan.	Accept		Inventory (newly requested items)

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
426.32		Heritage New Zealand	26.10 Archaeological sites	Other	Addition requested. Add the following item to Section 26.10: Description: Roaring Meg Bridge Abutment. Legal Description: Road Reserve, State Highway 6.	Accept		Inventory (newly requested items)
711.8		Richard Lawrie Hewitt	26.11 Sites of Significance to Maori	Not Stated	MANUWHAIA The Neck One of the most sacred of sites in the South Island is not shown. The publication 'Manuhaea: A sacred place' by Takerei Norton gives some detail in regard to the site's importance to Maori and the page headed 'Conclusion' is attached for your perusal (please refer to submission). I recommend: That this area be included on map 40 That this area be included in Areas of significance to Maori		Out of scope not within Stage 1 of the PDP	Maori issues/ sites of significance
711.9		Richard Lawrie Hewitt	26.11 Sites of Significance to Maori	Not Stated	MATUKITUKI CULTIVATED AREA/GARDENS The area is of approximately 3000 sqm [+ or -] on a hillock a short distance from the river and is accessed by a Department of Conservation track up the left hand side of the Matukituki River from the bridge to West Wanaka Station. A walk of about one hour. The area shows distinct signs of having been cultivated in the past. There are ridges and channelling cut into the ground much akin to potato ridging of today. Significant damage has been effected by the activities of livestock. It may well be that this was/is the place where Te Mohene was caught' by Te Puoho's party as shown on the map drawn by Huruuru for Shortland in 1844. Te Puoho proceeded to Tuturau where he met his death. His wives composed and sang a moving waiata when they were advised of his demise some time later. The Department of Conservation has fenced part of the hillock under Tenure review. I recommend That this site be included in the proposed district plan, Sites of Significance to Maori 26.11		Out of scope not within Stage 1 of the PDP	Maori issues/ sites of significance
711.9	FS1285.8	Nic Blennerhassett	26.11 Sites of Significance to Maori	Support	Supports the submitter's suggestion. Agrees with all recommendations relating to Maori history, including his suggestion that a concept plan be developed, in consultation with DoC, for a car layby, walking tracks and lookout points at The Neck.		Out of scope not within Stage 1 of the PDP	Maori issues/ sites of significance
201.1		IPENZ	26.12 Heritage Landscapes	Support	Request more detail in the heritage landscape listings, such as listing all the features that are included as contributing to the landscape's heritage values. Map references would also be useful.	Accept in Part		Heritage Landscapes
426.13		Heritage New Zealand	26.12 Heritage Landscapes	Support	Adopt provisions relating to heritage landscapes: 26.6 Table 6 & 26.12	Accept in Part		Heritage Landscapes
598.51		Straterra	26.12.3.3	Other	26.12.3.3 is supported subject to the following amendments: 26.12.1 Skippers Heritage Landscape 26.12.3 Key Features to be protected 26.12.3.3 Representative examples of other All other known archaeological sites, including sluiced terraces.	Reject		Heritage Landscapes
598.51	FS1287.79	New Zealand Tungsten Mining Limited	26.12.3.3	Support	Support in part - That the submission be allowed in its entirety	Reject		Heritage Landscapes
426.35		Heritage New Zealand	26.12.4 Moke Lake and Sefferton Heritage Landscape	Other	Review and confirm correct and consistent boundary for Seffertown and Moke Lake Heritage Landscape as shown in section 26.12.4 and on maps 9, 10, 12 & 13.	Accept		Heritage Landscapes
598.52		Straterra	26.12.4 Moke Lake and Sefferton Heritage Landscape	Other	Provision 26.12.4 is supported subject to amendments specified in full submission	Reject		Heritage Landscapes
598.52	FS1287.80	New Zealand Tungsten Mining Limited	26.12.4 Moke Lake and Sefferton Heritage Landscape	Support	Support in part - That the submission be allowed in its entirety	Reject		Heritage Landscapes
519.57		New Zealand Tungsten Mining Limited	26.12.7 Glenorchy	Not Stated	Amend 26.12.7 Glenorchy as follows: The Glenorchy Heritage Landscape (GHL) is significant for its specific scheelite mining activities that extended from the 1880's until the 1980's which have left a significant group of mine sites and infrastructure, along with a that have produced a sequence of mining evidence that follows the mining cycle which began here in the 1880's and will continue to exist onto the future. These activities have produced a complex of sites along with a unique social history of the people who worked there. They in turn, represent the hard won and sometimes fruitless endeavours of a close knit community of miners that spanned a hundred years of mining at Glenorchy and continues to this day. The GHL encompasses the majority of historic mining locations, tracks, cableway and sections of water races that represented a primary scheelite producing area in New Zealand. The combination of private and state-owned mines is also a unique part of the GHL's history in the ubiquitous and contemporary mining industry within the Queenstown Lakes District. Overall, the scheelite mining symbolised by the GHL is of national heritage significance. <u>It is recognised in this area that the GHL retains potential for exploration and mining, and it is appropriate to enable mining in such cases.</u>	Accept in Part		Heritage Landscapes
519.57	FS1015.93	Straterra	26.12.7 Glenorchy	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept in Part		Heritage Landscapes

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
519.57	FS1356.57	Cabo Limited	26.12.7 Glenorchy	Oppose	All the relief sought be declined	Reject		Heritage Landscapes
598.53		Straterra	26.12.7 Glenorchy	Other	Provision 26.12.7 is supported subject to amendments specified in full submission	Reject		Heritage Landscapes
598.53	FS1287.81	New Zealand Tungsten Mining Limited	26.12.7 Glenorchy	Support	Support in part - That the submission be allowed in its entirety	Reject		Heritage Landscapes
519.60		New Zealand Tungsten Mining Limited	26.12.9 Key features to be protected	Other	Supported in part. Amend Rules 26.12.9 as follows: 26.12.9.1 Significant heritage mining entrances , mining huts, the cableway and track ways within the GHL boundary (including the Black Peak Mine); 26.12.9.2 The mine sites entrances along the Mount Judah Road; 26.12.9.3 All other known archaeological sites and historic places within the GHL.	Accept in Part		Heritage Landscapes
519.60	FS1015.96	Straterra	26.12.9 Key features to be protected	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Accept in Part		Heritage Landscapes
519.60	FS1080.13	Director General of Conservation	26.12.9 Key features to be protected	Oppose	26.12.9.2 and 3 are relevant key features of the heritage landscape that require recognition and inclusion in this Rule.	Accept in Part		Heritage Landscapes
519.60	FS1356.60	Cabo Limited	26.12.9 Key features to be protected	Oppose	All the relief sought be declined	Reject		Heritage Landscapes
598.54		Straterra	26.12.10 Macetown	Other	Provision 26.12.10 is supported subject to the provisions outlined In the full submission	Reject		Heritage Landscapes
598.54	FS1287.82	New Zealand Tungsten Mining Limited	26.12.10 Macetown	Support	Support in part - That the submission be allowed in its entirety	Reject		Heritage Landscapes

Appendix 3. Section 32 Report



Section 32 Evaluation Report

Historic Heritage

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Section 32 Evaluation Report: Historic Heritage Chapter

1. Strategic Context

Section 32(1)(a) of the Resource Management Act 1991 requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act demands an integrated planning approach and direction:

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The remaining provisions in Part 2 of the Act, particularly s.6, provide a framework upon which objectives to achieve the purpose of the Act and provisions (in this case, policies and rules) to achieve the objectives can be built. Section 6 (abbreviated below) is particularly relevant to this chapter:

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

Section 31 RMA is relevant as it describes the functions of territorial authorities, and states;

(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:

(a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district

Including provisions for the recognition and protection of historic heritage helps to achieve integrated management through:

- Acknowledging the long term benefits from the preservation of heritage buildings and features.*
- Encouraging the longevity of heritage buildings through maintenance and adaptive reuse.*
- Accepting that the historic environment is part of the overall development sphere.*

With reference to other Acts, Sections 14 (c), (g) and (h) of the Local Government Act 2002 are also of relevance in terms of policy development and decision making:

(c) when making a decision, a local authority should take account of—

(i) the diversity of the community, and the community's interests, within its district or region; and

- (ii) *the interests of future as well as current communities; and*
- (iii) *the likely impact of any decision on the interests referred to in subparagraphs (i) and (ii):*
- (g) *a local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including by planning effectively for the future management of its assets; and*
- (h) *in taking a sustainable development approach, a local authority should take into account—*
 - (i) *the social, economic, and cultural interests of people and communities; and*
 - (ii) *the need to maintain and enhance the quality of the environment; and*
 - (iii) *the reasonably foreseeable needs of future generations*

As per Part II of the RMA, the provisions emphasise a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. They demand a future focussed policy approach, balanced with considering current needs and interests. Like the RMA, the provisions also emphasise the need to take into account social, economic and cultural matters in addition to environmental ones.

Local Government Act 2002

Section 14 is of relevance, as historic heritage is a wide ranging subject which truly reflects the diversity of the community and in some instances represents a regional, national or international relationship. Also there is a strong focus on preserving the past for the generations of the future, albeit with an approach that is not overly restrictive, i.e., which allows a level of development that is sustainable.

2. Regional Planning Documents

The Regional Policy Statement is currently under Review and has been Notified. The District Plan must *give effect* to the Operative Regional Policy Statement and must *have regard to* the Proposed Regional Policy Statement

The Operative Regional Policy Statement 1998, contains a number of references to historic heritage in its Objectives and Policies:

- 9.4.1 *To promote the sustainable management of Otago's built environment in order to:*
 - (a) *Meet the present and reasonably foreseeable needs of Otago's people and communities; and*
 - (b) *Provide for amenity values, and*
 - (c) *Conserve and enhance environmental and landscape quality; and*
 - (d) *Recognise and protect heritage values.*
- 9.5.1 *To recognise and provide for the relationship Kai Tahu have with the built environment of Otago through:*
 - (a) *Considering activities involving papatipu whenua that contribute to the community and cultural development of Kai Tahu; and*
 - (b) *Recognising and providing for the protection of sites and resources of cultural importance from the adverse effects of the built environment.*
- 9.5.4 *To minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through avoiding, remedying or mitigating:*
 - (a) *Discharges of contaminants to Otago's air, water or land; and*
 - (b) *The creation of noise, vibration and dust; and*
 - (c) *Visual intrusion and a reduction in landscape qualities; and*
 - (d) *Significant irreversible effects on:*
 - (i) *Otago community values; or*
 - (ii) *Kai Tahu cultural and spiritual values; or*
 - (iii) *The natural character of water bodies and the coastal environment; or*
 - (iv) *Habitats of indigenous fauna; or*
 - (v) *Heritage values; or*
 - (vi) *Amenity values; or*
 - (vii) *Intrinsic values of ecosystems;*

- 9.5.6 *To recognise and protect Otago's regionally significant heritage sites through:*
(a) Identifying Otago's regionally significant heritage sites in consultation with Otago's communities; and
(b) Developing means to ensure those sites are protected from inappropriate subdivision, use and development.

The Proposed RPS (Notified 23 May 2015) also contains relevant references as follows:

- 1.1 *The principles of Te Tiriti o Waitangi are taken into account in resources management decisions.*
- 1.1.1 *Promoting awareness of treaty obligations.*
- 1.1.2 *Taking the principles of Te Tiriti o Waitangi into account.*
- 1.2 *Kai Tahu values, rights and interests and customary resources are sustained.*
- 1.2.1 *Managing the natural environment to support Kai Tahu wellbeing.*
- 1.2.2 *Recognising important sites of cultural significance to kai Tahu.*
- 1.2.3 *Protecting important sites and values of cultural significance to Kai Tahu.*
- 1.2.4 *Enabling Kai tahu relationships with wahi tupuna and associated sites.*
- 4.2 *Historic heritage resources are recognised and contribute to the region's character and sense of identity.*
- 4.2.1 *Recognising heritage themes.*
- 4.2.2 *Recognising historic heritage.*
- 4.2.3 *Managing historic heritage values.*

The proposed Plan Change gives effect to these and other parts of the higher document, by synthesising the objectives and policies through the provisions.

3. Resource Management Issues

The resource management issues set out in this section have been identified from the following sources:

- Monitoring and review of Operative District Plan
- Community consultation
- Heritage Strategy
- Legislative changes

The Issues are:

- Historic heritage needs to be recognised, and correctly identified before it can be protected.
- Buildings in particular, need economic uses, which may require adaptation. There is an on-going need to achieve a balance between protection and development, in order to achieve sustainability.
- Heritage precincts need to be managed to protect heritage features without over regulation.
- Maintenance of historic heritage features must be encouraged and enabled. Demolition by neglect should be avoided.

- Private property rights are a relevant consideration in the wider approach to historic heritage. Providing provisions that are overly restrictive is counter-productive to their sustainable management.
- The need for longevity of finite resources. Heritage fabric is often fragile and irreplaceable. The value of heritage features in situ is far higher than when relocated, and the setting of these features provides context.
- Professional and technical input. Informed assessments of effects are required for development affecting historic heritage in the same way as any other “specialism” within the planning sphere. Government Agencies (HNZ, DoC) and community based groups are excellent sources of information and should be involved at the earliest planning stages. HNZ has a Regulatory role with regards to Archaeology, and Tangata Whenua only, can provide informed responses on Sites of Significance to Maori.
- Currency of the Inventory of Protected Features. This list of features is not fixed, in that it can be increased or decreased. It can also accommodate changes to the level of significance of items.
- Trees. New legislation relating to blanket tree protection as well as issues in other chapters of the Plan have led to the identification of a dedicated chapter for vegetation.

4. Purpose and Options

This purpose of this chapter is to promote the sustainable management of the District’s historic heritage features. This is drawn directly from the purpose of the RMA, as it applies to this particularly matter of national importance, being historic heritage as defined in Part 1¹. Furthermore, this reflects the intent of the proposed Strategic Directions Chapter as follows:

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 proposed Objectives meet the purpose of the Act by mirroring elements of the purpose of the Act and by enabling the recognition and protection of a matter of national importance. With regard to the Objectives being the most appropriate approach, the following alternatives were considered:

Option 1 is to retain the current provisions (Objectives, Policies and Rules) as they stand. This will allow for the familiarity of users to remain but would not address the resource management issues that were identified through monitoring.

Notable issues are that the assessment of effects on heritage landscapes are not being triggered as the links to Appendix 10 are not clear. Additionally the use of the precinct provisions is poor. For example, one set of rules covering all development within a precinct area does not allow for differentiation of actual heritage fabric, or against contributory buildings only. This results in unnecessary consents being required.

Option 2 would result in a “tidying” up of the current provisions, which would allow some increased ease of use, but would not provide the simplicity which is sought in RMA Amendments. Although some of the provisions are shown to be effective, there are alternatives which could be considered.

This would address minor issues within the provisions but does not significantly improve the clarity and continuity of the chapter. As such it fails to simplify and streamline. This version was essentially that presented to Council in 2013 and retained a number of areas that could now be improved, such as focussing the objectives and policies to inform the associated rules, including the encouragement of on-going maintenance. It also introduced a confusing array of tree protection measures.

¹ Part 1, Clause 2 (1) historic heritage

Option 3 requires the provisions to be examined in light of the current needs of the District, with updated legislation and a need to simplify the Plan as part of a wider staged Review. The resultant provisions would not be any less effective than Option 2 but readability and relevancy would be greatly improved.

This option allows clearer links between objectives, policies and rules, and alignment with the Strategic Directions chapter. It also removes the poor grouping of different types of historic heritage features that were previously categorised together. Buildings, structures and features can still be categorised, but rules applying to archaeological sites, precincts, sites of significance to Maori and landscapes are now more accurately focussed.

Option 3 is the preference and will allow the removal of trees from the chapter, a re-examination of the extents of heritage precincts and landscapes, and use of a more permissive set of provisions, without loss of protection where it is needed.

	Option 1: Status quo/ No change	Option 2: Retain and Improve	Option 3: Comprehensive Review
Costs	Does not address all the identified issues nor address the lack of clarity and ambiguity in some of the rules especially for heritage precincts. Contains unnecessary information and is not structured in a simple and easy to follow manner.	Has financial costs associated with going through the District Plan Review process (but this is required by legislation). Opens up some parts of the district plan which residents feel are settled. Contains unnecessary information and is not structured in a simple and easy to follow manner.	Slightly contradicts the Monitoring Reports that show that the current provisions are partially effective. However, review of the reports suggests that the monitoring was in some areas inadequate. The current investigations are considered to be more comprehensive.
Benefits	Retains the established approach which parties are familiar with. Low cost for Council	Retains established approach but improves where necessary to improve clarity and assist implementation	Allows a comprehensive “fit for purpose” review and provides opportunity to address all aspects. Provides opportunities to examine the content of the provisions in light of changes to legislation relating to heritage and earthquake strengthening. Adopts a far more streamlined structure that is easier to interpret.
Ranking	3	2	1

5. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions in the Historic Heritage chapter. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the existing baseline.
- Have effects on matters of national importance.
- Adversely affect those with specific interests, e.g, Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

6. Evaluation of proposed Objectives S32 (1) (a)

The purpose of the Act is to promote the sustainable management of natural and physical resources. This is very relevant to historic heritage which is a matter overall, of national importance. It is accepted that this applies to heritage in general and not each individual item, and some are highly important only to the local community.

Protecting historic heritage features means keeping them in a condition where they can be enjoyed by current and future generations. There must also be an acknowledgement that the fabric of historic heritage buildings and landscapes is subject to change and adaptation. To sustainably manage buildings they need to be kept in use. To allow them to meet a current need it is sometimes accepted, but also encouraged, to utilise an adaptive reuse. Provision of services to buildings including earthquake strengthening will provide for their longevity.

Buildings and features have higher value if they are in situ. However, the wider needs of communities and occasionally individuals are also recognised.

Heritage fabric is a finite resource and the full continuum of protection must be available for those exceptionally rare or outstanding items. It is also acknowledged that once finite resources are lost, the remaining examples become rarer and rarer, and are rightly elevated in their significance.

Historic heritage must be recognised first before it can be protected. It must also be acknowledged that historic heritage includes a diverse range covering entire landscapes through to small structures, and may have different importance and values to iwi, public and professional conservationists.

<i>Objective</i>	<i>Appropriateness</i>
26.5.1 To recognise and protect historic heritage features in the District from the adverse effects of land use, subdivision and development.	<p>This Objective is required to align with the need to sustainably manage historic heritage under the Act. In order to achieve protection, historic heritage needs to be identified in such detail that accurate decisions can be made relating to its protection. This protection assists in avoidance of adverse effects, or allows for the appropriate level of remediation or mitigation.</p> <p>This objective accurately reflects Sec 5 (2) (a)(c), 6 (e) (f), and Regional objectives 9.5.4, 9.5.6.</p>
26.5.2 To provide for the sustainable use of historic heritage features.	<p>Historic heritage is a matter of national importance in a generic sense. Individual items and groups of features contribute to the overall stock of heritage fabric that can be retained for future generations.</p> <p>The sustainability of the overall historic heritage of New Zealand must allow the on-going use of these features, as well as their protection.</p> <p>This objective directly reflects Sec 5 (2) (a), and Regional objective 9.4.1</p>
26.5.3 To recognise the diversity of historic heritage features, landscapes and values associated with them.	<p>The diverse range of historic heritage must be acknowledged in order to understand its value. Values that require protection for heritage or cultural landscapes may differ from the requirements of a physical structure and to a non-tangible value attached to a site of significance to Maori.</p> <p>Establishing and maintaining an inventory of protected features containing documented values informs good decision making and therefore assist in the sustainable management of the resource.</p> <p>This objective directly reflects Sec 6 (f), and Regional objective 9.5.1.</p>

<p>26.5.4 To enhance historic heritage features where possible.</p>	<p>The fabric of historic heritage and the setting of individual items can often be improved (or inappropriate development reversed) to raise the overall enjoyment of, and authenticity of, the feature.</p> <p>Opportunities for incentivising this approach align with achieving longevity for the historic heritage resource.</p> <p>This objective directly reflects Sec 5 (2) (a).</p>
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7. Evaluation of the proposed provisions S32 (1) (b)

(See also Table of options in Section 1 above.)

<i>Provisions</i>	<i>Costs</i>	<i>Benefits</i>
<p>Objective 26.5.1</p> <p>Policies 26.5.1.1, 26.5.1.2, 26.3.1.3</p> <p>Rules All</p>	<p>Significant resources will be required over the period of the Plan to provide adequate research and documentation to identify and describe the historic heritage resource within the District.</p> <p>Significant resources will be required over the period of the Plan to defend the protection of historic heritage.</p>	<p>The historic heritage of the District will be accurately recorded. This information will guide sound planning decisions and form a database of educational material and a record of development affecting the resource.</p> <p>Applications affecting historic heritage will be reduced in number by removing those applications which currently are required for non-heritage fabric and non-contributory buildings and structures.</p> <p>Costs of applications will be reduced as more information becomes available, to accurately inform assessments of effects.</p> <p>Mitigation will be proportionate to the level of adverse effects, and will be more accurately defined.</p>
	<i>Efficiency</i>	<i>Effectiveness</i>
	<p><i>Environmental</i> Immediate environmental benefits will be evident by reducing adverse effects on historic heritage. Long-term benefits through the on-going protection of historic heritage for future generations will also be observed.</p> <p><i>Economic</i> There may be costs incurred by extending the geographical areas that are affected by the provisions but district wide, these would be offset by a reduction in the number of consents.</p> <p><i>Social</i> Long term social benefits will come from the protection and therefore retention of familiar settings and sites. Particularly important in any recovery from natural</p>	<p>The correct identification of historic heritage resources is the most effective way of establishing the level of protection needed. Those that warrant protection, when considered together, allow the identification of the necessary level or regulation to protect them.</p> <p>Identifying the type of effects from development, and balancing these anticipated effects with proportionate controls is the most efficient way to achieve sustainable management of the resource.</p> <p>Correctly identifying the level of regulation needed will enable on-going use of historic heritage features (especially buildings). Consequently, these resources can be retained as</p>

	<p>hazards or other significant catastrophic events.</p> <p><i>Cultural</i> Mid to long term benefits from the increased awareness of, and specific knowledge relating to both individual features and the district and national layer of historic heritage resources.</p>	economically viable which will achieve the overall aim of protection.
<i>Provisions</i>	<i>Costs</i>	<i>Benefits</i>
<p>Objective 26.5.2</p> <p>Policies 26.5.2.1, 26.5.2.2</p> <p>Rules 26.6.3 to 26.6.17</p>	<p>There may be some minor misinterpretation of the extent of maintenance which would result in alterations being unconsented.</p> <p>Some alterations and adaptations may appear to be an adverse effect on heritage.</p>	<p>Owners will be encouraged to carry out minor maintenance on properties which will aid their long term retention.</p> <p>Identifying alternative uses for buildings will ensure that they continue to form a viable and attractive element of the built stock of the District.</p> <p>Economic activity may be improved by the added value of operating from a heritage building.</p>
	<i>Efficiency</i>	<i>Effectiveness</i>
	<p><i>Environmental</i> There will be immediate beneficial effects as the provisions encourage the use and re-use of buildings and features which contribute to on-going occupation. Consequently this supports the anticipated outcomes and avoids demolition by neglect.</p> <p>In the long to medium term, the certainty for owners that consents are not required for every minor task will be beneficial. Retaining the clarification that repairs and maintenance is encouraged will also assist this.</p> <p><i>Economic</i> These provisions recognise that heritage features are seen as assets in most cases and especially buildings. Barriers to adaptive re-use and the removal of unnecessary consents is to the economic benefit of owners. In turn, a benefit to the wider district is anticipated.</p> <p><i>Social</i> Allows the building (and other features) to remain in use. Most important factor in public perception of heritage.</p> <p><i>Cultural</i> Appropriate to all types of heritage</p>	<p>Sustainable management will provide for the longevity of the resources. Within the district there is a very high reliance on tourism of which historic heritage forms a significant part. Expansion of tourism contributes directly to employment and economic growth.</p> <p>Allowing for the sustainable and adaptive reuse may be preferable to the complete and absolute protection of features that contain heritage value. This approach prevents, or limits, on-going use.</p>

	features and allows a diverse range to be managed.	
<i>Provisions</i>	<i>Costs</i>	<i>Benefits</i>
<p>Objective 26.5.3</p> <p>Policies 26.5.3.1, 26.5.3.2, 26.5.3.3, 26.5.3.4</p> <p>Rules 26.6.4 to 26.6.22</p>	<p>Extents of heritage precincts may be extended and include additional properties. This may affect the perception of financial value.</p> <p>Identification of sites may require third party approvals to consents which may be seen as onerous.</p> <p>Owners / applicants may not fully understand or recognise the values associated with a wide range of features.</p>	<p>Correctly identifying the wide range of values associated with different types of historic heritage will allow better informed decision making.</p> <p>Duplication of consents may be avoided, resulting in a reduced number of consents and application costs.</p>
	<i>Efficiency</i>	<i>Effectiveness</i>
	<p><i>Environmental</i> Immediate and long term beneficial effects from protecting the larger and more diverse features from cumulative development will be evident.</p> <p><i>Economic</i> Identifying the full range of historic heritage features acknowledges diversity and creates tourism interest.</p> <p>Avoiding duplication of consents is beneficial to applicants.</p> <p><i>Social</i> Acknowledging the wide range of historic heritage complements the sense of place or “connection” that people feel with the resource. By inclusion of a diverse range rather than the inclusion of a limited portion this connection is increased.</p> <p><i>Cultural</i> Recognition of diversity in terms of values associated with historic or cultural heritage allows the district to be fully engaged.</p>	<p>Identification of a wide range of features contributes to historic heritage assets with the district. Provisions that encourage the identification of features will broaden the employment opportunities through creation of more sites available to visit and study.</p>
<i>Provisions</i>	<i>Costs</i>	<i>Benefits</i>
<p>Objective 26.5.4</p> <p>Policies 26.5.4.1, 26.5.4.2, 26.5.4.3</p>	<p>Restrictions may be placed over private property rights for the long term protection of historic heritage.</p> <p>Incentives for development affecting heritage may be seen as receiving preferential treatment.</p>	<p>Better planning outcomes can be achieved by innovative mitigation measures.</p> <p>Economic use of historic heritage buildings and sites can be demonstrated to a wide audience and seen as an encouragement to their longevity.</p>

Rules All	Some building fabric may be permanently altered as a result of strengthening, or other safety measures.	
	<i>Efficiency</i>	<i>Effectiveness</i>
	<p><i>Environmental</i> Better planning outcomes will benefit the resource and inform subsequent development opportunities. This will have both immediate and long term effects.</p> <p><i>Economic</i> Allowing enhancement of features can assist in the commercial viability and attractiveness of a site. Clear protection measures such as covenants provide certainty for owners and developers, which can be more permanent than RMA measures. Certainty reduces risk and encourages investment in these features.</p> <p><i>Social</i> The benefits of enhanced heritage features can be enjoyed by the wider public.</p> <p><i>Cultural</i> Increasing opportunities for the interpretation of cultural heritage sites can elevate the level of understanding that is associated with them.</p>	<p>Acknowledging that there may be opportunities to enhance historic heritage features will elevate the values associated with individual features and the resource throughout the district as a whole. Enhancement may be through restoration, renovation, interpretation or the displacement of effects through transferrable development.</p> <p>Enabling adaptation directly generates employment in construction, tourism and subsequently, service industries.</p>
<i>Reasonably practicable options</i>		
Option 1 – Status quo		
Retention of the existing (Operative) provisions would not provide for the on-going sustainable management of the resource. There are identified issues with the regulation of trees, precincts, heritage landscapes and lack of clarity within the rules.		
Option 2 – Retain and improve		
Retention of the majority of the existing provisions and making improvements to address those identified resource management issues, was considered and was the preferred option in an earlier assessment (evaluation) of this chapter. However, this rolling over of the existing format and detail would continue to retain several areas that could be improved. Providing new objectives, policies and rules which are clear and more directly related to each other and the RMA, will provide a superior planning outcome.		

8. Efficiency and effectiveness of the provisions.

The above provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. A number of areas of the existing chapter have been removed to aid the readability of the Plan by keeping the provisions at a minimum, whilst still retaining adequate protection for the resource.

By simplifying the objectives, policies and rules (the provisions), the subject matter becomes easier to understand for users of the Plan both as applicant and processing planner. Removal of technical or confusing wording, also encourages correct use. With easier understanding, the provisions create a more efficient consent process by reducing the number of consents required and by expediting the processing of those consents.

9. The risk of not acting.

It is considered that there is sufficient information available on which to base the above evaluation. Monitoring reports, heritage strategy, input from Government agencies and officer expertise are combined to produce this.

Continuing to add to the supporting information for the Inventory of Protected Features, will also enable more accurate environmental monitoring, in the next Plan review. This will further reduce the risk of not acting by ensuring adequate information is available.

Appendix 4. Section 32AA Evaluation of the Recommended Changes

SECTION 32AA EVALUATIONS IN RELATION TO CHAPTER 26 (HERITAGE)

This evaluation assesses the costs, benefits, efficiency, and effectiveness of the various new (and, where of significance, amended) policies that are being recommended in the s 42A report. The policies are assessed in the order that they appear in the chapter and where the rules are recommended to be amended, these are evaluated beneath the most relevant policy.

1. Recommended amended Policy 26.5.1.2

26.5.1.2 *Protect, maintain, and enhance historic heritage features against while managing the adverse effects of land use, subdivision, and development; ensuring that all including cumulative effects are considered and that the management of adverse effects is proportionate to the level of significance of the protected feature."*

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> The policy does not require historic heritage to be protected from any/ all adverse effects but, rather, accepts that some adverse effect may be acceptable provided historic heritage is protected, maintained, or enhanced. 	<ul style="list-style-type: none"> Clarifies that the adverse effects need to be managed in a manner that protects, maintains, and enhances historic heritage; rather than the need to protect historic heritage from adverse effects. Clarifies that the significance of the feature is a relevant consideration when applying the policy. Acknowledges that historic heritage may also be maintained and enhanced (not only protected) through landuse, subdivision, and development. 	<ul style="list-style-type: none"> Providing greater clarity will improve efficiency and effectiveness when administering the rules.

2. Recommended additional Policy 26.5.1.4

26.5.1.4 *Enable activities to occur within the heritage setting of a feature provided the heritage significance of the item is protected, by ensuring:*

- The form, scale and proportion of the development, and the materials used do not detract from the protected feature(s) located within the setting;*
- The location of the development respects and does not degrade any relationship that exists between the setting and the protected feature(s), and which contributes to the values identified for the protected feature(s);*
- Existing views of the protected feature(s) from adjoining public places (and publicly accessible areas within the scheduled heritage site) are maintained as far as is practicable; and*
- Network utilities and natural hazard mitigation activities within the setting are designed, located, and/or screened to be as unobtrusive as possible.*

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Includes some subjectivity (e.g. whether a certain form detracts). • Requires applicants to consider the heritage values in some detail and potentially alter their development plans to minimise effects on those. 	<ul style="list-style-type: none"> • Provides greater certainty as to what is expected of activities within heritage settings and the key effects to consider when determining whether the proposal is appropriate. • Requires the evaluation criteria in section 26.6.22 to be considered in order to determine effects on heritage significance (and therefore establishes a common methodology to be used by all). 	<ul style="list-style-type: none"> • Is effective and efficient in terms of directing what to consider in an assessment of effects and therefore enables more efficiency in the design, planning, and resource consent processing stages.

3. Recommended Amendments to Rule 26.6.7

It is noted that the notified definition of setting in the notified chapter has been replaced with an amended definition of 'Setting' and that a new definition of 'Heritage significance' has been introduced.

	Activity	Cat 1	Cat 2	Cat 3
26.6.7	<p><u>Development within the curtilage or setting¹ or Extent of Place</u> Works including earthworks, signage, lighting, street furniture, new buildings and structures. <u>Development within the 'Extent of Place' where this is specifically defined in the Inventory (26.9) or, where no Extent of Place is defined, this rule shall apply to development within the setting.</u></p> <p><u>For the purpose of this rule:</u></p> <p><u>Development means new buildings and structures, earthworks that otherwise requires consent under the earthworks rules, carpark areas over 15m² within view of a public road, and carpark areas over 40m² elsewhere.</u> <u>'Development' does not include any landuse activity occurring in the setting (such as residential, retail, or industrial activity).</u></p>	D	RD*	RD*

¹ ~~Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place. ICOMOS New Zealand Charter 2010~~

	<p><u>which is managed instead through the relevant zone provisions.</u></p> <p><u>'Setting' is as defined in Section 26.6 - Terms Used in this Chapter.</u></p> <p><u>*Discretion is limited to:</u></p> <ul style="list-style-type: none"> - <u>The extent of the development</u> - <u>The cumulative effects on the building or <u>protected feature, and its setting, and</u></u> - <u>The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.22.</u> 			
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The 'setting' definition still includes some subjectivity. • Some development could occur on adjacent or nearby sites, which might have an adverse effect on the heritage item. 	<ul style="list-style-type: none"> • Provides greater certainty as to what area the rule applies to. • Avoids the rule being applied to a neighbour's site, noting that the neighbour is unlikely to be aware of the rule. It therefore avoids the unreasonable costs and uncertainty that would otherwise be imposed on them. • Where an extent of place is known, it limits application of the rule to that area, thereby avoiding debate around whether a particular part of a site is within the 'setting' and the need for consent in relation to development outside of this area. • Establishes a framework that enables more 'extents of place' to be added to the inventory at a later date through subsequent plan changes. • Is consistent with the approach taken elsewhere in NZ (e.g. in the PAUP). • Clarifies that the activity occurring on the site (e.g. residential) does not require resource consent under this rule. • Avoids duplication with the signage rules and avoids requiring resource consent for very minor works such as low level lighting and minor earthworks. • The matters of discretion enable the effect on 	<ul style="list-style-type: none"> • The rules will be efficient in that they will reduce the uncertainty as to whether a consent is required in the first place and will reduce the number of resource consents being applied for without any significant loss in effectiveness.

	<p>the overall heritage significance of the feature to be considered.</p> <ul style="list-style-type: none"> • The rule will achieve Policies 26.5.1.2, 26.5.1.3, 26.5.1.4, and 26.5.2.1, as amended in Appendix 1. 	
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4. Recommended additional Policy 26.5.1.5 regarding demolition

26.5.1.5 In relation to demolition, destruction, and relocation beyond the site:

a) Avoid the total demolition, destruction, or relocation of Category 2 protected feature(s) beyond the site unless:

a. Exceptional circumstances render all other alternatives impractical; and

- i. A feature or part of a building poses a significant risk to safety or property; and/ or
- ii. The feature is unable to serve a productive use and retaining it imposes an unreasonable financial burden; and,
 - i. Specifically in relation to relocation; The relocation is necessary to facilitate the ongoing use or protection of the building or ensure public safety; and
 - ii. Measures are in place to minimise the risk of damage to the feature; and
 - iii. The heritage values of the feature in its new location are not significantly diminished.

b) Discourage the total demolition or relocation of Category 3 items beyond the site.

c) Avoid the partial demolition or destruction of Category 1 and 2 protected features wherever practical alternatives exist except that in the following circumstances mitigation or remediation of the effects may be appropriate, and the partial demolition or destruction of a protected feature may be acceptable:

- a. Where it will avoid significant risk to safety and property or where it will reduce or remove a significant financial burden on the owner
- b. Where it will result in significant public benefit that could not otherwise be achieved and where that benefit is deemed to outweigh the loss in heritage values (as assessed in accordance with the criteria in section 26.6.22)
- c. Where it is necessary to remove a significant amount of damaged fabric in order to ensure the conservation of the protected feature;
- d. Where no adverse cumulative effects will result from approving successive partial demolitions or alterations.

d) Provide for the partial demolition of Category 3 protected features, on the condition that their heritage significance, including the cumulative effects on its significance, are not reduced.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • May result in some demolition of Category 2 and 3 buildings in discrete circumstances. 	<ul style="list-style-type: none"> • Identifies that total demolition of Category 2 items and partial demolition of Category 1 and 2 items may be unavoidable and appropriate 	<ul style="list-style-type: none"> • Gives greater direction as to how to interpret the objective and rules and will therefore

<ul style="list-style-type: none"> Partial demolition of Category 1 items can be applied for and, in certain circumstances may be granted. Adds complexity to the provisions. 	<p>in certain circumstances. This may have economic benefits of landowners in discrete cases.</p> <ul style="list-style-type: none"> Clarifies that remediation and mitigation of effects will be the options of last resort and that avoidance of demolition should be thoroughly considered in the first instance. Provides clear direction. 	<p>enable more efficient administration.</p>
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5. Recommended amendments to Rule 26.6.3 regarding demolition

Rule	Activity Standard	Cat 1	Cat 2	Cat 3
26.6.3	<p><u>Total Demolition or relocation to another site</u> Works that result in damage, substantial removal from the site, destruction of any, or all, significant elements of the historic fabric or characteristics of a building or feature, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.</p> <p><u>The relocation or the total demolition or destruction of the historic fabric or characteristics of a protected feature. equal to or exceeding 70 per cent, by volume or area whichever is the greater².</u></p> <p><i>*Discretion is limited to:</i></p> <ul style="list-style-type: none"> <i>- The extent of the demolition</i> <i>- The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.22;</i> <i>- The cumulative effects on the <u>heritage value of the building or feature</u></i> <i>- Where the protected feature is located within a heritage precinct; the effects of the proposal on the key features of the precinct as identified in section 26.8</i> 	PR	NC	RD*
26.6.3(i)	<p><u>Partial demolition or destruction</u></p> <p><u>Partial demolition or destruction of protected feature exceeding 30 per cent but less than 70 per cent, by volume or area whichever is the greater.</u></p> <p><i>*Discretion is limited to:</i></p> <ul style="list-style-type: none"> <i>- The extent of the demolition.</i> 	NC	NC	RD*

² To calculate 'total demolition or destruction' and 'partial demolition or destruction', volume is measured from the outermost surface of the feature (including any surfaces below ground) and area is measured by the footprint of the feature.

Rule	Activity Standard	Cat 1	Cat 2	Cat 3
	<p><i>- <u>The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.22.</u></i></p> <p><i>- <u>The cumulative effects on the building or <u>protected feature</u>, including the cumulative effects on the heritage values resulting from incremental demolition.</u></i></p> <p><i>- <u>Where the protected feature is located within a heritage precinct; the effects of the proposal on the key features of the precinct as identified in section 26.8.</u></i></p>			

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Provides less control over the partial demolition of Category 1 features. There may be confusion and inefficiencies with calculating total compared with partial demolition. Adds complexity to the provisions. 	<ul style="list-style-type: none"> Ensures Category 1 items will not be demolished. Provides more certainty as it removes the subjectivity around 'significant elements', limits the application of the rules to 'heritage fabric' which is defined, and defines total and partial demolition. Accepts that there may be times when the partial demolition of Category 1 items and demolition of Category 2 items is unavoidable. Recognises that partial demolition has different effects and extent of effect than either total demolition or alterations and is therefore deserved of a separate rule. Enables slightly different (more enabling) policies to be formulated for partial demolition of Category 2 buildings to be crafted so that even though both total and partial demolition are non-complying, it is clear that partial demolition will be approved under more circumstances. The rule will achieve Policies 26.5.1.2, 26.5.1.3 and 26.5.1.5, as amended in Appendix 1. 	<ul style="list-style-type: none"> Will effectively prevent inappropriate demolition while improving efficiency through distinguishing between total and partial demolition and by not requiring a plan change in order to partially demolish a Category 1 feature if this should ever be unavoidable.

6. Recommended additional Policy 26.5.1.6 regarding additions and alterations

26.5.1.6 Enable additions and alterations to protected features provided they are undertaken in a manner that:

- a) Enhances the heritage values of the protected feature or; where this is not possible
- b) Maintains the heritage values of the protected feature, as assessed in accordance with the criteria listed in section 26.6.22; or where this is not possible
- c) Ensures that the effects are minimised such that the heritage significance of the protected feature is not reduced.

Applicants will be required to show that the above options have all been investigated.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There is a risk that some alterations may result in adverse effects on heritage values • Does not distinguish between heritage categories (although this generally reflects the fact that alterations of any category activity are either full or restricted discretionary). 	<ul style="list-style-type: none"> • Establishes a clear hierarchy whereby avoidance of the effects is the best possible option, with minimisation as the least desirable (but still acceptable) option. • Includes a bottom line that the effects must not be such that the significance (i.e. category) of the item is no longer valid. 	<ul style="list-style-type: none"> • The policy will improve the efficient administration of the related rule, by providing clearer direction.

7. Recommended amendments to Rules 26.6.5 and 26.6.6 regarding alterations

	Activity	Cat 1	Cat 2	Cat 3
26.6.5	<p><u>External alterations and additions</u> Works <u>External alterations or additions affecting the heritage fabric or characteristics of protected buildings and features.</u> <u>Additions to buildings such as signs lighting and street furniture are also included.</u></p> <p><i>*Discretion is limited to:</i> - <u>The extent of the alteration.</u> - The cumulative effects on the heritage value of the building or feature <u>The effects, including cumulative effects, on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.22; and</u></p> <p>- <u>Where the protected feature is located within a heritage</u></p>	D	RD*	RD*

	<p><u>precinct; the effects of the proposal on the key features of the precinct as identified in section 26.8.</u></p> <p><u>Note 1: 'Heritage fabric or characteristics' is as defined in Section 26.6 - Terms used in this chapter.</u></p> <p><u>Note 2: Additions to buildings such as signs and lighting are also included.</u></p>			
26.6.6	<p><i>Internal alterations</i></p> <p>Works <i>Internal alterations</i> affecting the historic fabric or characteristics of a building. including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.</p> <p><i>*Discretion is limited to:</i></p> <ul style="list-style-type: none"> - The extent of the alteration - The effects, including cumulative effects, on the building or feature the heritage values and heritage significance of the <u>protected feature, as evaluated in accordance with the criteria in section 26.6.22</u> <p><u>Note 1: 'Heritage fabric or characteristics' is as defined in Section 26.6 - Terms used in this chapter.</u></p> <p><u>Note 2: Alterations such as the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object are included.</u></p>	D	RD*	P

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Even though heritage fabric is now defined, there will still be some subjectivity and uncertainty around what constitutes heritage fabric and is therefore subject to this rule. • 	<ul style="list-style-type: none"> • Defining heritage fabric provides greater certainty than the notified rules • Enables the alteration of non-heritage aspects of a feature without resource consent. • Provides a process whereby applicants can obtain certainty that a resource consent is not triggered by a certain proposal. • Links the evaluation criteria to the rule thus making the rule more effective in that it establishes a common method for determining the extent of effects a proposal will have on a feature. • The rules will achieve Policy 26.5.1.2, 	<ul style="list-style-type: none"> • The rules will be efficient and effective in that they provide greater certainty and an opportunity to avoid the need for resource consent where appropriate.

	26.5.1.3, 26.5.1.6. 26.5.2.1 and 26.5.4.3, as amended in Appendix 1.	
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8. Recommended additional Policy 26.5.1.7 regarding heritage precincts

26.5.1.7 Ensure that, where possible, any activity requiring consent within a heritage precinct avoids adverse effects on those key features and values of the precinct that are specifically identified in the 'statement of significance' and 'key features to be protected' parts of section 26.8 and that only where avoidance is not possible, remedies or mitigates such effects.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Accepts that, at times, effects will not be able to be avoided 	<ul style="list-style-type: none"> Ensures that, the key features and statements of significance relating to each of the precincts are considered in the decision making process. Ensures that, even though separate consent is not required under the heritage precinct rules for an activity relating to a listed key feature, the effects on the wider precinct must also be considered in addition to those on the feature itself. 	<ul style="list-style-type: none"> The policy avoids having to apply the heritage precinct rules to individually listed key features and is therefore more efficient and should be equally effective

9. Recommended additional Policy 26.5.1.8 regarding relocation within the site:

26.5.1.8 With regard to the relocation of protected features within the site:

a. Avoid the relocation of Category 1 and 2 features within the same site unless

- i. It is necessary for the long term viability of the feature; and
- ii. Other alternatives have been exhausted; and

Provided the relocation will maintain or enhance the heritage significance of the feature, as assessed using the evaluation criteria in section 26.6.22

b. Provide for the relocation of Category 3 protected features within the same site, where the relocation will maintain or enhance the heritage significance of the protected feature, as evaluated using the criteria in section 23.6.22.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Provides for Category 3 features to be moved even if there are effects on heritage values provided it does not lose its category 3 status. Accepts that significant features may 	<ul style="list-style-type: none"> Provides greater direction/ certainty as to when relocation within the site is likely to be appropriate. Provides the opportunity for 	<ul style="list-style-type: none"> Greater direction will result in more effective and efficient decision-making.

be moved within the site where necessary/ unavoidable even if there are some effects on heritage values	the relocation of Category 1 onsite in certain circumstances without the need for a plan change	
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10. Amended rule 26.6.4 relating to relocation within the site:

Rule	Activity Standard	Cat 1	Cat 2	Cat 3
26.6.4	<p><u>Relocation within the site</u> Works that result in <u>The relocation of an existing building or protected feature being relocated within the same site.</u></p> <p>* Discretion is limited to: - <u>The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.22;</u> - <u>The physical effects on the heritage fabric and the effects on the setting of the feature.</u></p>	PR NC	NC	RD* <u>D</u> <u>where feature is within a heritage precinct</u>

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Category 1 items may be moved within the site, which may adversely affect heritage values. However, this cost should be appropriately avoided by the activity status and the policy. 	<ul style="list-style-type: none"> Category 1 items can be moved within a site under certain circumstances (defined by the policy) without the need for a plan change. The non-complying status still imposes a high level of protection but enables a case by case assessment of the effects on heritage values. Resource consent can be declined. The rule will achieve Policies 26.5.1.2, 26.5.1.3, and 26.5.1.8, as amended in Appendix 1. 	<ul style="list-style-type: none"> More efficient and likely to be equally effective as the notified PDP provision.

11. Recommended amended Policy 26.5.2.1

26.5.2.1 Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that:

- (a) Are in accordance with best practice; and
- (i) Either enhance heritage values or do not permanently adversely affect heritage values to the extent that the heritage significance of the item would be reduced, noting that the cumulative effects of incremental change must also be considered; and are in accordance with best practice;
- (b) Improve the viability of the protected feature; and/ or improve public health and safety;
- (c) Recognise that heritage structures and buildings may need to be modified or re-engineered as engineering and safety standards evolve.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Potential scope for unsympathetic works to be undertaken and/ or the removal of engineering features which are, themselves, part of the overall heritage values. 	<ul style="list-style-type: none"> Encourages ongoing improvements which will ensure against safety issues and help retain the ongoing viability of heritage items. Provides greater certainty of what is likely to be acceptable in terms of consenting. 	<ul style="list-style-type: none"> Greater direction will result in more effective and efficient decision-making.

12. Recommended Amendments to Policy 26.5.3.4 regarding archaeological sites

26.5.3.4 Avoid unnecessary duplication of consents with other statutory bodies on archaeological sites.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Requiring consent/ an authority under both the Resource Management Act 1991 (RMA) and the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the modification or destruction of listed archaeological sites will impose a cost on applicants. 	<ul style="list-style-type: none"> Clarifies that consent under both statutes will be necessary in certain instances (i.e. in respect of the archaeological sites listed in the District Plan) and not for others. Better aligns the rules and the policy. 	<ul style="list-style-type: none"> Is more effective and efficient as the notified PDP policy does not align with the rules.

13. Recommended Amendments to Table 5 (rules)

Table 5 Archaeological sites

Rule	Activity Standard - <u>Archaeological sites listed in Section 26.10</u>	All sites
26.6.17	<p>Modification, damage or Destruction or demolition of an archaeological site Any alterations to an archaeological site (scheduled or not) included within the provisions of an authority to modify, damage or destroy under the HNZPTA 2014³, provided that there are no other effects on heritage.</p> <p><u>Destruction or demolition of an archaeological site listed in section 26.10</u> Destruction of any archaeological feature or demolition of any built archaeological feature associated with an archaeological site listed in Section 26.10</p>	<p>P</p> <p><u>D</u></p>
26.6.18	<p>Modification, damage or destruction of an archaeological site Any alterations to a scheduled archaeological site included within the provisions of an authority to modify, damage or destroy under the HNZPTA 2014, provided that there are only minor other effects on heritage. *Restricted Discretion is limited to: The extent of the development on any heritage feature that is not covered under the archaeological authority.</p> <p><u>Relocation affecting an archaeological site</u> Any activity that results in an archaeological feature associated with an archaeological site listed in Section 26.10 being relocated within the same site</p>	<p>RD*</p> <p><u>D</u></p>
26.6.19	<p>Modification or alteration damage or destruction of an archaeological site Any alterations to a scheduled archaeological site included within the provisions of an authority to modify, damage or destroy under the HNZPTA 2014, where there are more than minor other effects on heritage.</p> <p><u>Modification or alteration of an archaeological site listed in Section 26.10</u> *Discretion is limited to: The effect of the alteration or modification on the heritage values of the site.</p>	<p><u>D</u></p> <p><u>RD*</u></p>
26.6.20	<p>Modification, damage or destruction of an archaeological site In breach of the HNZPTA 2014.</p>	<p>PR</p>
<p>Note: An Authority from Heritage New Zealand will also be required to destroy or modify or cause to be destroyed or modified the whole or any part of an archaeological site, pursuant to the HNZPTA 2014.⁴</p>		

³ Heritage New Zealand Pouhere Taonga Act 2014

⁴ Heritage New Zealand Pouhere Taonga Act 2014.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Applicants wishing to destroy or modify an archaeological site listed in the District Plan, or to undertake scientific or exploratory investigations in relation to such a site will need to apply under both the HNZPTA and the District Plan. • Does not require resource consent for unlisted archaeological sites, which may mean some effects go unmanaged. 	<ul style="list-style-type: none"> • Enables public participation through the RMA where necessary, for these sites. • Ensures all effects on historic heritage can be considered for these sites. • Enables the resource consent and authority processes to occur simultaneously (if Heritage New Zealand is prepared to process an authority prior to resource consent being issued). • Enables both processes to utilise the same base information, thus saving time and cost. • Provides greater certainty to plan users. • The rule will achieve Policies 26.5.1.1, 26.5.1.2, 26.5.1.3, and 26.5.3.4, as amended in Appendix 1. 	<ul style="list-style-type: none"> • The rules will be more efficient and effective by reducing the uncertainty as to whether a consent is required and by enabling the RMA and HNZPTA processes to occur simultaneously.

14. Recommended additional Policy 26.5.4.4 regarding heritage landscapes

26.5.4.4 Enable the continuation of the mining activities that helped to create the various heritage landscapes, provided the features identified in Section 26.12 are protected and effects on the wider heritage values of the heritage landscape are minimised or remedied.

Note: These features are listed under both the 'Statements of Significance' and 'Key Features to be Protected' headings.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • It is possible that mining will recommence and that adverse effects on the wider heritage landscape will only be minimised or remedied and not avoided. 	<ul style="list-style-type: none"> • Enables the ongoing use of the heritage landscape, retaining its viability. • Ensures that key heritage values are protected. • Is consistent with the rule framework (in this and other chapters of the PDP) which enables, but does not 	<ul style="list-style-type: none"> • Greater direction will result in more effective and efficient decision-making.

	<p>necessarily encourage, ongoing mining activity.</p> <ul style="list-style-type: none"> • Acknowledges that mining re-starting will add another layer of history. • Provides for the efficient use of natural resource and, in turn, contributing to economic wellbeing and employment. 	
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15. Amended rule 26.6.21 regarding heritage landscapes

Table 6 Heritage landscapes

Rule	Activity Standard	All landscapes
26.6.21	<ul style="list-style-type: none"> • Development in heritage landscapes • Earthworks over 200m³ (but excluding farm track access, fencing, firebreaks and public use tracks). • Buildings over 5m² in footprint. • Subdivision. • Forestry. • Removal or destruction of any heritage feature that contributes to the values of the heritage landscape and is referred to in the statement of significance. <p><i>Note: If intending to destroy or modify or cause to be destroyed or modified an archaeological sites, an Authority will be required from Heritage New Zealand, pursuant to the HNZPTA 2014,⁵ and if the archaeological site is listed in 26.10 of the District Plan then resource consent may also be required under Table 5 (rules 26.6.18 - 26.6.21)</i></p>	D

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Some effects associated with archaeological sites may not be able to be considered through the authority process 	<ul style="list-style-type: none"> • It is not appropriate to list 'all other archaeological sites' in the features to be protected as this is uncertain and unnecessarily duplicates the authority process and the consents required under Table 5 of the PDP. • An advice note alerts users to the possible need to obtain an authority and/ or resource consent pursuant to Table 5 of the PDP. 	<ul style="list-style-type: none"> • Removing or at least significantly reducing the uncertainty and duplication in the rules will result in more efficient administration and

⁵ Heritage New Zealand Pouhere Taonga Act 2014.

	<ul style="list-style-type: none"> • The 'development' rule is unreasonably uncertain, as it unclear what development and the earthworks, building, and subdivision rules (in chapter 27) will effectively cover most development less ambiguously. Therefore, the best option is to remove the words "development in heritage landscapes." • Removes unnecessary wording and duplication. • Removing subdivision and relying on the rules in Chapter 27 (which specifically relate to heritage landscapes) avoids duplication inefficiencies in consent processing. 	<p>protection</p> <ul style="list-style-type: none"> • .
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Appendix 5. Comparison between the ODP and PDP provisions

Appendix 5

COMPARISON BETWEEN THE ODP AND PDP PROVISIONS	
OPERATIVE DISTRICT PLAN	PROPOSED DISTRICT PLAN Key - red underlined denotes where rules are different/ new from the Operative District Plan
<p>13.1.3 Objectives and Policies</p> <p>Objective 1 - Heritage Values <i>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.</i></p> <p>Objective 3 - Heritage Landscapes <i>Recognise heritage landscapes and their associated values which significantly contribute to the District's character, history, social and cultural values, and ensure adverse effects of inappropriate subdivision, use and development on these values are avoided, remedied or mitigated.</i></p>	<p>Objectives (summarised)</p> <ul style="list-style-type: none"> • <u>Recognise and protect from adverse effects proportionate to value</u> • <u>Provide for sustainable use</u> • <u>Recognise diversity of features</u> • <u>Enhance features where possible</u>
<p>Listed items are classified into one of three Council categories. ... The Protected Features have been listed for a number of reasons, including:</p> <p>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.</p> <p>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.</p> <p>Architectural Significance Significance in terms of a design of a particular style, period or designer and whether it has significant aesthetic value.</p> <p>Archaeological Significance Significance in terms of important physical evidence of human</p>	Nil

<p>activities which, through archaeological investigation, could provide knowledge of the history of Otago and New Zealand.</p> <p>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.</p> <p>Group Significance Degree of unity in terms of scale, form materials, texture and colour in relationship to its setting and/or surrounding buildings.</p> <p>Landmark Significance Landmark significance in the community consciousness.</p>	
<p>The categories are:</p> <p>(i) Category 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 Historic Places Trust's Register.</p> <p>(ii) Category 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 owners property rights are unreasonably restricted.</p> <p>(iii) Category 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 ...</p>	<p>nil</p>
<p>Clarification of terms: Demolition and Alteration.</p>	<p>Clarification of terms: <u>“repairs and maintenance”, “contributory buildings” and “non-contributory buildings”, “demolition”, “setting”.</u></p>
<p>Heritage orders - Notes that must comply under separate procedures</p>	<p><u>Lists Postmaster's House Arrowtown Post Office, and Archer Cottage heritage orders.</u> Another will be added via Cl. 16</p>

<p>Subdivision Discretionary (DISC)</p>	<p>Subdivision of a site containing a feature - DISC</p>
<p>Repairs and maintenance/ general maintenance Permitted (PER)</p>	<p>Permitted (PER)</p>
<p>Cat 1</p> <ul style="list-style-type: none"> • Internal and external alteration (excl maintenance) - Full discretionary. • Complete demolition or removal” - Prohibited • Assessment matters for DISC activity and requirement to carry out assessments as per the ICOMOS charter 	<p>Cat 1</p> <ul style="list-style-type: none"> • Demolition - remains Prohibited • Relocation - Prohibited • External and internal alteration - Full DIS • <u>Development within the curtilage or setting (defined) - Full DISC (unclear in Operative District Plan whether setting/ curtilage covered in rules on the features)</u> • <u>No assessment matters</u>
<p>Cat 2 items</p> <ul style="list-style-type: none"> • Internal and external alteration (excl maintenance) - Full disc • Complete demolition or removal - non-complying • Assessment matters for DISC activity and requirement to carry out assessments as per the ICOMOS charter • Some precincts are listed as category 2 • Some archaeological sites listed as category 2 	<p>Cat 2</p> <ul style="list-style-type: none"> • Demolition - non complying • Relocation - non complying (assume this is status quo as PRO “demo” includes complete removal) • External and internal alteration - RDIS • internal alteration - RDIS • <u>Development within the curtilage or setting (defined) - RDIS</u> • <u>No assessment matters</u>
<p>Cat 3 items:</p> <ul style="list-style-type: none"> • Internal and external alteration (excl maintenance) -Controlled • Demolition - Full disc • Assessment matters for CON and DISC activities re items and requirement to carry out assessments as per the ICOMOS charter. • Some precincts are listed as category 3 • Some archaeological sites listed as category 3 	<p>Cat 3</p> <ul style="list-style-type: none"> • Demolition - RDIS • Relocation RDIS • External alteration - RDIS • <u>Internal alteration - permitted (more lenient).</u> • <u>Development within the curtilage or setting (defined) - RDIS</u> • <u>No assessment matters</u>
<p>Precincts</p> <ul style="list-style-type: none"> • Demolition (which includes “complete... removal”) of non-heritage item in a precinct - Full DISC. • Precincts are listed as Category 2/ 3 in the schedule so the above Cat 2 and 3 rules apply 	<p>Precincts</p> <ul style="list-style-type: none"> • Demolition and relocation of contributory buildings (i.e. unlisted but have some heritage significant/ fabric) - DISC • <u>Demolition or removal of non-contributory buildings is PER</u> • <u>Relocation of non-contributory buildings within precinct is DISC</u>

<ul style="list-style-type: none"> • Shown on planning map • No statements of significance 	<p><u>and beyond it is PER.</u></p> <ul style="list-style-type: none"> • <u>External alteration of contributory buildings is RDIS</u> • <u>External alteration of non-contributory buildings is RDIS (but no consideration of effect on the building itself)</u> • <u>Internal alteration of unlisted contributory and non-contributory buildings is permitted</u> • <u>Development (new builds, signs, earthworks) DISC</u> • <u>No assessment matters</u>
<p>Landscape features</p> <ul style="list-style-type: none"> • Earthworks, tree planting, or building in landscape feature full disc. • Assessment matters re this activity 	<p>Included in schedule (not separated out from buildings etc.) and no specific rules?</p>
<p>Heritage trees</p>	<p>(NA for chapter 26)</p>
<p>Nil</p>	<p>Sites of significance to Maori</p> <p><u>Any development that affects the maori values of a site DISC</u></p>
<p>Archeological sites</p> <ul style="list-style-type: none"> • Listed as category 2 and 3 items and so those rules listed above apply 	<p>Archeological sites</p> <ul style="list-style-type: none"> • <u>Modifications included in an authority with no other effect</u> • <u>Modifications included in an authority with minor other effect</u> • <u>Modifications included in an authority with more than minor other effect</u> • <u>Modifications included in breach of HNZPTA</u>
<p>Heritage landscapes</p> <ul style="list-style-type: none"> • Objective and Policies only • No rules 	<p>Heritage landscapes</p> <ul style="list-style-type: none"> • <u>Development, earthworks over 200m³, buildings over 5m², subdivision, forestry, and removal of key features referred to in statements of significance in the District Plan - DISC</u>
<p>Schedule Items listed as Categories 1 - 3</p>	<p>Schedule The listed buildings, structures, and features are as per the Operative District Plan, plus the addition of 8 new items and 1 new archaeological site.</p>

Archeological sites <ul style="list-style-type: none">• Lists 14 Archeological sites	Archeological Sites <ul style="list-style-type: none">• Lists 15 archeological sites
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Appendix 6. Town Centre Heritage Precincts Appraisal (September 2014)

Jackie Gillies + Associates

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Queenstown Lakes District Council Town Centre Heritage Precincts Appraisals (Queenstown & Arrowtown) – Identification of Non-Contributory Buildings

Introduction

The town centre Precinct assessments have been undertaken by external inspection from public spaces. No internal inspections, historical research or building fabric analyses have been carried out.

Contributory and non – contributory buildings are defined as follows:

Contributory buildings - are those that contribute to the significance of a heritage Precinct but may not be worthy of individual protection. They may contain significant heritage fabric, architecture or positioning that adds value to the Precinct.

Non –contributory buildings - have no identifiable historic heritage significance or fabric. Their current impact will either be adverse or neutral. They are identified within a Precinct because any future development of the site may impact on the contributory elements.

Queenstown

As advised in our review of the Special Character Areas/Heritage Precincts (July 2013), it is not considered feasible to combine the three Heritage Precincts into one. It is recommended that the existing Precincts be retained, albeit with some adjustment of the boundaries.

QLDC DP Ref: Heritage Precinct 141

Description:

The Precinct is located either side of Ballarat Street between its junctions with Stanley Street and Camp Street. The heritage buildings within the Precinct comprise the Courthouse (former Library and Reading Room and Justice Building), the former Lakes County Council Building, the Forresters Lodge, the Ballarat Street bridge and Horne Creek.

It is recommended that the existing Precinct boundary is extended to include the present open, green space either side of Horne Creek as this space:

- contributes to the setting of the heritage buildings within the Precinct; and
- contributes to the significance of the Creek and the Ballarat Street Bridge;
- counteracts to some extent the adverse impact on the Precinct of dominating, modern buildings bordering the Precinct.

Statement of Significance:

Historic and Social – high significance

The Precinct signifies the historic municipal centre of the town. Although the heritage buildings in the Precinct date from the 1870s and 1880s, the site of the Courthouse is the location of the first Magistrates' sittings following the 1862 gold rush and the heritage structures in the Precinct today are representative of the civil development of Queenstown since that time, including the establishment of Lake County Council 1876 and the construction of the Ballarat Street Bridge; a major work by the Borough Council in 1882.

The Courthouse, Library and Lakes County Council building were designed by the renowned architect, F.W. Burwell, who undertook much work in the District, and who is also particularly well-known in the town for Eichardt's Hotel.

The buildings/structures are generally held in high esteem by the local community and visitors alike.

Cultural and Spiritual – high significance

The Precinct is representative of the municipal development and culture of civic pride in 19th century Queenstown.

Architectural – high significance

The heritage buildings in the Precinct have high architectural value. Their design and the nature of their stone construction convey their status and authority. They are an architectural statement of permanency, stability and prosperity as the town evolved progressively from its early canvas tent and timber structures to a new generation of enduring public buildings. The buildings/structures generally remain intact and have a high degree of historical and architectural authenticity within the town.

Townscape and Contextual – high significance

The buildings/structures are a very distinctive and prominent feature of the townscape in this part of Queenstown and define its provenance. They are located on principal thoroughfares and have a high degree of visibility as landmark structures. Their scale, form and materials are characteristic of 19th century

Queenstown and, together, they are considered to have high 'group'/contextual value in relation to each other.

Rarity/scarcity and Representative – high significance

The Precinct has high rarity value in the District as an assemblage of reasonably intact 19th century municipal buildings/structures.

Technological – moderate significance

The buildings/structures that form part of the Precinct have moderate technological significance for their masonry construction and their high quality of stonework. The bridge itself is a rare example in the District of a 19th century masonry bridge.

Archaeological – moderate significance

The Precinct is considered to have moderate archaeological value for the evidence that it could provide of pre-1900 Queenstown, although development/landscaping in the area of the green in particular is likely to have damaged archaeological remains.

Summary Statement of Heritage Significance:

The Precinct represents the historically significant civic centre of Queenstown and contains a number of important heritage buildings and structures. Their design and the nature of their stone construction convey their high status within the District. The buildings/structures are an architectural statement of permanency, stability and prosperity as the town evolved progressively from its early canvas tent and timber structures to a new generation of enduring public buildings. The buildings/structures generally remain intact and have a high degree of historical and architectural authenticity within the town. They are a very distinctive and prominent feature of the townscape in this part of Queenstown and define its provenance. Their scale, form and materials are characteristic of 19th century Queenstown and, together, they are considered to have high 'group'/contextual value in relation to each other. The stone bridge is also a rare example of its kind in the District.

Key features to be protected:

- The individual principal historic buildings; their form, scale, materials and significance. Incremental loss must be avoided.
- The 'group value' of the buildings within the Precinct and their setting within it.
- The townscape/landmark value of the Precinct i.e. other buildings, development and signage within the Precinct or adjoining it should not adversely affect or diminish the significance of the heritage Precinct.

QLDC DP Ref: Heritage Precinct 142

Description:

A Precinct comprising the Queenstown Mall (Ballarat Street), the buildings fronting onto the Mall and the pedestrian linkages to and from the Mall which collectively form a historic and urban amenity Precinct of unique form and quality in the District.

It is recommended that the existing Precinct boundary is extended to include the entirety of Protected Item 138 (number 3 Rees Street) to improve consistency within the Precinct and correct an anomaly.

This Precinct still reflects the historic settlement pattern of the town and it is possible that some of the buildings that have, from brief external inspection, been assessed as non-contributory contain heritage fabric. The Precinct is also considered to have high archaeological significance and its pre-1900 existence means that it is an archaeological site in terms of the Heritage New Zealand Pouhere Taonga Act 2014. It is recommended that this be noted in the District Plan or that a process is developed within QLDC to ensure that the archaeological values of the Precinct are recorded and protected.

Statement of Significance:

Historic and Social – high significance

The Precinct contains a diverse range of buildings and heritage features, which form the commercial centre of the town. The Precinct still embodies the early settlement pattern of Queenstown from when the town was set out in 1864. This is evident in the arrangement of the sections and the street layout within the Precinct; behind the present shop fronts, it is possible that further evidence of the historic street plan remains in the form of standing structures and below ground archaeology. In the lower half of the Mall (towards the lake), there are many remaining heritage structures (such as the façade of the Van Der Walde Building, the Boyne Building, the former Colonial Bank, The Athenaeum/Town Hall and 1 Cow Lane), which are crucial as evidence of Queenstown's trading and banking heritage as far back as the early 1870s. The lower edge of the Precinct is defined by the classically-inspired façade of Eichardt's Hotel, which although considerably altered, is associated with the renowned Invercargill architect, Frederick Burwell, and has its origins in the period 1871 – 86.¹

Cultural and Spiritual – high significance

In cultural terms, this Precinct is associated with the early commercial way of life and operations of the town as well as the early years tourism and lake transport.

¹ <http://www.heritage.org.nz/the-list>

Architectural – moderate significance

The Precinct contains a wide variance of architectural styles and features of interest from the relatively modest, stone masonry buildings of the early 1870s to the much altered, but classically-based architecture of Eichardt's Hotel and the later 20th century development of shops, workshops and offices.

Townscape and Contextual – high significance

The Precinct is centred on the Mall (Ballarat Street), which since the earliest days of Queenstown has been the principal thoroughfare from the lake through the town. The straight route of Ballarat Street running up to the Eastern Terraces (now Hallenstein Street) and the frontage of Eichardt's Hotel near the lake provide a historically iconic view of the town from the lake of outstanding townscape and contextual value.

Rarity/scarcity and Representative – high significance

The Precinct has high rarity value in the District as an assemblage of reasonably intact 19th century commercial buildings/structures and a unique example of the early settlement pattern of the town.

Technological – moderate significance

The buildings/structures that form part of the Precinct have moderate technological significance for their masonry construction and architectural design.

Archaeological – high significance

The Precinct is considered to have high archaeological value for the evidence that it could provide of the early settlement of Queenstown and its pre-1900 development.

Summary Statement of Heritage Significance:

The Precinct represents the historically significant commercial centre of Queenstown and still embodies its early settlement pattern from when the town was set out in 1864. This is evident in the arrangement of the sections and the street layout within the Precinct. The Precinct contains a wide variance of architectural styles and features of interest is centred on the Mall (Ballarat Street), which since the earliest days of Queenstown has been the principal thoroughfare from the lake through the town. The route of Ballarat Street running up to Hallenstein Street and the frontage of Eichardt's Hotel near the lake provide a historically iconic view of the town from the lake of outstanding townscape and contextual value. The Precinct is considered to have high archaeological value for the evidence that it could provide of the early settlement of Queenstown and its pre-1900 development.

Key features to be protected:

- The group of reasonably intact 19th century commercial buildings/structures towards the lake end of the Mall and their setting within the Precinct.
- The early settlement pattern of the town (the arrangement of the sections and the street layout within the Precinct). Incremental loss must be avoided.
- The view of the Precinct from the lake – including the straight view up Ballarat Street to Hallenstein Street and vice-versa.
- The archaeology of the Precinct.

QLDC DP Ref: Heritage Precinct 143

Description:

A Precinct comprising each of the buildings that front Marine Parade between Church Street and Earl Street, the sites on which each of these buildings is located and that part of Marine Parade adjoining these sites.

It is recommended that the existing Precinct boundary is extended to include Protected Item 59 (McNeil Cottage/Mulholland's Stone House, 14 Church Street). It is also recommended that the Precinct be enlarged to include the war memorial (Item 27) and the Coronation Bath House (Item 108) – a suggested boundary is shown on the attached map, which incorporates this highly important access route into the town and link with the historic Gardens (Item 13) on the other side of Horne Creek (Item 11).

Statement of Significance:

Historic and Social – high significance

Many of the buildings in the Precinct date from the establishment of Queenstown as a borough and a settlement. They are representative of the evolution of the early settlement into a permanent and prosperous town. The Masonic Lodge and William's Cottage are thought to be amongst the oldest buildings in the town. Built in 1864, the Williams Cottage is Queenstown's oldest remaining house and the Masonic Lodge is claimed to be the oldest stone building in New Zealand still used for its original purpose².

The buildings/structures and area encompassed by the Precinct are generally held in very high esteem by the local community and visitors alike.

Cultural and Spiritual

The cultural significance of the Precinct is closely bound to its socio-historical significance in representing the early colonisation and development of Queenstown from a gold rush settlement to a permanent and successful small town.

The Precinct, as extended, includes the First World War Memorial, which is the focal point of local ANZAC Day commemorations and of the local RSA. It also includes the Coronation Bath House and a section of Queenstown Bay, which have strong cultural associations with the 20th century development of tourism in the town.

Architectural – high significance

The Precinct contains heritage buildings/structures that are of high aesthetic and architectural significance within the District and wider region. The stone Lodge,

² <http://www.heritage.org.nz/the-list>

timber/iron William's Cottage and ornamental Coronation Bath House are unique as architectural 'gems' in the District. The Lodge and William's Cottage remain highly intact, although the Bath House has undergone alteration from its original 1911 design.

Townscape and Contextual – high significance

The combination of the heritage buildings, the environs of Marine Parade, the backdrop of the Queenstown Gardens and the shoreline of Lake Wakatipu and the landscape beyond, result in the Precinct being of unique and exceptional townscape significance.

Rarity/scarcity and Representative – high significance

The Precinct is considered to be unique both as a whole and for many of its component parts.

Technological – high significance

The Precinct contains building/structures of high technological value – in particular the stone masonry construction of the Lodge, the timber/shingle/iron construction of William's Cottage and the decorative design of the timber/iron Bath House.

Archaeological – moderate significance

The Precinct is considered to have moderate archaeological value for the evidence that it could provide of pre-1900 Queenstown. 20th century development of Marine Parade may have damaged archaeological remains and features.

Summary Statement of Heritage Significance:

The combination of the heritage buildings, the environs of Marine Parade, the backdrop of the Queenstown Gardens and the shoreline of Lake Wakatipu and the landscape beyond, result in the Heritage Precinct being of unique and exceptional townscape significance. The heritage buildings within the Precinct are representative of the evolution of the early settlement into a permanent and prosperous town. The Masonic Lodge and William's Cottage are thought to be amongst the oldest buildings in the town and, together with the 1911 Coronation Bath House, create a Precinct of architectural 'gems', which signifies the social and tourist heritage of the town.

Key features to be protected:

- The individual principal historic buildings; their form, scale, materials and significance. Incremental loss must be avoided.
- The unique and exceptional townscape significance of the Precinct.
- The open spaces and views within the Precinct.

Arrowtown

QLDC DP Ref: Heritage Precinct 384

Description: Arrowtown Cottages

Arrowtown was established in the early 1860's after the Arrow gold rush in 1862. Following a flood in 1863, the town centre was relocated and created around Buckingham Street in 1864 and the planting of the tree-lined approach to Buckingham Street took place in 1867³. In the same year, Arrowtown was constituted a borough and was declared a municipality on 14 January, 1874.

The Precinct encompasses the Buckingham Street Avenue of trees, which is one of the principal and most attractive entry routes in to the town, together with a row of historic cottages (formerly miners' cottages), the Library, its surrounding green space and a variety of low density houses (most modern but with a few historic buildings). The nucleus of this heritage Precinct is the former miners' cottages and the green, which adjoin the eastern end of the more commercial town centre heritage Precinct on Buckingham Street between its junctions with Berkshire Street and Wiltshire Street.

The principal heritage buildings within the Precinct include Adam's Cottage (61 Buckingham Street), Crowie's Cottage (53 Buckingham Street), Granny Jones' Cottage (59 Buckingham Street), Roman's Cottage (65 Buckingham Street), Stevenson's Cottage (55 Buckingham Street), the former Arrowtown Borough Council Building and Oddfellows' Lodge (57 Buckingham Street), a stone cottage (51 Buckingham Street), Forbes Cottage (67 Buckingham Street) and Pittaway's Cottage (69 Buckingham Street).

The Arrowtown Cottages Precinct is considered to be the most authentic part of the town centre in terms of historic heritage and its setting amongst the avenue of trees and the green is of high heritage significance to the town and wider District. It is distinct from the Town Centre Precinct owing to this authenticity, its original residential nature, its low density, small-scale buildings and its characteristic green spaces.

It is recommended that the Precinct be extended at its south-western corner to include the Masonic Lodge (Protected Item 330) and cottage at 11 Wiltshire Street (Protected Item 331). These buildings are associated with the high heritage values of the Precinct, have a similar level of historic authenticity and enhance the Precinct in terms of its completeness/integrity and its natural progression along Wiltshire Street. They also contribute significantly to the view of the Precinct from Wiltshire Street, at its junction with Hertford Street; another important entry route into the Precinct.

³ <http://www.heritage.org.nz/the-list>

Statement of Significance:

Historic and Social – high significance

The area contained within the Precinct dates from the 1860s and the early years of the settlement of Arrowtown. The avenue of trees originated in 1867⁴, the cottages themselves and the former Borough Council Building are from the 1870s with the Masonic Lodge being built in 1888. Accordingly, the Precinct represents the first 25 years or so of the settlement of the town.

The Precinct is held in high esteem by the local community and visitors alike.

Cultural and Spiritual – high Significance

The cultural significance of the Precinct is bound to its socio-historical significance in representing the early colonisation and development of Arrowtown as it evolved from a calico tent settlement to a more permanent and successful small town. Culturally, the Precinct provides important links to Arrowtown's gold mining past and social history.

Architectural – high significance

The architectural and aesthetic quality of the Precinct is derived from its plain, functional, small-scale buildings, principally of timber and iron, which represent the typical form of accommodation in which miners and their families lived during the Central Otago gold rush years. The larger stone buildings demonstrate progress and permanence as the prosperity and confidence of the town grew.

The tree-lined avenue and green have great aesthetic appeal and provide the setting for the buildings within the Precinct.

The Precinct has a high degree of unity in terms of scale, form, materials, textures and colour in relation to its mountain and river setting.

Townscape and Contextual – high significance

The Precinct with its arrangement of historic cottages and other buildings set around a tree-lined avenue is a primary element of Arrowtown's historic townscape that has its origins in the 1860s and 1870s. It has very high townscape and contextual significance within the District.

Rarity/scarcity and Representative – high significance

Arrowtown is unique within the District as the embodiment of a gold rush town. As the most historically authentic part of the town, the Cottages' Precinct is of high rarity significance.

⁴ <http://www.heritage.org.nz/the-list>

Technological – high significance

The cottages are important examples of late 19th century domestic/vernacular building construction in the District and the stone buildings reflect their later technological advancement. The Masonic Lodge is an outstanding example of a building of its type complete with interior decorations and iconography.

Archaeological – moderate significance

The Precinct is considered to have high archaeological value for the evidence that it could provide of the early settlement of Arrowtown and its pre-1900 development.

Summary Statement of Heritage Significance:

The Precinct represents the historically significant and authentic early years of the settlement and development of Arrowtown from, principally, a social perspective. It contains some of the town's most important buildings and features, including 1870s' miners' cottages, the Masonic Lodge, the Green and the tree-lined avenue. The architectural and aesthetic quality of the Precinct is derived from its plain, functional, small-scale buildings, principally of timber and iron, which represent the typical form of accommodation in which miners and their families lived during the Central Otago gold rush years. The larger stone buildings demonstrate progress and permanence as the prosperity and confidence of the town grew. The tree-lined avenue and Green have great aesthetic appeal and provide the setting for the buildings within the Precinct. The Precinct has very high townscape/contextual and rarity significance within the District.

Key features to be protected:

- The individual principal historic buildings; their form, scale, materials and significance. Incremental loss must be avoided.
- The 'group value' of the buildings within the Precinct and their setting within it.
- The townscape/landmark value of the Precinct i.e. other buildings, development and signage within the Precinct or adjoining it should not adversely affect or diminish the significance of the heritage Precinct.
- Views of the mountains through the Precinct, which give it scale, porosity and provenance.
- Archaeology.

QLDC DP Ref: Heritage Precinct 386

There are considered to be no non-contributory buildings within this Precinct. The rear of The Golden Nugget building on Ramshaw Lane has some elements that are non-contributory, but the front of the building is considered contributory and therefore, overall, this building is considered contributory.

Description: Arrowtown Town Centre (Buckingham Street)

The town centre Precinct comprises the commercial centre of the town. Visually, it represents an early, gold-mining trading post with associated services, such as accommodation, banking and stabling. Generally, the buildings which lie either side of east-west running Buckingham Street are small in scale, but tight-knit. The Precinct includes a number of small open spaces and intimate courtyards.

The principal heritage buildings within the Precinct are the General Store (18-20 Buckingham Street), the Stable Block (28 Buckingham Street), the BNZ Agency Building (30 Buckingham Street), the former BNZ Bank premises now occupied by the Lakes District Museum (47 Buckingham Street), the Post Office building (52 Buckingham Street) and the Postmaster's House (54 Buckingham Street).

Although many of the buildings are not authentic 19th century structures, the high heritage significance of the Precinct is derived from the way in which its core heritage buildings have developed with more recent 'contributory' buildings to form a unique assemblage of great character and quality that is representative of the early years of the town.

Statement of Significance:

Historic and Social – high significance

The Precinct contains a core of heritage buildings that have developed on the site of the 1864 relocated town centre. Buildings such as the former BNZ Bank premises and Pritchard's Store date from the mid-1870s and are symbolic of the development of the town during this economically stable period. The Postmaster's House and Post & Telegraph Office date from the early part of the 20th century and are an important connection with that era. The former BNZ Bank building is associated with the renowned architect, R.A. Lawson.⁵

The buildings/structures and area encompassed by the Precinct are generally held in high esteem by the local community and visitors alike and are a very popular tourist attraction.

⁵ <http://www.heritage.org.nz/the-list>

Cultural and Spiritual – high significance

The cultural significance of the Precinct is bound to its socio-historical significance in representing the early colonisation of Arrowtown and the development and prosperity of the commercial centre of the town.

Architectural – high significance

The Precinct contains heritage buildings/structures that are of high aesthetic and architectural significance within the District and wider region as authentic examples or representations of a goldfields' town dating from the 1860s and 1870s . Buildings such as the former BNZ Bank premises, Pritchard's Store and the Postmaster's House are of high architectural quality and significance in their own right.

The Precinct has a high degree of unity in terms of scale, form, materials, textures and colour in relation to its mountain and river setting.

Townscape and Contextual – high significance

The 'picture postcard' Precinct is of high townscape significance both as the centre of this goldfield's town and as a major tourist draw for the wider District. The town centre generally has high group value and provides significant visual interest and amenity.

Rarity/scarcity and Representative – high significance

The Precinct has unique rarity value in the District for its representation of a 1860s/1870s goldfield's town.

Technological – high significance

The Precinct contains building/structures of high technological value – in particular the stone masonry construction of the Pritchard's Store and the former BNZ Bank premises and the villa architecture of the Postmaster's House.

Archaeological – high significance

The Precinct is considered to have high archaeological value for the evidence that it could provide of pre-1900 commercial Arrowtown dating to the early to mid - 1860s.

Summary Statement of Heritage Significance:

The Precinct represents the commercial centre of the town and includes a nucleus of heritage buildings that have developed on the site of the 1864 relocated town centre. Buildings such as the former BNZ Bank premises (associated with the renowned architect, R. A. Lawson) and Pritchard's Store date from the mid-1870s and are symbolic of the development of the town during that economically stable period. The Postmaster's House and Post & Telegraph Office have origins in the 20th century and are symbolic of the later progression of the town. The Precinct is held in

high esteem by the local community and visitors alike and is a very popular tourist attraction. It contains heritage buildings/structures that are of high aesthetic and architectural significance within the District and wider region as authentic examples or representations of a goldfields' town dating from the 1860s and 1870s . It is considered to have high archaeological value for the evidence that it could provide of pre-1900 commercial Arrowtown dating to the early to mid -1860s.

Key features to be protected:

- The unity of the Precinct in terms of scale, form, materials, textures and colour in relation to its mountain and river setting.
- The 'group value' of the Precinct and its representative image of a traditional goldfields' town.
- The street and section patterns.
- Views through the Precinct.
- Archaeology.

Bullet points from the meeting with David Clark and Philip Blakely of the Arrowtown Planning Advisor Group 4th September 2014 at the Lakes District Museum

- The Town Centre and Arrowtown Cottages heritage Precincts are considered to be quite distinctive and different in terms of their heritage values.
- One of the principal differences in heritage values is in their levels of authenticity; the Cottages Precinct being highly authentic and the Town Centre comprising many 'false' buildings.
- The Precincts should not be amalgamated.
- No strong views were expressed about changing the boundaries of the Precincts; the tree-lined avenue within the Cottages Precinct was recognised as being a principal reason for it being extended as far as the junction with Cardigan Street.
- There is justification for including the Masonic Lodge and adjoining cottage in the Cottages Precinct.
- Concerns were expressed generally about development in the block to the south of the Town Centre Precinct bounded by Berkshire Street, Wiltshire Street and Arrow Lane.
- It was recognised that extension of the Precinct boundaries, without real justification, could lead to the entire heart of Arrowtown (pink on the QLDC Map 28) becoming a heritage Precinct which is not likely to be appropriate.

CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

1. Historic and Social Value

- Whether the feature reflects characteristics of national and/or local history.
- With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.
- Whether the feature is significant in terms of a notable figure, event, phase or activity.
- The degree of community association or public esteem for the feature.
- Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

2. Cultural and Spiritual Value

- Whether it is of special significance to takata whenua.
- Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

3. Architectural Value

- Whether the building or structure has architectural or artistic value.
- Whether the feature represents a particular era or style of architecture or significant designer.
- Whether the style of the building or structure contributes to the general character of the area.
- The degree to which the feature is intact.
- Whether the building or structure has undergone any alteration, thereby changing the original design.

4. Townscape and Context Value

- Whether the feature plays a role in defining a space or street.
- Whether the feature provides visual interest and amenity.
- Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

5. Rarity and Representative Value

- Whether the feature is a unique or exceptional representative of its type either locally or nationally.
- Whether the feature represents a way of life, a technology, a style or a period of time.
- Whether the feature is regarded as a landmark or represents symbolic values.
- Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

6. Technological Value

- Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.
- Whether the building or structure is representative of a particular technique.

7. Archaeological Value

- 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.

Appendix 7. Consent decision RM150827



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95 AND DETERMINATION UNDER s104

RESOURCE MANAGEMENT ACT 1991

Applicant:	Unichem Wilkinsons Pharmacy Limited
RM reference:	RM150827
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for a land use consent to change the external appearance of a building and to erect new signage in the Queenstown Special Character Area No. 1, including alterations to protected heritage features
Location:	Corner of the Ballarat Street Mall and Rees Street, 4 Ballarat Street and 3 and 5 Rees Street, Queenstown
Legal Description:	Section 20, Part Section 17 and Part Section 19 Block I Town of Queenstown held in Computer Freehold Register OT6B/510 and Section 18, Part Section 17 and Part Section 19 Block I Town of Queenstown held in Computer Freehold Register OT6B/511
Zoning:	<p><u>Operative District Plan</u> Queenstown Town Centre, (Queenstown Special Character Area 1) [Protected Feature Ref. #142 Historic Precinct – Queenstown Mall (QLDC Category 2)] [Protected Feature Ref. #138 , Façade, 3 Rees Street, Queenstown (QLDC Category 3)]</p> <p><u>Proposed District Plan</u> Queenstown Town Centre, (Town Centre Special Character Area), Queenstown Mall Heritage Precinct, Town Centre Entertainment Precinct [Protected Feature Ref. #138, Façade, 3 Rees Street, Queenstown (QLDC Category 3)]</p>
Activity Status:	Discretionary
Decision Date	12 November 2015

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a **non-notified** basis given the findings of Section 6.0 of this report. This decision is made by Amanda Leith, Senior Planner, on 12 November 2015 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 108 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Amanda Leith, Senior Planner, as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

Consent is sought to change the external appearance of two buildings and to erect new signage.

The changes to the external appearance of the buildings entail painting the walls of the building at 4 Ballarat Street both at ground and above ground level and the painting of the ground floor area of the building at 3-5 Rees Street all in Resene 'Alabaster'.

The window frames at ground floor level are to be refurbished and retained in timber framing. The existing terracotta tiles at the base of the buildings and the veranda post base are proposed to be replaced with a new charcoal grey tile. In addition, it is proposed to affix new ACM cladding 'Anthracite Matt' which is a charcoal colour onto the existing veranda fascia.

It is proposed to erect a total of 30.91m² of signage on the front elevations of 3 & 5 Rees Street and 4 Ballarat Street. Figures 1 and 2 below provide a breakdown of the proposed signage along Rees Street and Ballarat Street respectively.

The total area of the signage on the Ballarat Street façade is 9.91m² and the area of signage on the Rees Street façade is 21m². The area of signage on the Rees Street façade is across three separate titles and the total signage proposed is across three building facades (two building facades on Rees Street and one on Ballarat Street).

Shopfront Rees Street				
	Fasade area below Veranda	2.80	20.00	56.00
	Veranda Face (Full size steel angle)	0.77	23.94	18.31
			Shopfront Area	74.31 m²
		Height	Length	m²
	Veranda Face (Life Pharmacy Wilkinsons)	0.60	5.54	3.32
	Veranda Face (Life Pharmacy Wilkinsons)	0.60	6.00	3.60
	cross (Illuminated)	0.60	0.60	0.36
	care + advice	0.19	1.65	0.31
	cross (Illuminated)	0.60	0.60	0.36
	care + advice	0.19	1.65	0.31
Sign 1	List of servises	1.9	0.88	1.67
Sign 2	Illuminated over door	0.45	2.40	1.08
Sign 3	Illuminated over door	0.45	2.40	1.08
Sign 4	Squares	2.25	2.25	5.06
Sign 5	Curved Corner Sign	2.00	1.00	2.00
	Chinese cuisine	1.85	0.99	1.83
	Chinese cuisine (Double sided Illuminated Blade sign)			
			Sign Area	21.00 m²
Rees street Side covered by signage				28%

Figure 1. Rees Street Signage

Shopfront Mall Side				
	Fasade area below Veranda	2.80	12.20	34.16
	Veranda Face (Full size steel angle)	0.77	15.20	11.63
			Shopfront Area	45.79 m²
	Veranda Face (Life Pharmacy Wilkinsons)	0.60	10.50	6.30
	cross	0.60	0.60	0.36
	care + advice	0.19	1.65	0.31
Sign 7	Illuminated over door	0.45	2.40	1.08
Sign 8	Illuminated over door	0.45	2.40	1.08
Sign 9	Small Sign in bottom of window	0.10	1.30	0.13
	Sign For upstairs	0.65	1.00	0.65
			Sign Area	9.91 m²
Mall Side covered by signage			22%	
Sign 6	Pharmacy Corner (Double Sided Illuminated Blade Sign)	0.45	2.40	1.08
Sign 10	Existing Cube on top of veranda	1.2	1.2	1.44

Figure 2. Ballarat Steet Signage

Site and Locality Description

The site is a corner site located within a Special Character Area of the Queenstown Town Centre and is at the southern entrance to the Queenstown Mall Historic Precinct.

The site contains 3 and 5 Rees Street and 4 Ballarat Street as shown below in Figure 3. The façade at 3 Rees Street is identified in the District Plan as a protected heritage feature. The site is also opposite Eichardt’s Hotel which is the largest historic building remaining in Queenstown.



Figure 3: Site location

The ground floor tenancy of the building contains a pharmacy which has operated from the site for a number of years. The existing signage associated with the pharmacy is across the fascia of both the Rees Street and Ballarat Street frontages. This signage is predominantly a teal colour with areas of

orange trim in the 'Unichem' corporate colours as shown below in Figure 4 and 5. The site also contains a number of under veranda signs and wall signs along the extent of the three building facades.



Figure 4: Corner of Rees and Ballarat Streets



Figure 5: Rees Street

Site History

Resource consent RM000153 was approved on 4 December 2000 to alter the exterior facades of the building. The changes approved under that consent include plastering the building, altering the parapet line, erecting two 'mortar and pestle' ornamental detailings on the corner of the buildings and at the parapet fronting The Mall.

Sign permits under the now expired Signage Bylaw for the existing signage were approved on 9 August 2000 and 23 April 2009. The applicant lodged an application in 2014 for signage and alterations to the external appearance of the building (RM140764) which has been withdrawn and is replaced by this application due to amendments made to the proposed signage and changes to the District Plan with Plan Change 48 in respect to signage now being operative.

2. ACTIVITY STATUS

2.1 THE DISTRICT PLAN

The subject site is zoned Town Centre (Special Character Area 1) and includes Protected Features 138 and 142 and the proposed activity requires resource consent for the following reasons:

- A **controlled** activity resource consent pursuant to Rule 13.2.3.1 Heritage Items for any alteration to a building, memorial, feature, structure or precinct, listed in and identified as Category 3 in Appendix 3 (Inventory of Protected Features). This is in respect to the façade of 3 Rees Street, Protected Feature Ref. #138.
- A **discretionary** activity resource consent pursuant to Rule 13.2.3.2(i)(a) Heritage Items for any alteration to a building, memorial, feature, structure or precinct, listed in and identified as Category 2 in Appendix 3. This is in respect to the site being within the Queenstown Mall Historic Precinct, Protected Feature Ref. #142.
- A **discretionary** activity resource consent pursuant to Rule 10.6.3.3(iii) for buildings located within the Special Character Area including alterations to existing buildings. Council's discretion is restricted to the external appearance, materials, signage, lighting, streetscape heritage values and compatibility with adjoining buildings.
- A **discretionary** activity resource consent pursuant to Rule 18.2.5 (Table 1- Commercial Areas), Serial 7 for any sign that does not comply with any of Serials 1-6. The proposed

signage does not satisfy Serial 5 which specifies that all signs within the Ground Floor Area of a building are not to cumulatively exceed 15%.

The total percentage of proposed ground floor area signage on 4 Ballarat Street is approximately 24% (ground floor area 45.79m² along Ballarat Street and 29.30m² along Rees Street) and the total percentage of proposed ground floor area signage on 3 and 5 Rees Street (ground floor area 45.01m²) is approximately 28%.

- A **discretionary** activity pursuant to Rule 18.2.5 (Table 4- District Wide), Serial 21 for any sign on a Category 1, 2 or 3 item in the Inventory of Protected Features. In respect to signage on the façade of 3 Rees Street which is a Category 3 Protected Feature.

2.2 PROPOSED DISTRICT PLAN

The Proposed District Plan (PDP) was notified on 26 August 2015 and submissions closed on 23 October 2015. Pursuant to Section 86(B)(3) of the RMA, the rules applicable to Heritage (Chapter 26 of the PDP) have immediate legal effect from the date of notification.

Under the PDP the subject site is zoned Queenstown Town Centre (Town Centre Special Character Area), Queenstown Mall Heritage Precinct, Town Centre Entertainment Precinct and includes Protected Feature 138. The proposed activity requires resource consent for the following reasons:

- A **restricted discretionary** resource consent pursuant to Rule 26.6.5 in respect to external alterations to a Category 3 listed building. This is in regard to the alterations to the façade of 3 Rees Street, Protected Feature Ref. #138. Council's discretion is restricted to the extent of the alteration and the cumulative effects on the building or feature.
- A **restricted discretionary** resource consent pursuant to Rule 26.6.13 in respect to external alterations to a non contributory building in the Queenstown Mall Heritage Precinct. This is in regard to the alterations to 4 Ballarat Street. Council's discretion is restricted to the extent of the development and the cumulative effects on the setting, including the precinct, contributory and individually listed buildings and features.
- A **discretionary** resource consent pursuant to Rule 26.6.15 in respect to development within the Queenstown Mall Heritage Precinct in relation to the proposed signage.

2.3 OVERALL ACTIVITY STATUS

Overall, the application is considered to be a **discretionary** activity.

3. SECTION 95A NOTIFICATION

The applicant has not requested public notification of the application (s95A(2)(b)).

No rule or national environmental standard requires or precludes public notification of the application (s95A(2)(c)).

The consent authority is not deciding to publicly notify the application using its discretion under s95A(1) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

A consent authority must publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)).

An assessment in this respect follows.

4. ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)

4.1 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95D)

- A: *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- B *Trade competition and the effects of trade competition (s95D(d)).*
- C: *The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).*

Person (owner/occupier)	Address (location in respect of subject site)
FS Mee Development Company Limited	Owner of 3 & 5 Rees Street, Queenstown (subject site)

4.2 PERMITTED BASELINE (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case there is no relevant permitted baseline as any signage within the ground floor area of a building in the Town Centre Zone requires a resource consent and any changes to external appearance of buildings located within the Special Character Area also require resource consent.

4.3 ASSESSMENT: EFFECTS ON THE ENVIRONMENT

Taking into account sections 4.1 and 4.2 above, the following assessment determines whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

The relevant assessment matters are found in Sections 10.10 (Town Centres), 13.3 (Heritage) and 18.3.1 (Signs) of the District Plan and the Town Centre Guidelines (2007) and the Proposed Town Centre Special Character Area Guidelines (2015) have been taken into consideration in the assessment below.

People and Built Form:

Adverse Effects to consider	Effects on the Environment
Character	Minor
Density	Nil
Views and Outlook	Nil
Streetscape	Minor
Amenity	Minor
Cumulative	Minor
Dominance and Scale	Minor
Safety	Nil

The relevant assessment matters are found *Section 10.10 –(x) Discretionary Activity – Buildings in the Special Character Area – Queenstown Town Centre* and *18.3.1(ii) Discretionary Activity – Signs within Commercial Areas (Activity Table 1)*.

The relevant elements of the character of Special Character Area: Precinct 1 are described in the District Plan as follows:

- *Street frontage material generally of painted plaster, stacked stone or painted timber weatherboards; and*
- *External appearance is generally appropriate to the overall streetscape and historic character of the zone.*

Changes to external appearance

The walls of the building at 4 Ballarat Street are currently painted in a terracotta/brown colour as are the walls at ground level at 3-5 Rees Street. It is proposed to paint the walls of the buildings in Resene 'Alabaster' which is an off white colour.

It is noted that the façade of 3 Rees Street is a heritage protected feature and that the above veranda colour scheme for 3-5 Rees Street is red and white with Chinese symbols between each of the first floor windows which is not proposed to be changed.

The painting of the walls of the buildings (apart from the first floor level of 3-5 Rees Street) in a neutral 'Alabaster' colour is in keeping with the promotion, retention and enhancement of the character of the buildings within the Special Character Area and the Historic Precinct.

Further, it is considered that the proposed painting of the walls is consistent with the characteristics outlined in the Town Centre Guidelines (3F Front Façade – Colour – Original Characteristics) which refers to original colours likely to be based on available limewash colours white and cream.

The window frames at ground floor level of both buildings are to be refurbished and retained in timber framing. The proposed retention of the timber frames is largely in keeping with the characteristics outlined in the Town Centre Guidelines which refer to painted timber in original colours often dark reds, browns and greens. Whilst they will not be painted they will remain brown/natural which will be sympathetic to the intentions of the Town Centre Guidelines.

The existing terracotta tiles at the base of the buildings and the veranda post bases are proposed to be replaced with a new charcoal grey tile. In addition, it is proposed to add new ACM cladding 'Anthracite Matt' which is a charcoal colour onto the veranda fascia. In respect to the proposed cladding colour, the Town Centre Guidelines state that key character attributes include colours which are generally but not exclusively based on natural and 'earthy' colours.

It is considered that the proposed charcoal colour tiles and veranda cladding are natural and 'earthy' in colour and complement as well as mitigate the effect of the brighter yellow of the signage proposed which is discussed further below.

On balance, it is considered that the above changes to the external appearance of the building are an appropriate and sympathetic design response to these buildings located within the Special Character Area and Historic Precinct.

In respect to the façade of 3 Rees Street which is specifically protected, it is considered that the changes to the cladding on the veranda fascia and along the base of the building, as well as the repainting, will not detract from the heritage features of this façade and are an improvement upon the current treatment of these aspects of the building with the area above the veranda to be retained in its current state.

Overall, any effects of the proposed changes to the external appearance as outlined above in terms of character, cumulative, visual amenity, streetscape and dominance/scale are likely to be less than minor.

Signage

Turning to the proposed signage, as stated above, the total percentage of proposed ground floor area signage on the ground floor area of the building at 4 Ballarat Street (including both faces of the building) is approximately 24% and the total percentage of proposed ground floor area signage on 3 and 5 Rees Street is approximately 28%. It is noted that signage of 15% or less is a controlled activity.

The proposed signage is predominantly in the corporate bright yellow colour of Unichem Life Pharmacy. The proposed yellow signage is a bright, bold and vibrant primary colour with white and black lettering and a purple flower in the details located on the veranda fascia and under veranda signs.

The Town Centre Guidelines state that strong or primary colours should be restricted to small areas of accent and colour schemes are to complement and emphasise the architectural details not subsume it.

As such, the proposed signage is not entirely consistent with the above guidelines and could potentially adversely impact upon the character of the Special Character Area, the Historic Precinct and the visual amenity and streetscape of this important corner site.

However, taking into account that the proposed yellow signage is spread over two buildings (three frontages) and broken up by areas of charcoal cladding along the veranda fascia and tiles at the base, the impact and overall area of accent is reduced and will not extend beyond the ground floor level. Furthermore, it is noted that the above percentage figures include all of the proposed signage, not just the yellow signage and consequently it is considered that any effects of the proposed yellow corporate signage are likely to be no more than minor.

In respect to the other signs proposed which include wall picture signs, care + advice signs with flat green illuminated crosses at veranda fascia level, it is considered that these signs serve the purpose of conveying information, are generally in keeping with the character of the area and will not detract from the visual amenity of the site and surrounds. As such, any effects in respect to these signs are likely to be less than minor.

It is considered that the proposed size of the signage is visually compatible with the scale and character of the buildings and surrounding environment and does not dominate the built form. It is not anticipated, given the location of the signage, that it will adversely affect traffic/and or pedestrian safety.

Furthermore, the design of the signage is consistent with other signage in the vicinity, notably the BNZ blue veranda fascia signage. In addition, the placement, size and choice of materials reflects consideration of the architectural features of the buildings that they will be erected on.

As such, it is considered that any effects of the proposed signage in terms of visual amenity, character, cumulative and streetscape are likely to be no more than minor.

Culture:

Adverse Effects to consider	Effects on the Environment
Heritage / Heritage Precincts	Minor
Archaeology	Nil
Takata Whenua	Nil

As stated above, the site is located within the Queenstown Town Centre, Queenstown Special Character Area 1 and the Historic Precinct – Queenstown Mall (QLDC Category 2). In addition, part of the 3 Rees Street façade is listed in the District Plan as Feature Ref. #138 (QLDC Category 3). This façade is also protected under the PDP and the site is also a Special Character Area and within the Heritage Precinct.

As such, any effects of the proposal on heritage must be assessed under 13.3.2 Assessment Matters (i) *Controlled & Discretionary Activity – Buildings, Memorial, Features, Structures* and (ii) *Controlled and Discretionary Activity – Precincts*.

With respect to cumulative effects in the Historic Precinct, it is considered that the integrated approach which balances the corporate colours of the signage with the natural earthy tones of the cladding/tiles and wall colours will ensure that any immediate or cumulative effects in terms of District Wide Heritage Values will be no more than minor.

Furthermore, given the consistency of the proposal with the Town Centre Guidelines, albeit taking into account the area of yellow corporate signage which is not a heritage colour and would generally not be appropriate over a large area, on balance, it is considered that any effects of the proposal on the setting of other buildings, public amenity spaces or roads within the precinct is likely to be no more than minor.

As signage is affixed to the façade and is generally a temporary addition which is amended over time as businesses and logos change the proposed signage will therefore not result in a lasting effect on the heritage values on the building and heritage precinct

Overall, it is considered that any effects on the aesthetic, architectural, historical and amenity values of the precinct, the building and spaces it comprises and its contribution to the quality of the environment is likely to be no more than minor and will improve upon the existing shop front treatment at the site.

4.4 DECISION: EFFECTS ON THE ENVIRONMENT (s95A(2))

Overall the proposed activity is not likely to have adverse effects on the environment that are more than minor.

5.0 EFFECTS ON PERSONS

Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. Section 95E requires that a person is an affected person if the adverse effects of the activity on the person are minor or more than minor (but not less than minor).

5.1 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95E)

A: *The persons outlined in section 4.1 above have provided their **written approval** and as such these persons are not affected parties (s95E(3)(a)).*

5.2 PERMITTED BASELINE (s95E(2)(a))

The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect. In this case the permitted baseline is found within section 4.2 above.

5.3 ASSESSMENT: EFFECTS ON PERSONS

Taking into account sections 5.1 and 5.2 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

Adverse Effects: Examples to consider	Effects on Persons
Traffic Generation	Nil
Dominance / Privacy	Nil
Shading	Nil
Character and Amenity	Less than minor
Views and Outlook	Nil
Land Stability	Nil

The owner of 3 and 5 Rees Street, FS Mee Development Company Limited has provided written approval for the proposed signage as such any effects on them must be disregarded.

The proposal comprises changes to the external appearance and an upgrade/refreshment of the signage on the existing commercial buildings within the town centre and will be highly visible from streets and pedestrian areas which face it.

These changes will be visible to pedestrians using the Queenstown Mall and on Rees Street, however, they will serve the purpose of conveying information for the activity occurring on site, and whilst the proposed yellow of the signage is a bright colour, it replaces existing signage which is teal and orange and as stated above, is broken up by the areas of charcoal grey.

It is considered that any adverse effects on people in terms of character and amenity are likely to be less than minor.

5.4 DECISION: EFFECTS ON PERSONS (s95B(1))

In terms of Section 95E of the RMA, no person is considered to be adversely affected.

6.0 OVERALL NOTIFICATION DETERMINATION

Given the decisions made above in sections 4.4 and 5.4 the application is to be processed on a non-notified basis.

7.0 S104 ASSESSMENT

7.1 EFFECTS (s104(1)(a))

Actual and potential effects on the environment have been outlined in section 4 of this report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

7.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

7.2.1 Operative District Plan

The relevant objectives and policies are contained within Part 10 (Town Centres), Part 13 (Heritage), Part 18 (Signs) of the District Plan.

Town Centre

The following Objectives are of relevance in respect to the proposed changes to the external appearance of buildings and signage.

Objective 2 - *Amenity* seeks the enhancement of the amenity, character, heritage, environmental quality and appearance of town centres. Policy 2.5 is relevant as it seeks to enhance the particular heritage characteristics of Queenstown. It is considered that the proposed yellow signage alone will not enhance the heritage characteristics of the area, however, in the context of the proposal in its entirety, it will enhance amenity of the area taking into account the existing condition of the frontage treatments of the buildings. On balance, the proposal is appropriately aligned with the above objective and policy.

Objective 3 – *Built Form* seeks the maintenance and enhancement of a built form and style within each town centre that respects and enhances the existing character, quality and amenity values of each town centre and the needs of present and future activities. Policy 3.2 is of particular relevance as it seeks to provide for a building appearance which is responsive to and reflects the essential character and heritage of each town centre. It is considered that the proposal essentially relates to upgrading of signage and repainting of the buildings. These are not permanent changes to the external fabric of the built form, as such; it is considered that the proposal is consistent with the above objective in so far as it maintains the built form and style of the town centre. Whilst the yellow signage does not reflect the character and heritage of the area, in the context of the overall development it is appropriately aligned. As such, on balance, the proposal is considered to be appropriately aligned with the above objective and supporting policy.

Objective 4 – *Town Centre and Building Appearance* seeks visually exciting and aesthetically pleasing town centres which reflect their physical and historical setting. Policy 4.3 is relevant as it seeks to ensure that the display of outdoor advertisements does not detract from the visual amenity values of town centres or the appearance of individual or groups of buildings within those areas. It is considered that the proposed signage will not detract from the visual amenity of the town centre or the individual groups of buildings for the reasons outlined in section 4.3 above, as such, the proposal is appropriately aligned to the above objective and supporting policy.

10.2.4 Objective 2 (with relevant supporting Policies 2.1-2.3) - *Character and Heritage* seeks a town centre in which the built form, public space and linkages reflects, protects and enhances the distinctive built heritage and image which creates its essential character. The built heritage of the town centre remains protected as a result of the proposal whilst the heritage and character of the town centre may not be enhanced by the yellow signage, on balance taking into account the proposal as a whole and the upgrade of existing signage it is considered appropriately aligned.

Heritage

13.1.3 Objectives and Policies - Objective 1 – *Heritage Values* seeks 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.

The subject site is located within a Special Character Area and a Historic Precinct. The changes to the external appearance of the buildings are considered to be consistent with the Town Centre Guidelines. Whilst the yellow signage is not a heritage colour, and would generally not be appropriate over large areas of the buildings, it is considered in this case, that it is appropriately broken up by the charcoal cladding/tiles. As such it is considered the proposal will not unduly impact on the preservation of the character and history of the District and is appropriately aligned with the above objective and policy.

Signage

Plan Change 48 is now operative and incorporated into Part 18 of the Operative District Plan. Of relevance is Objective 1: Signs: to convey necessary information and assist in creating a sustainable and vibrant community, while avoiding or mitigating any adverse effects on public safety, convenience and access and on the District's important landscape, streetscape, cultural heritage and water area visual amenity values.

Policies relate to the proposed signs compatibility with the area's character, amenity, and the building's overall design, and provide (in limited circumstances) for signs that exceed the anticipated area when they visually comply with the surrounding environment.

It is considered that the proposed signage will convey necessary information and will not unduly compromise the area's character, amenity or the overall design of the buildings, as it forms an upgrade and refreshment of existing signage and will not result in a change to the nature and scale of signage currently experienced in the vicinity of the site and surrounds. Accordingly, the proposal is in accordance with the relevant objectives and policies in respect to signage.

Summary

For the forgoing reasons, it is considered that the proposal is on balance appropriately aligned to the relevant objectives and policies of the Operative District Plan.

7.2.2 Proposed District Plan

The Proposed District Plan was notified on 26th August 2015 and contains objectives and policies with immediate legal effect, pursuant to section 86A(2) of the RMA. The relevant objectives and policies are contained within Chapter 12 (Queenstown Town Centre) and Chapter 26 (Historic Heritage),

The Queenstown Town Centre Chapter - Objective 12.2.2 refers to development that achieves high quality urban design outcomes and contributes to the town's character, heritage values and sense of place. The relevant supporting Policies include 12.2.2.1 requiring development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Guidelines 2015 and Policy 12.2.2.2 which requires development to positively respond to the Town Centre's character and contribute to the town's 'sense of place'.

It is considered given the minimal extent to which the Proposed District Plan has been exposed to testing and independent decision-making, minimal weight will be given to these provisions at this stage. Notwithstanding, it is considered that the proposal would be appropriately aligned with these objectives and policies.

Greater weight is given to the Historic Heritage Chapter Objectives and Policies as the Rules in this section have immediate legal effect upon notification. The Historic Heritage Chapter – Objective 26.5.1 is to recognise and protect historic heritage features in the District from the adverse effects of development. Of relevance is Policy 26.5.1.2 which is to protect historic heritage features against adverse effects of development including cumulative effects, proportionate to their level of significance. In addition, Policy 26.5.1.3 requires mitigation of development affecting historic heritage, where it cannot be reasonably avoided, to be proportionate to the level of the significance of the feature.

Objective 26.5.2 is to provide for the sustainable use of historic heritage features. Of relevance is Policy 26.5.1 which encourages the ongoing economic use of buildings and sites by allowing adaptations and uses that do not permanently affect heritage values and are in accordance with best practice. Objective

26.5.4 is to enhance historic heritage features where possible and Policy 26.5.4.1 which is to encourage opportunities to enhance historic heritage features.

In addition, the site is within the Queenstown Mall Heritage Precinct and there are specific policies relating to this precinct under Policy 26.8.4. Of most relevance to this application is Policy 26.8.6.3 which states that a key feature to be protected is the view of the Precinct from the lake – including the straight view up Ballarat Street to Hallenstein and vice-versa.

It is considered that the proposal as a whole will not result in adverse cumulative effects or detract from the view of the Precinct from the lake given the overall balance in relation to the proportions of the proposed colours and external appearance of the building and the fact that it will upgrade/refresh an existing shop front treatment which includes an existing veranda fascia which is predominantly teal in colour.

The proposed changes to the external appearance and the new signage will provide for the sustainable use of the historic heritage feature and contribute to the ongoing economic use of the buildings without permanently affecting their heritage values. Overall, on balance, it is considered that the proposal is appropriately aligned to the above objectives and policies.

Summary

For the forgoing reasons it is considered that the proposal is on balance appropriately aligned to the relevant objectives and policies of the Proposed District Plan.

7.3 OTHER MATTERS (s104(1)(c))

The Queenstown Town Centre Character Guidelines is a relevant consideration particularly in terms of historic characteristics and the streetscape. It is considered that the proposed changes to the external appearance of the buildings are consistent with these guidelines and whilst the proposed yellow signage is not entirely consistent, given that the areas of yellow signage have been broken up by the charcoal of the cladding/tiles and extend across three facades of two buildings, the proposal on balance is considered to be generally consistent with these guidelines.

7.4 PART 2 OF THE RMA

Having considered the proposal against Part 2 of the RMA, it is considered the development can be undertaken in a manner which will ensure adverse environmental effects are adequately avoided, remedied or mitigated. Therefore, it is considered that the proposal is aligned with the Purpose and Principles set out in Part 2 of the RMA.

7.5 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

8.0 OTHER MATTERS

Local Government Act 2002: Development Contributions

This proposal is not considered a “Development” in terms of the Local Government Act 2002 as it will not generate a demand for network infrastructure and reserves and community facilities.

For the forgoing reasons a development contribution is not required.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a consent to build under the Building Act 2004. A consent under this Act must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the Resource Management Act 1991.

If you have any enquiries please contact Liz Hislop on phone (03) 450 0304 or email liz.hislop@qldc.govt.nz.

Report prepared by



Liz Hislop
SENIOR PLANNER

Decision made by



Amanda Leith
SENIOR PLANNER

APPENDIX 1 - Consent Conditions

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Wilkinsons Pharmacy Queenstown, Shopfront Treatment & Signage Proposal, Sheet 7.0, Rev C (Colour version); and
 - Wilkinsons Pharmacy Queenstown, Shopfront Treatment & Signage Proposal, Sheet 7.0, Rev C (Black and white version)

stamped as approved on 2 November 2015

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

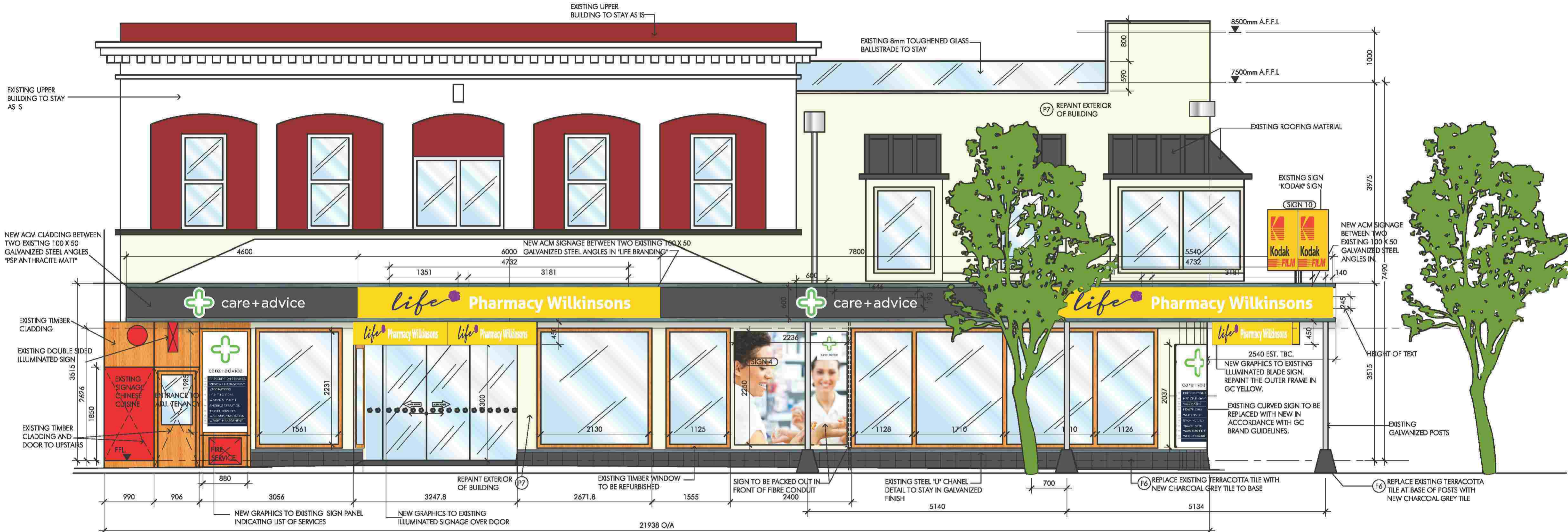
- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$100. This initial fee has been set under section 36(1) of the Act.

Illumination

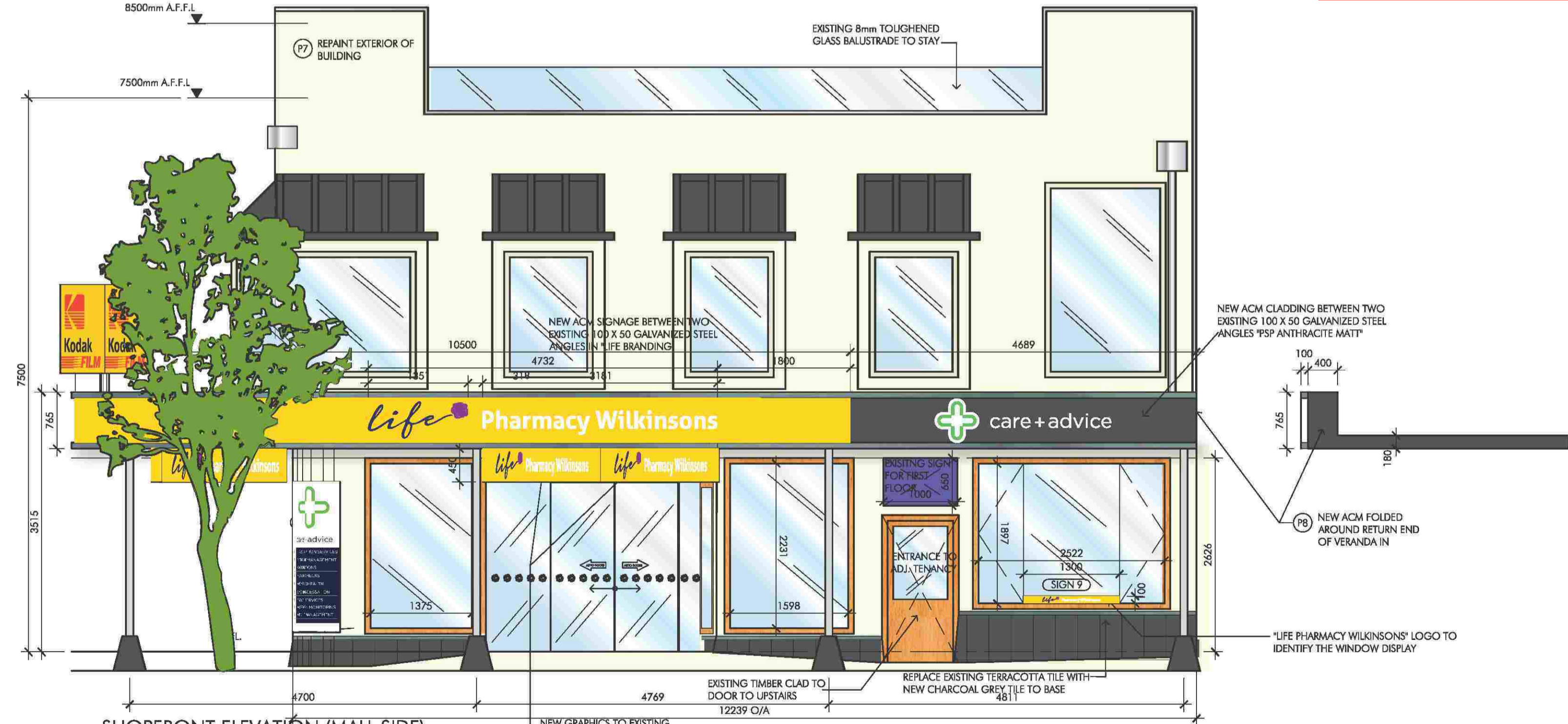
3. No illuminated sign shall exceed 150cd/m^2 of illumination.
4. No illuminated sign shall pulsate or flash.

Advice Notes

No further signs, such as window signs or sandwich boards, are permitted by this resource consent.



SHOPFRONT ELEVATION (REES STREET)
SCALE 1:50



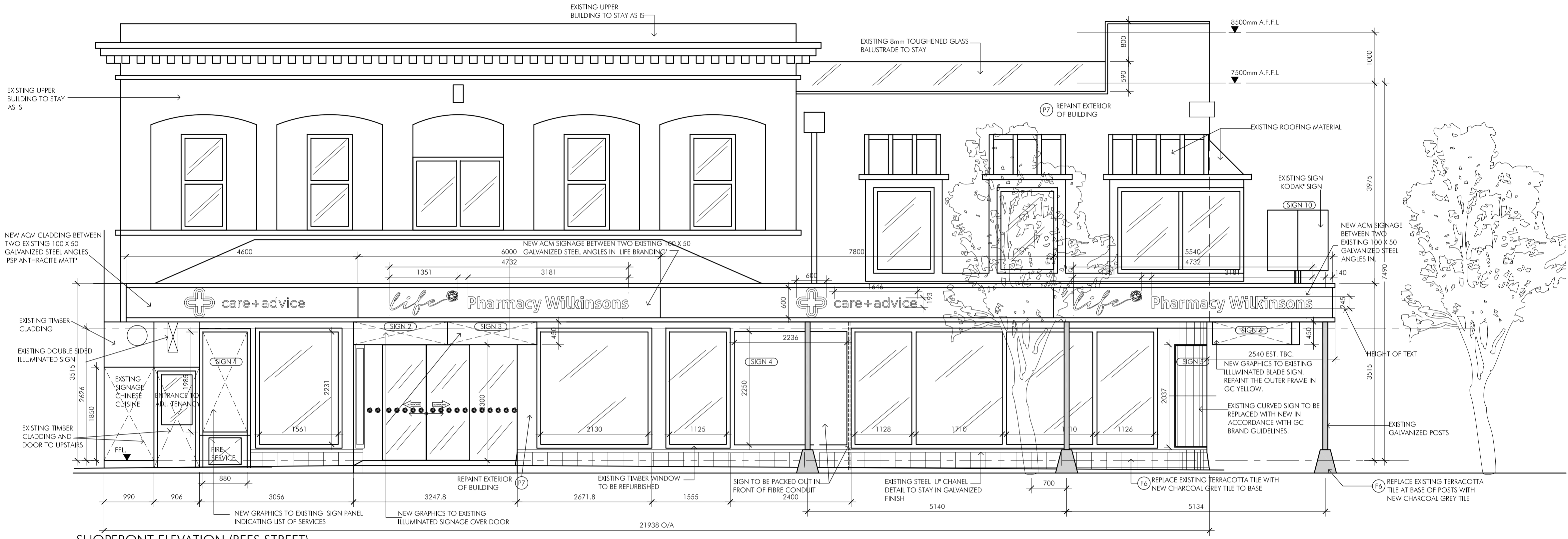
SHOPFRONT ELEVATION (MALL SIDE)
SCALE 1:50

Shopfront Rees Street			
Fasade area below Veranda	2.80	20.00	56.00
Veranda Face (Full size steel angle)	0.77	23.94	18.31
Shopfront Area			74.31 m²
Height	Length	m²	
Veranda Face (Life Pharmacy Wilkinson's)	0.60	5.54	3.32
Veranda Face (Life Pharmacy Wilkinson's) cross (Illuminated)	0.60	6.00	3.60
care + advice cross (Illuminated)	0.19	1.65	0.31
care + advice cross (Illuminated)	0.60	0.60	0.36
care + advice	0.19	1.65	0.31
Sign 1 list of services	1.9	0.88	1.67
Sign 2 Illuminated over door	0.45	2.40	1.08
Sign 3 Illuminated over door	0.45	2.40	1.08
Sign 4 Squares	2.25	2.25	5.06
Sign 5 Curved Corner Sign	2.00	1.00	2.00
Chinese cuisine	1.85	0.99	1.83
Chinese cuisine (Double sided Illuminated Blade sign)			Sign Area 21.00 m²
Rees street Side covered by signage			
28%			
Shopfront Mall Side			
Fasade area below Veranda	2.80	12.20	34.16
Veranda Face (Full size steel angle)	0.77	15.20	11.63
Shopfront Area			45.79 m²
Height	Length	m²	
Veranda Face (Life Pharmacy Wilkinson's)	0.60	10.50	6.30
cross	0.60	0.60	0.36
care + advice	0.19	1.65	0.31
Sign 7 Illuminated over door	0.45	2.40	1.08
Sign 8 Illuminated over door	0.45	2.40	1.08
Sign 9 Small Sign in bottom of window	0.10	1.30	0.13
Sign For upstairs	0.65	1.00	0.65
Sign Area			9.91 m²
Mall Side covered by signage			
22%			
Sign 6 Pharmacy Corner (Double Sided Illuminated Blade Sign)	0.45	2.40	1.08
Sign 10 Existing Cube on top of veranda	1.2	1.2	1.44

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM150827**

Monday, 2 November 2015



SHOPFRONT ELEVATION (REES STREET)
SCALE 1:50

Shopfront Rees Street		2.80	20.00	56.00
Facade area below Veranda		0.77	23.94	18.31
Veranda Face (Full size steel angle)				

Shopfront Area 74.31 m²

	Height	Length	m ²
Veranda Face (Life Pharmacy Wilkinsons)	0.60	5.54	3.32
Veranda Face (Life Pharmacy Wilkinsons) cross (Illuminated)	0.60	6.00	3.60
care + advice cross (Illuminated)	0.19	1.65	0.31
care + advice cross (Illuminated)	0.60	0.60	0.36
care + advice	0.19	1.65	0.31
Sign 1 List of services	1.9	0.88	1.67
Sign 2 Illuminated over door	0.45	2.40	1.08
Sign 3 Illuminated over door	0.45	2.40	1.08
Sign 4 Squares	2.25	2.25	5.06
Sign 5 Curved Corner Sign	2.00	1.00	2.00
Chinese cuisine	1.85	0.99	1.83

Sign Area 21.00 m²

Rees street Side covered by signage 28%

Shopfront Mall Side		2.80	12.20	34.16
Facade area below Veranda		0.77	15.20	11.63
Veranda Face (Full size steel angle)				

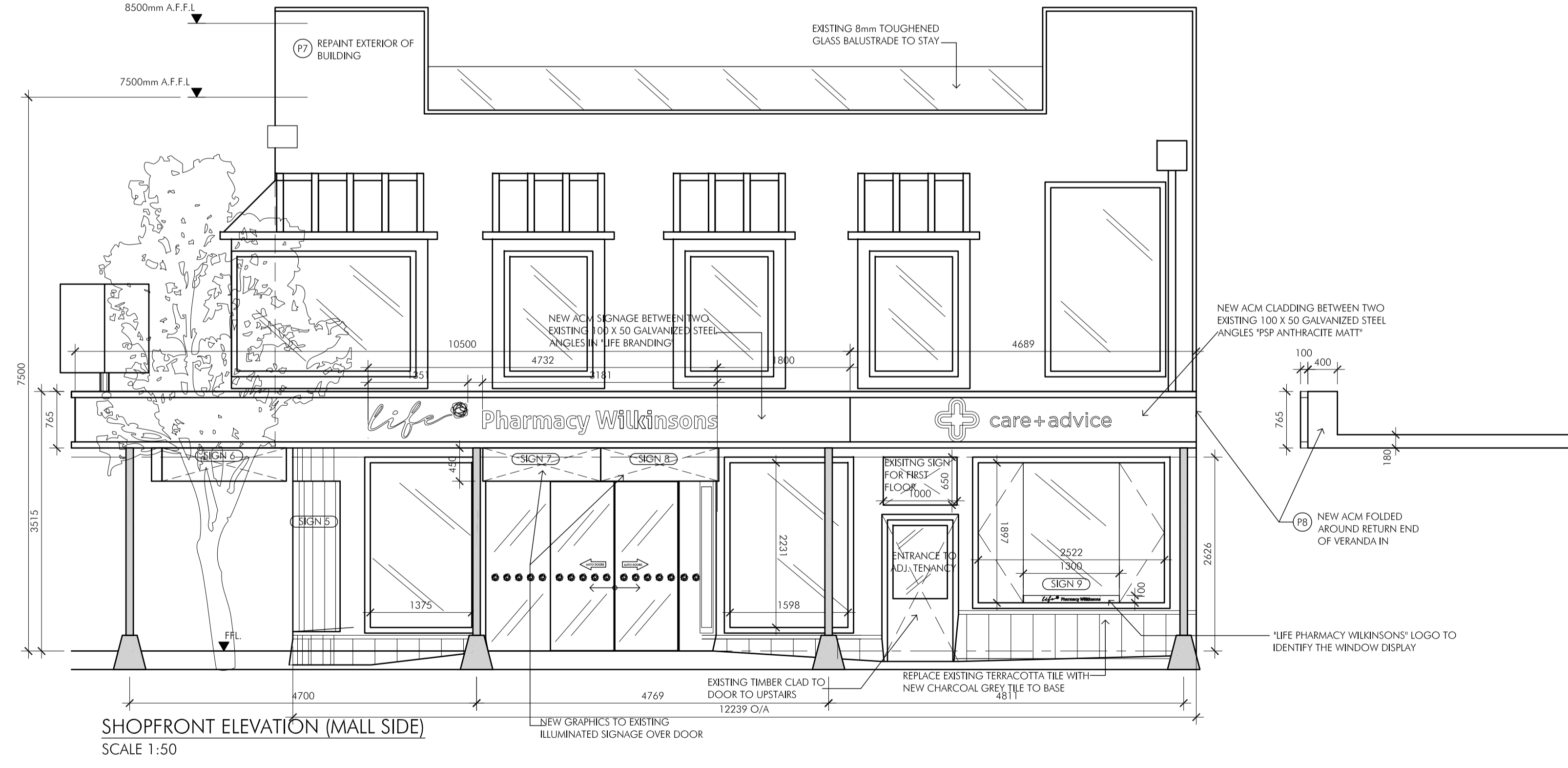
Shopfront Area 45.79 m²

	Height	Length	m ²
Veranda Face (Life Pharmacy Wilkinsons) cross	0.60	10.50	6.30
care + advice	0.19	1.65	0.31
Sign 7 Illuminated over door	0.45	2.40	1.08
Sign 8 Illuminated over door	0.45	2.40	1.08
Sign 9 Small Sign inbottom of window	0.10	1.30	0.13
Sign For upstairs	0.65	1.00	0.65

Sign Area 9.91 m²

Mall Side covered by signage 22%

Sign 6 Pharmacy Corner (Double Sided Illuminated Blade Sign)	0.45	2.40	1.08
Sign 10 Existing Cube on top of veranda	1.2	1.2	1.44



SHOPFRONT ELEVATION (MALL SIDE)
SCALE 1:50



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Wilkinsons Pharmacy
Queenstown

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DRAWING TITLE				Shopfront Treatment & Signage Proposal		SHEET	
						7.0	
DRAWN	R.P.B	CHECKED	M.G.	SCALE	1:50	REV.	C
DATE	2015-10-01	ORIGINAL SHEET SIZE - A1					

Appendix 8. Heritage Landscapes Appraisal (September 2014)

Jackie Gillies + Associates

Architecture + Conservation + Archaeology
PO Box 213 Queenstown 03 409 0607

Queenstown Lakes District Council Heritage Landscapes Appraisals (based upon a desk-top appraisal of published information; September 2014)

QLDC DP Ref: A10-1

Title: Skippers Heritage Landscape

Description:

The Skippers Heritage Landscape (SHL) encompasses a substantial portion of the Shotover River valley that includes the Skippers Road from Coronet Peak Road to the Shotover River. It then takes in the range of hills between the Shotover River and Green Gate Creek as far as the Maori Point Saddle and confluence with Stoney Creek; the boundary extends westwards up Stony Creek as far as Stoney Creek Terrace. From Stoney Creek Terrace, the heritage landscape extends north along either side of the Shotover River valley taking in the Skippers Township, the lower reach of Skippers Creek, and ending at Sandhill Cut, just north of the Shotover-Sandhill Creek confluence at the Branches Road.

The topography of the Skippers Heritage Landscape includes the narrow, twisting, hillside route of the Skippers Road, the wide and frequently deep gorges of the Shotover River valley, the steep valley hillsides belonging to Coronet Peak and the Harris Mountain ranges and the previously flat sluiced terraces.

Significant Elements:

- Includes a large number of the most significant archaeological sites relating to the historic Wakatipu gold rush and mining era of the 1860s and onwards.
- Includes the now-deserted, historic gold mining township of Skippers along with the 1901 suspension Bridge and restored Skippers Point School and Mt Aurum Homestead.
- Maori Point was one of the earliest and richest alluvial gold mining beaches in the Shotover Valley (1863) and its name records the finding of gold by two Māori prospectors, an uncommon record amongst the European-dominated mining sites.
- Skippers Road (1883-1890) is famous for its precipitous and winding route to the Shotover River, which also incorporates a significant mining history and retains visible archaeological remains of the pack road revetting and construction techniques (1863).

- There are numerous archaeological gold mining sites within the SHL that include huts, water races, tailings, sluicing remains, pipes, cableways, dams and mining excavations.
- The Shotover Valley was one of the Māori traditional routes to the West Coast.
- The SHL encompasses one of the most dramatic and scenic valleys in the Wakatipu Basin and combines both significant natural history and historic heritage elements such as the Bridal Veil Falls and Pinchers Bluff.
- A small section of the SHL is within the much larger Mt Aurum Recreation Reserve (the former Mt Aurum Station) that is managed by the Department of Conservation.

Summary Statement of Heritage Significance:

The Skippers Heritage Landscape (SHL) represents some of the most historically and archaeologically significant, 19th century gold mining sites in Otago and Southern New Zealand. Together, the diverse gold mining sites and features form an historically rich landscape that embodies the 1860s gold mining efforts and challenges of early miners, as well as later, more sophisticated mining technology that was needed to access the more difficult deposits of gold. In combination with the remote and stunning natural landscape of the Shotover River valley, the SHL offers a unique, largely intact, and publically accessible historic gold mining experience for visitors to the Shotover River. Within the SHL, the precipitous later 19th century Skippers Road (1883 – 1890), the deserted Skippers Township (1862) and the 1901 Skippers Suspension Bridge are all highly significant heritage sites that have been recognised by their Heritage New Zealand Pouhere Taonga listings. In addition, over 130 archaeological sites within the SHL are entered on the New Zealand Archaeological Association Archaeological Site Recording Scheme, demonstrating the outstanding heritage significance of the Skippers Heritage Landscape.

Notes, Issues & Recommendations:

- There are 4 HNZPT listings within the SHL boundary (Mt Aurum Homestead and Skippers School complex, Category II; Skippers Road, Category I; Pleasant Terrace Workings, Category I; Wong Gongs Terrace Historic Area).
- NZAA sites: over 130 counted within the SHL boundary with a dense distribution of archaeological sites along the Shotover River from Sandhill Cut down to Stapletons Terrace, after which it thins out along the Skippers Road and Green Gate Creek.
- A small section of the SHL, focused on the Skippers Township area, lies within the Mt Aurum Recreation Reserve managed by Doc.
- The rationale for the SHL boundary appears to be based upon the spread of identified NZAA archaeological sites along the Shotover River, with a central focus on the Skippers Township area and incorporating the dense concentrations of gold working sites and huts immediately north of Skippers, the lower reach of Skippers Creek, the lower reach of Stony Creek, south of

Skippers including Maori Point, and down to the Devil's Elbow. Outlying sites along Green Gate Creek (including the Green Gates Hotel site) and Skippers Road have also been included within the SHL boundary. The existing southern boundary is formed by Skippers Road itself.

- Inclusions/exclusions: The north end of the SHL boundary on the Shotover River and along Skippers Creek appears to have arbitrarily stopped at these points with identified archaeological sites omitted that are located fairly close by (e.g. within 150 metres). The boundary along the true right of the Shotover River below Maori Point Flat also omits a number of sites that lie immediately west of the boundary along the valley (e.g. Boomerang Terrace and Charlestown). The inclusion of Skippers Road reflects its listed status, but the boundary should be widened to include the environs of the road and Long Gully.
- **Recommendation:**
 - A detailed review of the boundaries to rationalise the included/excluded sites should be undertaken. The review should consider inter alia –
 - Whether the boundaries should be extended to some, or all, ridges to ensure that the full landscape character encapsulated in the SHL;
 - How the boundaries around Skippers Road and Long Gully can be extended to ensure this crucial part of the SHL is included; and
 - How unregistered, but still highly significant, features such as sluice terraces can be adequately recognised within the SHL.

This review can only be undertaken by a site visit and more detailed assessment of the SHL.

Threats & Vulnerabilities:

- Incremental loss of archaeological sites and features within the Skippers Heritage Landscape leading to a reduction of its overall heritage significance.
- Increased traffic volumes and road upgrading along both the Skippers Road and Branches Road may adversely impact the high level of heritage significance through a gradual loss of historic and archaeological features and the intrusive effects of higher traffic numbers.
- The formation of new tracks (particularly bike tracks) into and within the SHL has the potential to erode existing archaeological features and create a gradual degradation of the historic landscape quality of the area through the informal creation of side tracks and alternative routes from the main tracks.

Key features to be protected:

- The Skippers Road and its historic revetments and construction features.
- The Skippers suspension bridge and former township area.
- All other known archaeological sites and listed historic places within the SHL.

- nregistered archaeological sites, including sluiced terraces.
- nobstructed views along the Skippers Canyon section of the Shotover River.

QLDC DP Ref: A10-2

Title: Macetown Heritage Landscape

Description:

The Macetown Heritage Landscape (MHL) encompasses the valley of the Gold or Rich Burn at its northern extent and continues south-east to its confluence with the Arrow River, taking in the lower reaches of a number of smaller creeks feeding into the Rich Burn. Its confluence with the Arrow River also marks the beginning of the mining 'ghost town' of Macetown that is laid out along the banks of the Arrow River for approximately 2km. At the Mt Soho Homestead/Eight Mile Creek Hut, the MHL widens considerably, its boundary taking in the Arrow River to the east and the Big Hill Walkway to the west, ending just to the north of Arrowtown town centre.

The topography of the Macetown Heritage Landscape includes the sinuous river valleys of the Rich Burn and Arrow River, the wide terrace of the Macetown Township, and the hilly terrain of Big Hill.

Significant Elements:

- The Macetown Heritage Landscape is focused upon the now-deserted gold mining township of Macetown that has left many tangible traces of its plan, buildings and occupants from its founding in 1862 until its final desertion in the 1930s.
- The Macetown township is recognised by its designation as a historic reserve managed by the Department of Conservation.
- Macetown itself is a highly significant relic township of the early gold mining period whose significance lies in the evidence of alluvial (1860s) and quartz (1870s) mining remains, the surviving buildings (e.g. the bakehouse) and garden plans, and the park-like planting of species such as spruce and ash, and ornamental plants such as lilac and daffodils.
- Part of Macetown's significance is its remoteness, both historically and in the present, which resulted in the unusual preservation of portions of the town's plan and features allowing a greater level of interpretation and appreciation of what an historic gold mining town would have been like in the late 19th century.
- The Macetown Heritage landscape encapsulates more than just the historic township of Macetown, but a much broader archaeological and historic mining landscape that includes significant sites and features in the Rich Burn valley (e.g. the Premier Battery, Anderson's Battery, and the Homeward Boundary Battery) and sites along the Arrow River south of Macetown, including the Shamrock Company water race, Soho mining camp, Scole's Tunnel, miners' huts, and the Macetown road itself.
- Significant mining tracks within the MHL include the Macetown Road (completed 1884), Big Hill Track (the alternative route to Macetown; 1864), Hayes Creek Track and Advanced Peak Track.

Summary Statement of Heritage Significance:

Although it covers a large area, the Macetown Heritage Landscape is significant for its concentration of historic gold mining sites, focused on the deserted mining town of Macetown, which span from the earliest exploitation of gold in the Arrowtown area in 1862, through to the end of gold mining in the 1930s. Such a continuum of mining activity – first alluvial then hard-rock or quartz – has left a distinct and intelligible landscape with diverse features and stories linked by a series of mining tracks that still allow access to this remote and stunning countryside. The MHL encompasses three key areas: the Rich Burn valley, Macetown and the Arrow River valley, all three of which have distinctive characters and features that coalesce to form a broader mining heritage landscape of regional significance. Among these, Macetown is highly significant, representing the surviving remains of a remote 19th century mining village to which stories are still attached and some history has been traced of its founders, occupants and demise. Situated within its larger mining heritage landscape context, Macetown can be interpreted as part of a community of gold mining activity sites, which are a key part of the wider Otago gold mining story.

Notes, Issues & Recommendations:

- MHL is much more extensive than the Macetown historic reserve boundary (managed by DoC) and includes a large area to the south including Mt Soho Homestead, Hayes Creek, Saw Pit Gully, Big Hill and the lower reaches of the Arrow River.
- There are no HNZPT sites listed within the MHL.
- NZAA sites: approximately 34 archaeological sites included within the MHL. There are a number of sites lying just outside of the MHL boundary (e.g. 9 along the south side of the boundary along the Rich Burn) and which appear to be related to sites within the boundary (e.g. at the Homeward Bound Battery site). All of the key Macetown NZAA sites are included within the MHL, but the concentration of sites along the Eight Mile Creek, south-west of the Mt Soho Homestead site, are excluded. 7 sites included along the lower reaches of the Arrow River leading into Arrowtown with only two outlying sites excluded further up Soho Creek to the north-east of the boundary.
- The inclusion of the Rich Burn historic mining sites and the Big Hill and Arrow River sites is considered sensible as this reflects the broader mining heritage landscape context that the Macetown Historic Reserve is situated within.
- The exclusion of the Eight Mile Creek gold mining sites seems inconsistent given the inclusion of other comparable sites along the Rich Burn valley.
- **Recommendations:**
 - A further review of the boundaries to rationalise the included/excluded sites, but essentially the current boundaries appear reasonable with the possibility of some minor alteration to include the Eight Mile Creek archaeological sites. The extent to which boundaries should be raised to ridge lines needs to be assessed on site.

- Possible re-naming of the Heritage Landscape to recognise the Rich Burn/Arrow River archaeological areas.

Threats & Vulnerabilities:

- Incremental damage to, and loss of, archaeological sites and features within the Macetown Heritage Landscape from increasing visitor numbers to the Arrow River, Macetown and Rich Burn historic mining areas, leading to a reduction of its overall heritage significance.
- Increased damage to standing archaeological features such as the Macetown cottages and garden walls, hut sites and extant mining infrastructure (e.g. the crushing batteries) from increasing visitor access and interaction may adversely impact the high level of heritage significance through a gradual loss of historic and archaeological fabric.
- Any increase in off-road vehicles through the MHL and in particular, Macetown, has the potential to damage existing historic tracks, trails and other sensitive historic features, resulting in the gradual degradation of the historic and natural landscape within the MHL.
- The formation of new tracks into and within the MHL have the potential to erode surviving archaeological features such as existing mining tracks through the informal creation of side tracks and alternative routes from the main tracks.

Key features to be protected:

- The Macetown Historic Reserve area including the Macetown Road.
- The Rich Burn mining remains (e.g. Anderson's Battery and the Homeward Bound Battery; the Sunrise Mine Office).
- The historic mining tracks of Hayes Creek, Sawpit Gully and Advance Peak and similar tracks within the MHL.
- All other known archaeological sites and listed historic places within the MHL.

QLDC DP Ref: A10-3

Title: Seffertown & Moke Lake Heritage Landscape

Description:

The Seffertown and Moke Lake Heritage Landscape (SMLHL) encompasses two separately bounded areas. The Seffertown Heritage Landscape extends from Moonlight Creek, just west of its confluence with Montgomery's Creek on the eastern foot of the Richardson Mountains, and follows the Moonlight Creek south-eastwards until its confluence with Moke Creek. The Moke Creek Heritage Landscape begins approximately 500 metres downstream of the confluence, following Moke Creek for approximately 2.5 kilometres along either side of its banks. Both Heritage Landscapes are focused upon small, but significant early gold mining activity areas; Seffertown (or Sefferstown as it was also known) being the site of a former (alluvial) mining village located at the confluence of Moonlight and Moke Creeks with a complex of dams, huts and water races further north on the Sheepyard Terrace/Jones Saddle area of Moonlight Creek. Moke Creek was the location of a copper mine and alluvial gold mining.

The topography of the SMLHL primarily includes the narrow valleys of the Moonlight and Moke Creeks, which cut through the more mountainous areas to the east and west, with smaller creeks feeding into them.

Significant Elements:

- Seffertown was a gold rush tent village with over 3,000 occupants at its peak in 1863 and has an interesting history and longevity, with the last two villagers remaining into the 1950s and still connected with mining.
- Seffertown (or more accurately 'Sefferstown') was named from its occupation by the large Seffers family (of Crimean/Russian origin) and contained several stores (the Seffers owned one), a hotel, post office and library.
- The settlement co-existed with Moke Creek village and a stone school building still stands that served both settlements.
- The archaeological remains of stone walls, hut foundations, at least two complete buildings (the Seffers house and Moke Creek School) and ornamental tree plantings (e.g. poplars) survive to mark the location of Sefferstown/Moke Creek.
- Moonlight Creek encompasses the extensive and clearly visible remains of the Moonlight gold fields, with a long (8.8km) water race (and siphons) running west-to-east to the alluvial mining remains at Sheepyard Terrace and further down the Moonlight Creek. The archaeological remains include earth and stone dams, earth reservoirs, sluicings and tailing piles, in-stream wing dams and hut sites.

- Moke Creek is significant for its (disused)copper mine, opened in 1863, and gold deposits discovered in 1869. Copper continued to be extracted into the 1930s and later, and the mine was still open in the early 1970s.

Summary Statement of Heritage Significance:

The Seffertown and Moke Lake Heritage Landscapes are significant for their concentrations of historic gold and copper mining remains, which include both mining infrastructure and settlement sites. The extensive and well-preserved complex of features along Moonlight Creek and Moke Creek are an important part of the wider history of the Wakatipu gold rush, linking closely with the Shotover River, Arrow River and Macetown/Rich Burn goldfields. Sefferton/Moke Creek was the site, albeit short-lived, of an early tented gold rush township that settled into a remote, mountain community that survived into the 1950s. It's remains provide tangible reminders of the many local stories that survive of the mining community and their hardships and life in the mountain goldfields of Otago.

Issues & Recommendations:

- There are no HNZPT sites listed within the SMLHL.
- NZAA Sites: there are 2 archaeological sites within the SMLHL boundary (E41/200 and 202) and 2 related sites (E41/256 and 200) that are excluded from the extent of the SMLHL.
- The historic Moke Creek settlement and Seffertown are essentially the same/interrelated settlement site; the latter refers to its connection with the large Seffers family and appears to have been an alternative name for the Moke Creek village area.
- **Recommendations:**
 - The possibility of the renaming of the Moke Lake HL to the Moke Creek Heritage Landscape should be considered to more accurately reflect its historic origins and geographic focus.
 - Alternatively, it would make sense to amalgamate the two HL into one and consider renaming it the *Moonlight – Moke Creek Heritage Landscape*.
 - The current boundary should be slightly extended to include the two outlying NZAA sites (E41/256 and E41/201) to rationalise the inclusion of the known archaeological sites related to the SMLHL group. The extent to which boundaries should be raised to ridge lines needs to be assessed on site.

Threats & Vulnerabilities:

- Incremental damage to, and loss of, archaeological sites and features within the Sefferton and Moke Lake Heritage Landscape from potential increases in visitor numbers to the historic mining areas via the Moke Lake Road access, leading to a reduction of its overall heritage significance.

- The formation of any new tracks into and within the SMLHL have the potential to erode surviving archaeological features such as existing mining tracks through the informal creation of side tracks and alternative routes from the main tracks.
- The risk of an increasing spread of pines and other masking vegetation in the Sheepyard Terrace section of the historic Moonlight mine features is likely to have an adverse impact upon the condition and legibility of the extensive surviving features (e.g. earth and stone dams, water races and tailings) in this area.

Key features to be protected:

- The former mining settlement remains at Moke Creek/Sefferton including the surviving cottages/huts, gardens and plantings.
- The copper mining site along Moke Lake Road.
- Moke Lake Road and the historic track to Butchers Hut along the true right bank of the Moonlight Creek.
- The extensive stone and earthwork mining remains centred on Sheepyard Terrace and the Moonlight Creek.
- The 8.8km water race leading from above Montgomery's Creek to the Sheepyard Terrace area and below.
- All other known archaeological sites and listed historic places within the SMLHL.

QLDC DP Ref: A10-4

Title: Glenorchy Heritage Landscape

Description:

The Glenorchy Heritage Landscape (GHL) lies to the east of Glenorchy township. It encompasses an area extending from Mount Judah Road, Mt Judah and Mt Alaska in the south, to the western slopes of Mt McIntosh to the north. A westerly spur in the boundary takes in a section of Long Gully and the slopes of the peak above. The focus of the GHL are the 19th and 20th century scheelite (tungsten ore) mines located primarily on Mt Judah, Mt McIntosh, Black Peak and Long Gully. The GHL also incorporates the tracks dating from the late 19th and early 20th centuries that were cut to access the different mines and bring the scheelite down to the battery on Mount Judah Road.

The topography of the Glenorchy Heritage Landscape is mountainous with steep stream valleys and high peaks reaching nearly 2,000 metres ASL.

Significant Elements:

- Represents an historic and more recent scheelite mining landscape – a change from the dominant gold mining heritage landscapes found in the region although not fundamentally different in morphology.
- Although scheelite has been mined elsewhere in New Zealand, the Glenorchy mines area is significant as the main mining focus and producer of tungsten ore in the 19th and 20th century.
- Glenorchy scheelite mining commenced on a commercial level in 1885 with the Mt Judah Mine and continued until the 1980s with the Bonnie Jean and Heather Jock Mines, so has a continuity far longer than almost any of the historic gold mining fields.
- The clusters of mines, access tracks, cableway and water races on Mt Judah, Mt McIntosh and Black Peak form a distinctive and unique pattern of mining operations spread over a hundred year period that reflects the exploration and expansion of the scheelite mines across this area.
- The development of the mining activities within the Glenorchy Heritage Landscape have an accessible history that has been documented (e.g. Bradshaw 1997), and this provides further support for the significance of its scheelite mining heritage.
- The historic importance of scheelite/tungsten ore mining at Glenorchy was reflected in the take-over of the Mt Judah and Paradise Mines by the Government in 1942 to increase ore production for the war effort.

Summary Statement of Heritage Significance:

The Glenorchy Heritage Landscape is significant for its specific scheelite mining activities that extended from the 1880s until the 1980s, which have left a significant group of mine sites and infrastructure, along with a unique social history of the people who worked there. They in turn, represent the hard won and sometimes fruitless endeavours of a close-knit community of miners that spanned a hundred years of mining at Glenorchy. The GHL encompasses the majority of the key mine sites, tracks, a cableway and sections of water races that represented the primary scheelite producing area in New Zealand. The combination of private and state-owned mines is also a unique part of the GHL's history and one not paralleled in the ubiquitous and contemporary gold mining industry of the Wakatipu Basin. Overall, the scheelite mining history symbolised by the Glenorchy Heritage Landscape is a unique one of national heritage significance.

Issues & Recommendations:

- There are no specific boundary issues for the GHL as the boundaries incorporate virtually all of the known scheelite-related mining sites within the area.
- There are no HNZPT sites listed within the Glenorchy Heritage Landscape.
- NZAA sites: there are 18 archaeological sites listed within the GHL and its boundaries incorporate all of the scheelite-related sites listed on the NZAA database. Three sites lie beyond the south-west boundary of the GHL, but these relate to gold mining activities and not scheelite mining.
- Inclusions/exclusions: The boundaries of the GHL appear to have included all of the listed archaeological sites in addition to many of the other scheelite mine sites and tracks that do not appear in the NZAA database (e.g. those on Black Peak and Mt Alaska). The boundary also includes a spur of land to the west of Long Gully that, presumably, has been included for the mine access track from Chinamans Flat, further west, to the Long Gully mines via a small, un-named peak.
- **Recommendations:**
 - The extreme northern tip of the GHL boundary should be checked/revised to ensure it includes the Black Peak Mine that lies to the north-east of the summit. The extent to which boundaries should be raised to ridge lines should also be assessed on site.

Threats & Vulnerabilities:

- Incremental damage to, and loss of, archaeological sites and features within the Glenorchy Heritage Landscape from potential increases in visitor numbers to the historic scheelite mining area via the Mount Judah Road access, leading to a reduction of its overall heritage significance.
- The formation of any new tracks into and within the GHL have the potential to erode surviving archaeological features such as existing mining tracks and

mine openings and infrastructure, through the informal creation of side tracks and alternative routes from the main tracks.

- The scheelite mines at Glenorchy are not well known to the wider public and have a low level of information/signage available, which makes the interpretation and appreciation of their national heritage significance challenging.

Key features to be protected:

- All mines, mining huts, the cableway and track ways within the Glenorchy Heritage Landscape boundary (including the Black Peak Mine).
- The more accessible mine sites along the Mount Judah Road.
- All other known archaeological sites and historic places within the GHL.