

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 03 –
Historic Heritage
chapter

**SUPPLEMENTARY REPLY EVIDENCE OF VICKI JONES
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

26 HISTORIC HERITAGE CHAPTER

4 August 2016

 **Simpson Grierson**
Barristers & Solicitors

S J Scott
Telephone: +64-3-968 4018
Facsimile: +64-3-379 5023
Email: sarah.scott@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

1. INTRODUCTION

- 1.1** My name is Vicki Jones. I prepared the s 42A report dated 2 June 2016 for the Historic Heritage Chapter of the Proposed District Plan (**PDP**) and the reply evidence dated 6 July 2016. My qualifications and experience are listed in the s 42A report.
- 1.2** The Panel issued a minute dated 13 July 2016 requesting the Council to consider whether it was able to recommend further specific policies, relating to:
- (a) the prohibited demolition rule (notified 26.6.3; redrafted 26.6.9); and
 - (b) the archaeological site rules (notified and redrafted Table 5), to be included in the Historic Heritage Chapter.
- 1.3** The Panel then issued a second minute dated 22 July 2016 requesting that the Council provide clarification in relation to:
- (a) a number of matters relating to (notified and redrafted) Table 3, which contains the rules relating to heritage precincts; and
 - (b) the status of new buildings in a heritage precinct.
- 1.4** I have considered the Panel's request and have provided this supplementary reply evidence. In summary and in response to each minute:

First Minute:

- (a) I recommend two new specific policies in relation to each of the Panel's concerns; and
- (b) there is scope within submissions¹ to include specific policies in the Historic Heritage Chapter relating to the prohibited rule for the demolition and relocation of Category 1 features beyond the site (notified 26.6.3; redrafted 26.6.9) and the archaeological site rules (notified and redrafted Table 5);

¹ Through Jackie Gillies (604) for new Policy 26.4.1.5, and Jackie Gillies and Heritage New Zealand (426) for new Policy 26.4.1.9.

Second Minute:

- (a) in my opinion there is no contradiction in the headings of (notified and redrafted) Table 3, relating to heritage precincts;
- (b) contributory buildings can be buildings that are listed in the Inventory (notified 26.9; redrafted) as well as buildings that are not listed;
- (c) (notified and redrafted) Table 3 of Chapter 26 does not contain a rule requiring resource consent for new buildings within heritage precincts. Rather, resource consent is required pursuant to the underlying Arrowtown and Queenstown Town Centre zone provisions and the Arrowtown Residential Historic Management Zone (**ARHMZ**) provisions. A consent is also required pursuant to notified Rule 26.6.7 and redrafted Rule 26.6.13, where a new building is within the setting of a listed feature (26.9);
- (d) in my view an additional rule in Chapter 26 requiring resource consent for new buildings in heritage precincts is not needed, but minor amendments to the provisions are appropriate to enable more effective and efficient management of the effects of new buildings; and
- (e) there is scope within submissions to make such minor amendments.²

2. FIRST MINUTE: SCOPE AND SUGGESTED POLICIES

Rule 26.6.3

2.1 In response to paragraph 2 of the Panel's first minute, I note that a number of submitters³ sought to have (notified) Rule 26.6.3 made less restrictive by deleting it and incorporating it into (notified) Rule 26.6.5 (which relates to alterations).

2.2 I consider that the submission by Submitter 604 (Jackie Gillies) provides scope to add a further, more detailed policy in relation to notified Rule 26.6.3 (redrafted 26.6.9) in the same manner that the submission provides scope to add the various other specific policies recommended in the Revised Chapter attached to the s 42A report.

² Through New Zealand Tungsten Mining Limited (519) ;Heritage New Zealand (426) and Jackie Gillies (604).

³ Submitters 672 (Watertight Investments Ltd), 688 (Crane and Mactaggart), 696 (Millbrook Country Club Ltd), and 725 (Upper Clutha Transport).

2.3 The following extract from my s 42A report explains the relationship between the submission and the additional policies that were recommended in the Revised Chapter attached to my s 42A report:

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.*

2.4 I have therefore recommended the addition of a new policy 26.4.1.5(a) under redrafted Objective 26.4.1 (notified 26.5.1). This is included in the Recommended Revised Chapter, which is appended to this evidence as **Appendix 1**. The base document used in **Appendix 1** is that which was submitted with my Reply Evidence dated 6 July 2016.

2.5 New recommended Policy 26.4.1.5(a) provides a clear connection between the objective, policy, and rules relating to the demolition of Category 1. The addition of this policy is appropriate as it provides the mechanism or "course of action" that will be adhered to in order to implement the objective of protecting and enhancing Category 1 features, in relation to demolition and relocation.

2.6 While I accept that all rules must implement a policy as set out in the Panel's minute, I note that, in this case, as the policy relates to a (notified) prohibited

activity rule, its inclusion in the District Plan is not a substantive change. This is because the rule itself already prevents any resource consent applications in respect of this activity.

Archaeological Site Rules (Table 5)

2.7 In order to add a further specific policy regarding archaeological sites, as well as relying on the general submission of Submitter 406 (Jackie Gillies) as outlined above, I also rely on:

- (a) a submission by Submitter 426 (Heritage New Zealand) requesting that only "unnecessary" duplication with other statutory bodies should be avoided; and
- (b) on submissions⁴ that seek the deletion of all the rules in Table 5, citing, as one reason, that they add unnecessary regulation to matters already covered by other legislation.

2.8 I note that (notified 26.5.3.4) redrafted Policy 26.4.3.4⁵ provides a direct rationale for the rules contained in Table 5 (i.e. those rules are intended to implement this Policy) by recognising that there will be some duplication with other statutory bodies, but only where this is necessary to meet Part 2 of the RMA. However, I agree that it is appropriate to add an additional more specific policy.

2.9 I have therefore recommended the addition new Policy 26.4.1.9 under Objective 26.4.1, which is included in the Recommended Revised Chapter contained in **Appendix 1** of this supplementary reply.

2.10 New recommended Policy 26.4.1.9 further clarifies the intent of the rules relating to archaeological sites and provides more specific guidance in terms of limiting unnecessary duplication. In my opinion, this is most appropriately achieved through policy than entirely through the rules, as was proposed in the notified version of the Historic Heritage Chapter.

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

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

3. SECOND MINUTE: POTENTIAL CONTRADICTION IN TABLE 3 OF THE REVISED CHAPTER RELATING TO HERITAGE PRECINCTS

3.1 In paragraph 3 of the Panel’s second minute, clarification is sought as to whether the headings in columns 2 and 3 of Table 3 (below) are contradictory. The relevant provisions are:

Table 1 General

...

Table 2 Buildings, structures and features

...

Table 3 - Heritage precincts

Rule	Activity	<i>All precincts</i>	<i>Non-contributory buildings</i>
	<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>	<u>Contributory buildings other than those listed in 26.9</u>	

3.2 In my view, there is no contradiction but I accept that there is potentially duplication in that the text in column 2 clarifies that the Table does not apply to any buildings listed in 26.9, and then column 3 essentially seeks to further explain that some of the contributory buildings shown on the maps in Chapter 26 are listed in 26.9, and some are not. For example, on the eastern side of the Queenstown Mall Heritage Precinct all but the rear of two properties are identified as contributory buildings but only about half of them are listed in the Inventory (26.9).

3.3 To respond specifically to the Panel's query in the latter part of paragraph 3 of the Second Minute, the contributory buildings shown on the precinct maps do include buildings listed in the Inventory (notified and redrafted 26.9) and not listed in the Inventory. I also highlight to the Panel that my s 42A report⁶ anticipates that there may be some confusion in this regard and, as such, recommends that it may be useful to show the listed buildings on the precinct maps in order to clarify which are the unlisted contributory items and therefore subject to the provisions in (notified and redrafted Table 3).

⁶ Historic Heritage s42A report 2 June 2016, paragraph 15.12.

Further minor changes recommended

3.4 In considering the queries posed by the Panel in regard to Table 3, I have noticed some minor errors and omissions in the Right of Reply version of the Revised Chapter, which I wish to highlight to the Panel. These are:

- (a) because the Queenstown Courthouse Heritage Precinct and Arrowtown Town Centre Heritage Precinct do not include any non-contributory buildings, the maps(26.8.1 and 26.8.10) do not include the note/ key beneath it like the others do, stating that "*blue shapes are the non-contributory buildings.*" The lack of such a note makes it potentially unclear as to which of the buildings are contributory. While in my opinion, showing the non-contributory buildings on these maps rather than the contributory buildings seems a little unusual, assuming this approach is retained then at least by including the same note/ key under all the maps, the reader can ascertain that where there are no blue shapes, by default, all the buildings must be contributory;
- (b) I have omitted to include the definition of "contributory buildings" in the "Terms used in the Chapter" at the start of Section 26.6 as was intended (the definition was previously provided in a footnote). I also note that in moving the definitions of contributory and non-contributory buildings and archaeological sites to the "Terms used in the chapter section", the note directly beneath the objectives and policies heading (notified 26.5 and redrafted 26.4) referring readers to the "terms used in this chapter" section should also reference those definitions. These amendments are not material and are the consequence of an oversight that should be rectified;
- (c) I have changed the word "ODP" in 26.5 to "operative", following a suggestion made by the Panel in the Subdivision Chapter hearing, which would be sensible to make across the PDP chapters; and
- (d) I have changed the word "Summary" to "Statement" in redrafted 26.8.8. This was a typo error in the earlier versions of the chapter.

3.5 I can confirm that the above recommended changes are within scope of the notified PDP and the submissions received thereon and, in any case, are minor corrections/ changes.

4. SECOND MINUTE: RULES RELATING TO NEW BUILDINGS WITHIN THE HERITAGE PRECINCTS

4.1 The Panel's interpretation of the rules, as outlined in paragraph 4 of the minute dated 22 July 2016 is correct. In particular, the Panel is correct that Table 3 of Chapter 26 does not contain a rule requiring resource consent for new buildings within heritage precincts.

4.2 In response:

(a) I outline the provisions that are proposed in Chapters 10, 12, 14 and 26 of the PDP to control the construction of new buildings in the heritage precincts;

(b) I consider the scope available to include a rule in Chapter 26 managing the effects of new building within the heritage precincts, should the panel consider this to be the most appropriate method; and

(c) I recommend two minor amendments to the Chapter 26 rules in order to improve the management of effects that new buildings could have on heritage precincts. These are the addition of a further matter of discretion under redrafted (notified 26.6.7) Rule 26.6.13 and the addition of a note in Table 3 alerting plan users to rules elsewhere in the District Plan that regulate building in heritage precincts. These changes are within scope of the submissions on the PDP, in particular the submissions of New Zealand Tungsten Mining Limited (519), Heritage New Zealand (426) and 604 (Jackie Gillies).

Summary of the PDP rules in Chapter 26 and the underlying zone chapters (10, 12, and 14) relating to new buildings in heritage precincts

- 4.3** In its minute dated 22 July 2016, the Panel has specifically asked for clarification with regard to the multiple layers of rules affecting properties in the precincts.
- 4.4** As previously mentioned, the Panel has interpreted the rules contained in Table 3 of **Chapter 26** correctly. The only other relevant rule to highlight to the panel is notified Rule 26.6.7; redrafted Rule 26.6.13 (Development within the setting or extent of place), which requires that any new building within the setting of a listed feature obtain a restricted or full discretionary resource consent, depending on the category of the feature. The consequence of this is that any building within the setting or extent of place of a listed feature that is located in a heritage precinct will be subject to this rule and the objectives and policies of Chapter 26.
- 4.5** In relation to the heritage precincts that are located within the Queenstown Town Centre Zone of the PDP, the following underlying zone provisions control the potential effects on heritage arising from the construction of a new building:
- (a) Objective 12.2.2⁷ and associated policies 12.2.2.5, 12.2.2.6, 12.2.2.7, and Policy 12.2.4.2 acknowledge the importance of development contributing to heritage values, particularly in regard to building form and scale;
 - (b) pursuant to Rule 12.4.6.1, buildings (including verandas and any associated pedestrian link) require a restricted discretionary activity consent, with relevant matters of discretion being consistency with the Queenstown Town Centre Design Guidelines (2015) where applicable⁸; the impact of the building on the streetscape and heritage values; compatibility with adjoining buildings; the relationship to adjoining verandas; external appearance; signage platforms; and lighting; and

⁷ *Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values and sense of place.*

⁸ The guidelines themselves, the zone purpose, and Policy 12.2.2.1 clarify that the guidelines apply only to the Special Character Area.

- (c) in terms of anticipated scale, the Marine Parade Precinct has a maximum height of 8m; that part of the Queenstown Courthouse Precinct containing the Brazz building has a maximum height of 14m and the rest has a maximum height of 12m (10m at the street); and the Queenstown Mall Precinct has a maximum height of 12 m (7.5m at the street).

4.6 I note that the Queenstown Mall and Marine Parade precincts (and all sites that directly adjoin those) are located within the proposed Special Character Area overlay of the Queenstown Town Centre Zone but the Queenstown courthouse precinct is not. As such, consistency with the Queenstown Town Centre Design Guidelines is a statutory consideration⁹ in relation to development within the Queenstown Mall and Marine Parade precincts but not within the Queenstown Courthouse Precinct.

4.7 In relation to the Arrowtown Town Centre Heritage Precinct which sits within the Arrowtown Town Centre Zone of the PDP, the following underlying zone provisions control the potential effects on heritage arising from the construction of a new building:

- (a) objective 14.2.1¹⁰ and associated policies 14.2.1.1, 14.2.1.2, and 14.2.1.3 strive toward built forms that complement the existing patterns of development, reflect the essential historic character, and are consistent with the outcomes sought by the Arrowtown Design Guidelines 2016¹¹, while acknowledging that new buildings do not necessarily need to replicate historic building styles;

- (b) policies 14.2.2.5 and 14.2.5.1 are also of some relevance;

9 **Policy 12.2.2.1** - Require development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Design Guidelines 2015.

Policy 12.2.2.6 - Ensure that development within the Special Character Area reflects the general historic subdivision layout and protects and enhances the historic heritage values that contribute to the scale, proportion, character and image of the Town Centre.

Rule 12.4.6.1 – Buildings

Buildings, including verandas, and any pedestrian link provided as part of the building/ development

* Discretion is restricted to consideration of all of the following:

Consistency with the Queenstown Town Centre Design Guidelines (2015), where applicable;

10 New development celebrates the town's historic character and is sympathetic to its environmental setting.

11 As amended by proposed variation 1 (in all instances). <http://www.qldc.govt.nz/planning/district-plan/proposed-district-plan/variation-arrowtown-design-guidelines-2016-consultation/>

- (c) pursuant to proposed Rule 14.4.4, buildings (including external alterations to existing buildings) require a restricted discretionary activity consent, with relevant matters of discretion being the external appearance, materials; signage platforms; lighting; impact on the street; the relationship to heritage values (to be guided by the Arrowtown Design Guidelines 2016)¹²; and compatibility with adjoining buildings; and
- (d) scale is controlled by standards that require resource consent if coverage exceeds 90% (RD), setbacks from rear boundaries is less than 3m (RD), and height exceeds 7m (NC) and in those instances where discretion is limited, consistency with the Guidelines is a matter of discretion.

4.8 In relation to the Arrowtown Cottages Heritage Precinct, which sits within the ARHMZ of the PDP, the following underlying zone provisions control the potential effects on heritage arising from the construction of a new building:

- (a) objective 10.2.1¹³ and the associated policies are aimed at ensuring that development retains and enhances the historic character through controlling subdivision; landscaping; the location, design, and scale of buildings; and through consistency with the Arrowtown Design Guidelines 2016;
- (b) pursuant to proposed Rule 10.4.4, buildings (including alterations) require a restricted discretionary activity consent, with relevant matters of discretion being the external appearance and finish of the building to ensure a positive contribution to the heritage character; building form, materials and colour; and fencing greater than 1.2m high, with consideration guided by the Arrowtown Design Guidelines 2016; and
- (c) scale is controlled by standards that require resource consent if coverage exceeds 30%, height exceeds 5m, density exceeds 1/650m², or setbacks are breached.

¹² As amended by Variation 1.

¹³ *“Ensure development retains or enhances the historic character of the zone, which is characterised by larger section sizes, low scale and single storey buildings, the strong presence of trees and vegetation and limited hard paving.”*

- 4.9** These references are all to the notified provisions, as they have not yet been considered in a s 42 A report. Submissions have been made on a number of the provisions listed, and therefore changes may be recommended to them through the s 42A reports for the respective chapters.
- 4.10** In terms of the mechanics of how the District Plan is to be applied, all proposals must be assessed against the underlying zone provisions and the Chapter 26 provisions, and any other relevant district-wide provisions, such as signage.
- 4.11** For example, a new building on a vacant site within the Arrowtown Town Centre Heritage Precinct that complies with all the standards would require consent under Rule 14.4.4, which provides for the widespread consideration of effects on heritage values and must be assessed against the objectives and policies cited above. In this example, under the recommended Revised Chapter 26 attached to my Reply Evidence, unless the new building is within the setting or extent of place of a listed feature then no consent would be triggered by Chapter 26. Whether this will result in a less effective assessment and less effective management of effects on the heritage values of the precinct appears to be the key issue for the Panel.

Scope to include a rule in Chapter 26 to manage the effects of new buildings within heritage precincts

- 4.12** The following rule was notified and, in my opinion, pursuant to submission 519.58, lodged by Submitter 519 (New Zealand Tungsten Mining Limited), scope exists for it to be retained, modified, or deleted:

26.6.15	<i>Development</i> <i>Works including earthworks, signage, new buildings and structures.</i>	<i>D</i>
---------	--	----------

- 4.13** I recommend in paragraph 15.19 of my s 42A report that this rule be deleted. In summary, I conclude in my report that development rule 26.6.15 relating to the heritage precincts is unreasonably ill-defined and uncertain and therefore is likely to be overly onerous. This could result in inefficiencies in administration, and duplication of resource consents with those that are required by other heritage precinct rules and district-wide rules. As my recommended amendments to the rules relating to heritage precincts in my s

42A report were largely structural and/ or for clarification purposes, no s32AA evaluation was undertaken in relation to the deletion of this particular rule.

Recommendations

4.14 Considering the proposed provisions of the underlying zones, together with those of Chapter 26, in my opinion:

- (a) while not inappropriate, in the interests of efficiency it is not the most appropriate method to require new buildings within the Arrowtown Cottages or Arrowtown Town Centre heritage precincts to also obtain resource consent under Table 3 of Chapter 26. The objectives and policies of the underlying Arrowtown Town Centre Zone and ARHMZ provide clear direction and the rule provides wide discretion. Furthermore, the Design Guidelines (be it the 2006 as notified with the PDP or the 2016 version being proposed via Variation 1) provide greater direction than Chapter 26 in regard to the values associated with the precincts;
- (b) while not inappropriate, in the interests of efficiency it is not the most appropriate method to require new buildings within the Queenstown Mall and Marine Parade precincts to also obtain resource consent under Table 3 of Chapter 26. The objectives and policies of the underlying Queenstown Town Centre provide clear direction and the rule provides wide discretion. Furthermore, the Design Guidelines 2015 provide detailed direction in regard to how new development in the Special Character Area can best respond to its historic context;
- (c) while not inappropriate, in the interests of efficiency it is not the most appropriate method to require new buildings within the Queenstown Courthouse Heritage Precinct to also obtain resource consent under Table 3 of Chapter 26. The objectives and policies of the underlying Queenstown Town Centre provide clear direction and the rule provides wide discretion even though it is noted that the guidelines are not statutory in relation to this area, which is outside of the Special Character Area;

- (d) furthermore, the fact that all sites within the Queenstown Courthouse Heritage precinct contain at least one protected feature that is listed in the Inventory (redrafted 26.9) means that any new building will almost certainly be within the setting of a feature and will therefore require resource consent, pursuant to redrafted Rule 26.6.13 (notified 26.6.7). Subject to making a minor amendment to that rule, I consider that this rule, together with the restricted discretionary rule for all new buildings in the Queenstown Town Centre, will sufficiently manage the effects of new development within this heritage precinct.
- (e) To improve effectiveness, I therefore recommend that the following additional matter of discretion is added to the setting rule to ensure that the values associated with the wider precinct where relevant, when applying this rule:

**Discretion is limited to:*

...

- Where the setting or extent of place is located within a heritage precinct, the effects of the proposal on the key features of the precinct as identified in section 26.8.

- (f) A note alerting readers to the relevant underlying zone rules, which require resource consent for new buildings in the heritage precincts is also appropriate and has been added to Table 3 of the Revised Chapter as set out in **Appendix 1** of this supplementary reply evidence.

4.15 Scope to make these amendments is found in submission 519 (New Zealand Tungsten Mining Limited), seeking the deletion of the development rule (notified 26.6.15), submission 426 (Heritage New Zealand), seeking a clear reference to the key features to be protected and submissions 426 (Heritage New Zealand) and 604 (Jackie Gillies) seeking more clarity as to how the precinct rules (notified and redrafted Table 3) and the rules relating to listed items (notified and redrafted Table 2) integrate with one another.

4.16 I acknowledge for completeness that the above recommendation to avoid duplication with consenting requirements that exist in underlying zones is inconsistent with the fact that the proposed rules require consent for external alterations under both Table 3 of Chapter 26 and Chapters 10 and 14.

However, I note that there is no scope to remove or alter the external alterations rule in redrafted Table 3 (26.6.19) notified (26.6.13).

4.17 If the Panel conclude that an additional rule requiring consent for all new buildings within the heritage precincts is the most appropriate method, then in order to assist the Panel, I recommend that the notified development rule be amended as follows:

26.6.22 ¹⁴	<p>Development <u>New Buildings</u></p> <p>Works including earthworks, signage, Any new building on any site within a heritage precinct unless it is within the setting of a protected feature, in which case Rule 26.6.13 shall apply and structures.</p> <p><u>*Discretion is limited to:</u></p> <p><u>The effects on the heritage character of the precinct as a whole and on any contributory or individually listed protected features, including any cumulative effects.</u></p> <p><u>The key features and values of the precinct as identified in the statement of significance and key features to be protected.</u></p>	D-RD*
-----------------------	---	-------

4.18 I consider that scope to amend the development rule can be found in submission 519 (New Zealand Tungsten Mining Limited), seeking the deletion of the development rule (notified 26.6.15) and submission 426 (Heritage New Zealand), seeking a clear reference to the key features to be protected.

5. CONCLUSION

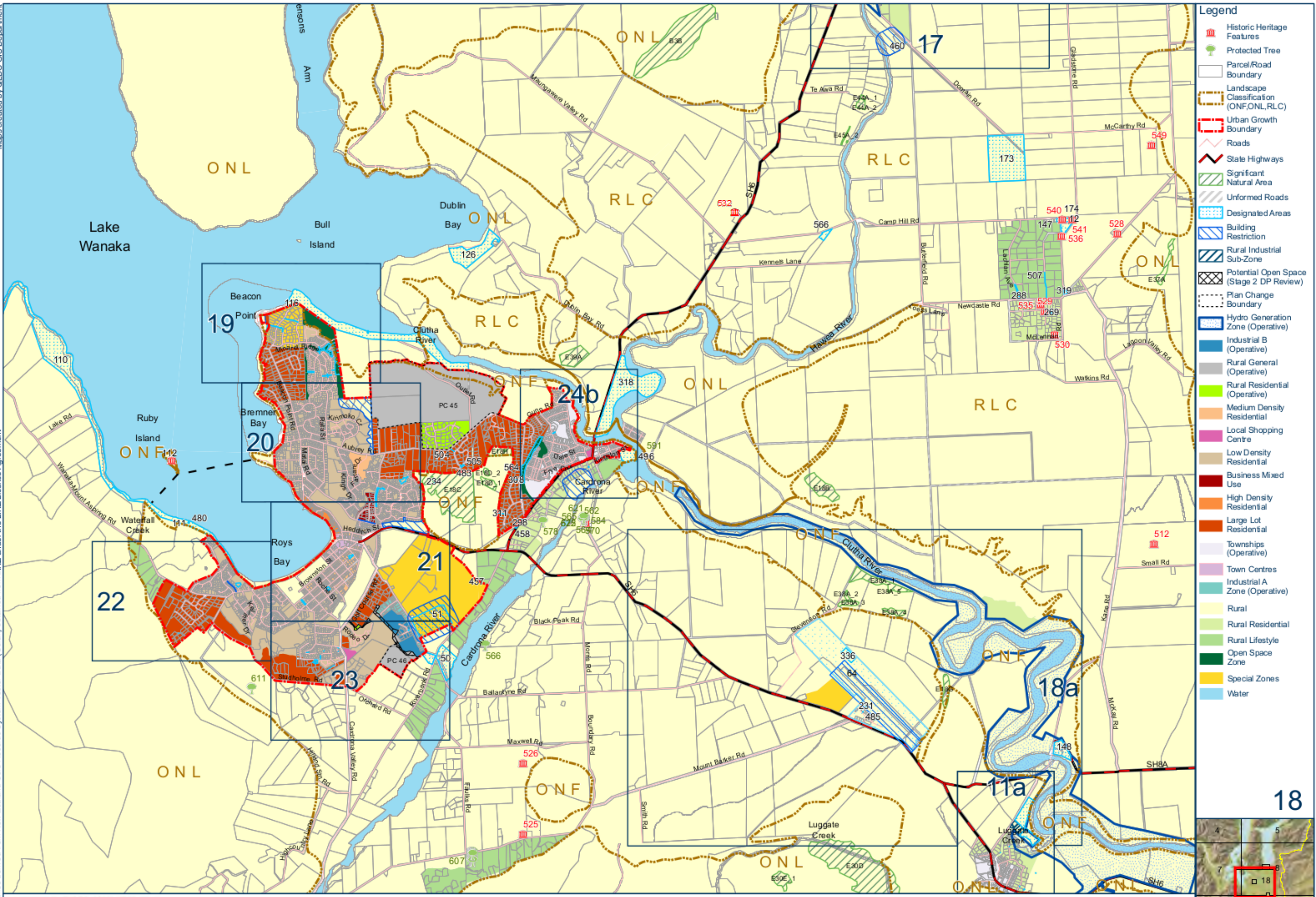
5.1 Overall, I consider that the Revised Chapter as set out in **Appendix 1** of this supplementary reply evidence is the most appropriate way to meet the purpose of the RMA.



Vicki Jones
Director/ Planner, Vision Planning Ltd
4 August 2016

¹⁴ 26.6.15 in the notified version of Chapter 26.

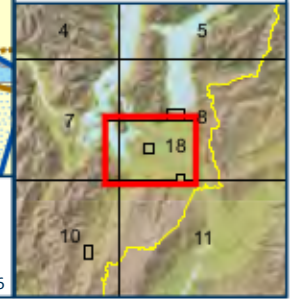
APPENDIX 1
26 HISTORIC HERITAGE ROR REVISED CHAPTER

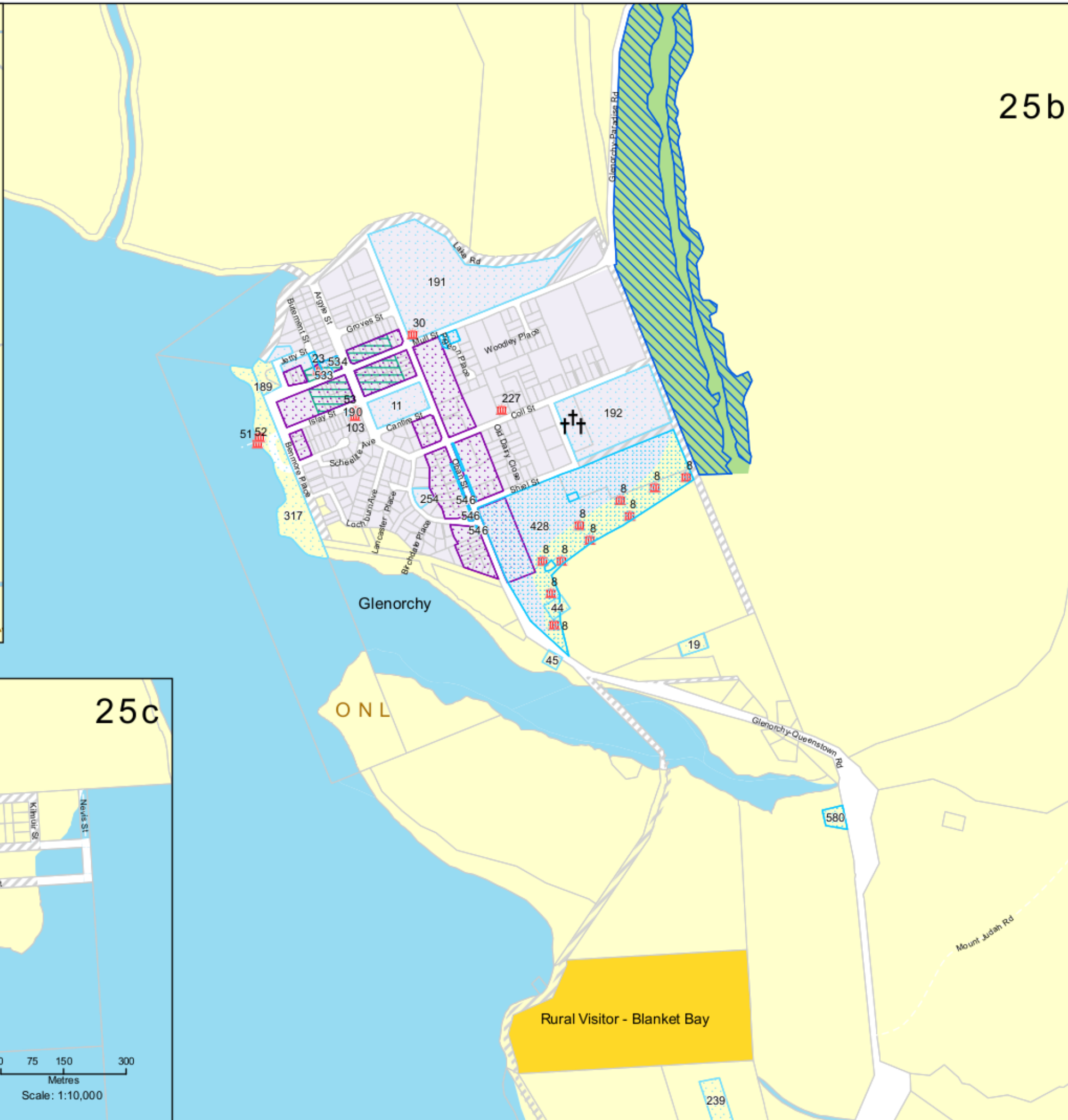


- Legend**
- Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Roads
 - State Highways
 - Significant Natural Area
 - Unformed Roads
 - Designated Areas
 - Building Restriction
 - Rural Industrial Sub-Zone
 - Potential Open Space (Stage 2 DP Review)
 - Plan Change Boundary
 - Hydro Generation Zone (Operative)
 - Industrial B (Operative)
 - Rural General (Operative)
 - Rural Residential (Operative)
 - Medium Density Residential
 - Local Shopping Centre
 - Low Density Residential
 - Business Mixed Use
 - High Density Residential
 - Large Lot Residential
 - Townships (Operative)
 - Town Centres
 - Industrial A Zone (Operative)
 - Rural
 - Rural Residential
 - Rural Lifestyle
 - Open Space Zone
 - Special Zones
 - Water

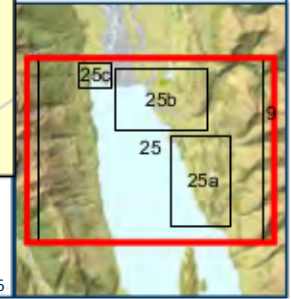


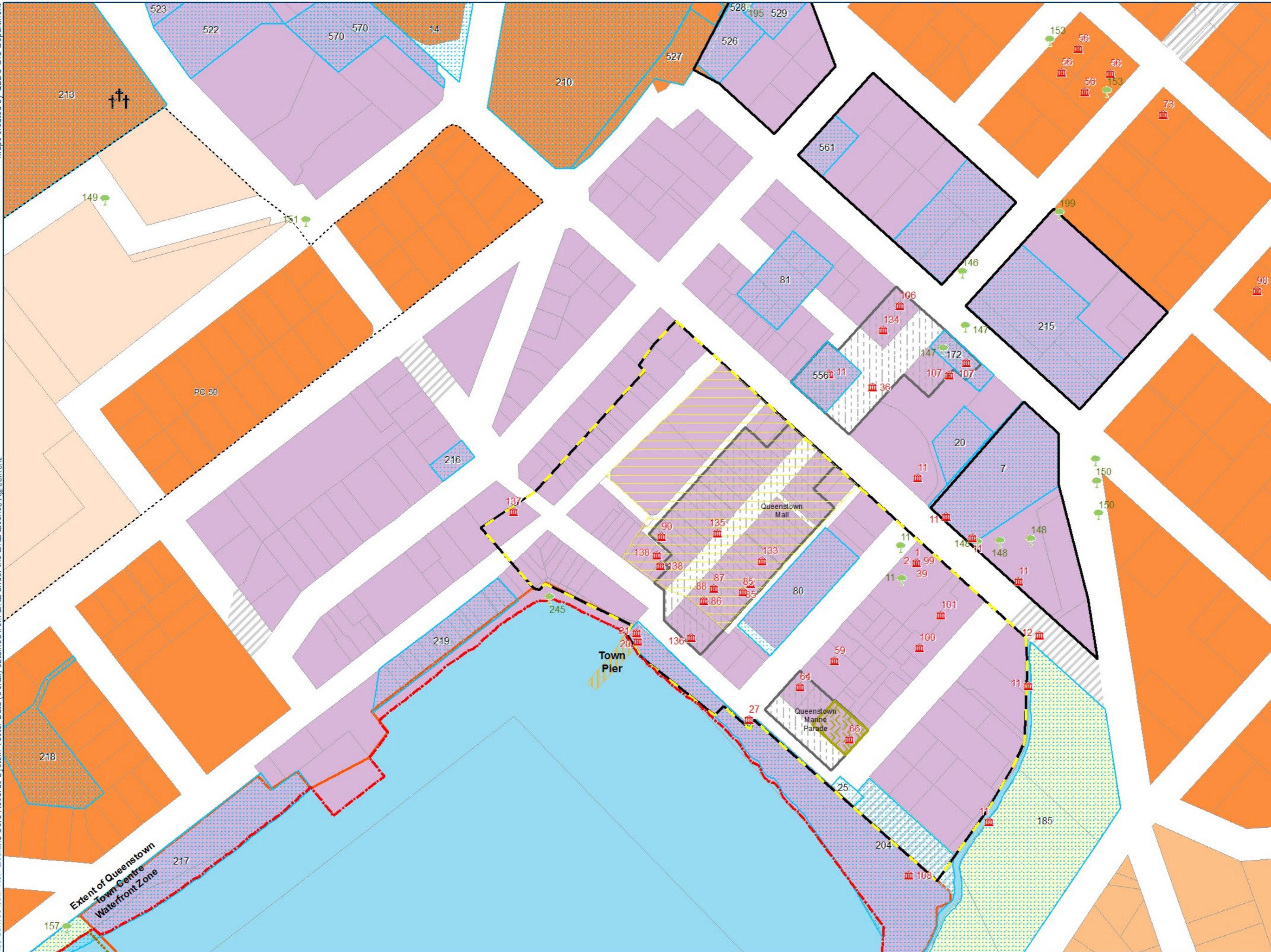
Proposed District Plan Map 18 - Wanaka Rural, Hawea Flat



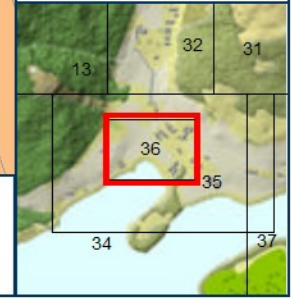


- Legend**
- Open Cemetery
 - Historic Heritage Features
 - Landscape Classification (ONF, ONL, RLC)
 - Designation
 - Visitor Accommodation Sub-Zone
 - Building Restriction
 - Unformed Roads
 - Commercial Precinct
 - Designation
 - Parcel Boundary
 - Rural Lifestyle
 - Townships (Operative)
 - Rural
 - Special Zones
 - Water





- Legend**
- Open Cemetery
 - Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Unformed Roads
 - Historic Heritage Precinct
 - Designated Areas
 - Heritage Protection Order
 - Town Centre Entertainment Precinct
 - Town Centre Special Character Area
 - Town Centre Transition Sub-Zone
 - Town Centre Town Pier
 - Plan Change Boundary
 - Medium Density Residential
 - High Density Residential
 - Town Centres
 - Rural
 - Water (zoned Rural unless otherwise shown)
 - High Density Residential (Operative)



39

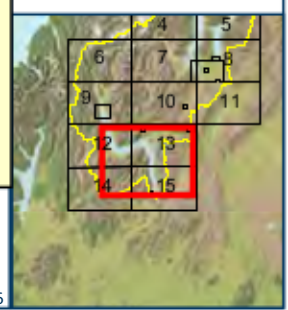
39a



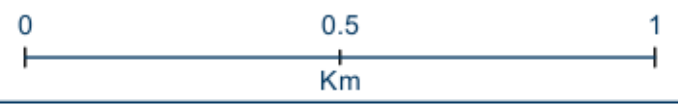
- Legend**
- Historic Heritage Features
 - Protected Tree
 - Urban Growth Boundary
 - Outstanding Natural Feature & Landscape (ONF & ONL)
 - Designation
 - Visitor Accommodation Sub-Zone
 - Unformed Roads
 - Designation
 - Building Restriction
 - Parcel / Road Boundary
 - Townships (Operative)
 - Low Density Residential
 - Rural
 - Special Zones
 - Water

Southland District

39



Proposed District Plan Map 39 - Arthurs Point, Kingston



HISTORIC HERITAGE 26

Key:

Green underlined text for additions and ~~green strike~~ through text for deletions, Appendix 1 to Vicki Jones' Supplementary Right of Reply, dated 4 August 2016.

Red underlined text for additions and ~~red strike~~ through text for deletions, Appendix 1 to Vicki Jones' Right of Reply, dated 6 July 2016.

Black underlined text for additions and ~~strike through~~ text for deletions, Appendix 1 to Vicki Jones' s42A report, dated 2 June 2016

26 Historic Heritage

26.1 Purpose

The purpose of this chapter is to promote the sustainable management of the District's historic heritage¹ 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

Comment [MSOffice2]: #426

¹ Sec 2A RMA

HISTORIC HERITAGE 26

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 [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.
- 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 [MSOffice4]: #621

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 very~~ significant; regionally and/ or nationally. Category 1 shall include all places of greatest historical or cultural heritage significance including ~~but not limited to all~~ features in Category 1 of the Heritage New Zealand 'New Zealand Heritage List/ Rāranġi Kōrero' ('the List').

Comment [SG9]: #604

Comment [SG10]: #604

(ii) Category 2

The heritage resource warrants permanent ~~preservation protection~~ because it is very significant locally and/ or to the District.

Comment [SG11]: #604

(iii) Category 3

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

Comment [SG12]: #604

Comment [SG13]: #604

26.3 **Information Requirements**

Comment [MSOffice14]: #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.

HISTORIC HERITAGE 26

26.3.1 Archaeology Alert Layer

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

Comment [MSOffice15]: #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~~
- ~~(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. An 'archaeological site' is defined in the HNZPTA 2014 and this definition is also included in the 'Terms used in this chapter' section (26.6) of this chapter.~~

Comment [MSOffice16]: #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 [MSOffice17]: #621

~~Other Relevant Provisions and Rules~~

~~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:~~

Comment [SG18]: Relocation to ensure consistent format with other PDP chapters, following Panel suggestion.

~~Earthworks~~

~~Signs~~

~~Town Centres (PDP)~~

~~Protected Trees (PDP)~~

~~District Wide~~

² Heritage New Zealand Pouhere Taonga Act 2014

³ Heritage New Zealand Pouhere Taonga Act 2014

HISTORIC HERITAGE 26

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):

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	29 Transport (14 ODP)
27 Subdivision	28 Natural Hazards	32 Protected Trees
30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	35 Temporary Activities and Relocated Buildings
33 Indigenous Vegetation	34 Wilding Exotic Trees	Planning Maps
36 Noise	37 Designations	

26.4 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, contributory building, non-contributory building, archaeological site, and setting.

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

Comment [MSOffice19]: Consequence of the change in location of the definitions

Comment [MSOffice20]: #519, #598

Historic heritage is recognised, protected, maintained, and enhanced

Comment [MSOffice21]: #519

Policies

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

26.4.1.2 ~~Protect, maintain, and enhance historic heritage values 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 [MSOffice22]: #519, #598

26.4.1.3 ~~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.~~

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

Comment [MSOffice23]: #368, #524, #604, #621, #672, #688, #696, #726

- 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.

HISTORIC HERITAGE 26

26.4.1.5

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

Comment [MSOffice24]: #604

Comment [MSOffice25]: #604

a) Avoid the total demolition or relocation of Category 1 protected feature(s) beyond the site.

Comment [SG26]: #604

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

Comment [MSOffice27]: #604

(i) Exceptional circumstances render all other alternatives impractical ~~and evidence of this is provided~~; and

Comment [MSOffice28]: #604

- A feature or part of a feature poses a significant risk to safety or property ~~and evidence of this is provided~~; and/ or
- The feature is unable to serve a productive use and retaining it imposes an unreasonable financial burden ~~and evidence of this is provided~~; and

Comment [MSOffice29]: #604

Comment [MSOffice30]: #604

(ii) Specifically in relation to relocation:

- The relocation is necessary to facilitate the ongoing use or protection of the building or ensure public safety; and
- Measures are in place to minimise the risk of damage to the feature; and
- The heritage values of the feature in its new location are not significantly diminished.

c) Discourage the total demolition or relocation of Category 3 features beyond the site.

d) 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 ~~unavoidable~~ acceptable:

Comment [MSOffice31]: #604

Comment [MSOffice32]: #688, #672, #696, #726.

Comment [MSOffice33]: #604

Comment [MSOffice34]: #604

- 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 ~~and evidence of this is provided~~;
- 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 26.6.28);
- 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.

Comment [MSOffice35]: #604

e) 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 [MSOffice36]: #604

26.4.1.6

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

Comment [MSOffice37]: Re-ordering to better link relocation policies in response to Panel comments

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

Comment [MSOffice38]: #604

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

Comment [MSOffice39]: #688, #672, #696, #726.

Comment [MSOffice40]: #604

Provided the relocation will maintain ~~or enhance~~ the heritage significance of the feature, as assessed using the evaluation criteria in section 26.6.28.

Comment [MSOffice41]: #604

HISTORIC HERITAGE 26

- 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 26.6.28.

Comment [MSOffice42]: #604

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

Comment [MSOffice43]: #604, #688, #672, #696, #726.

- 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 26.6.28; 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.

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

Comment [MSOffice44]: Panel/ #604

26.4.1.8 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 [MSOffice45]: #426

26.4.1.9 With regard to archaeological sites scheduled in Part 26.10:

- a) Require that the demolition, destruction, modification, or alteration of a scheduled archaeological site or the relocation of any archaeological feature within such a site be undertaken in a manner that maintains the archaeological values of that site; and
b) In processing consents in relation to such sites, limit the consideration of effects to those effects that cannot be considered under the process of acquiring an authority pursuant to Section 59 of the HNZPTA 2014.

Comment [MSOffice46]: #604, #426, # 621, #696, #726, #672, #688

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

Policies

26.4.2.1 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 [MSOffice47]: #519

Comment [MSOffice48]: #426

Comment [MSOffice49]: #621, #604

Comment [MSOffice50]: #621

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

HISTORIC HERITAGE 26

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

Policies

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

26.4.3.2 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.

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

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

Comment [MSOffice51]: #426

26.4.4 **Objective - To enhance** The historic heritage value of features is are enhanced where possible.

Policies

26.4.4.1 Encourage opportunities to enhance the understanding of historic heritage features, including through the need for the provision of to provide for interpretation and

Comment [MSOffice52]: #604

26.4.4.2 Enable improved planning outcomes and encourage the enhancement of heritage values 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.

Comment [MSOffice53]: #604

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

26.4.4.4 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 [MSOffice54]: #621, #604

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

Comment [MSOffice55]: #519

Comment [MSOffice56]: #519

Comment [MSOffice57]: #519

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

26.5 **Other Relevant Provisions and Rules**

Comment [MSOffice58]: Relocation to ensure consistent format with other PDP chapters, following Panel suggestion.

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).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (operative 18 ODP)	25 Earthworks (operative 22-ODP)	29 Transport (operative 14 ODP)

Comment [SG59]: Changes in table to 'operative' following suggestion by the Panel in the Subdivision Chapter hearing

HISTORIC HERITAGE 26

27 Subdivision	28 Natural Hazards	32 Protected Trees
30 Utilities and Renewable Energy	31 Hazardous Substances (operative 16-ODP)	35 Temporary Activities and Relocated Buildings
33 Indigenous Vegetation	34 Wilding Exotic Trees	Planning Maps
36 Noise	37 Designations	

Note: The heritage rules, including the precincts and landscapes, are an overlay and not a zone and, as such, the underlying zone provisions also apply in all cases.

Comment [MSOffice60]: #519

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 [MSOffice61]: #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 [MSOffice62]: #604

26.6.1 For the purpose of this chapter, 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.

26.6.x For the purpose of this chapter, 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.

Comment [MSOffice63]: Moved from footnote in Table 1.

26.6.2 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 26.6.28. ~~Where a heritage assessment exists for a feature on Council's records this will most likely provide a good indication of what constitutes the heritage fabric of that feature. Where such an assessment does not exist, heritage fabric may include but is not limited to:~~

Comment [MSOffice64]: #604, #426.

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;

26.6.3 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

Comment [MSOffice65]: #604

HISTORIC HERITAGE 26

have adverse effects which would degrade the Category that has been attributed to the feature.

26.6.4 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 [MSOffice66]: #604, #621.

26.6.5 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 [MSOffice67]: Consequential additional to avoid direct conflict with definitions chapter

26.6.6 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 [MSOffice68]: #688, #696, #726, #672, #621, #368, #524, #604

~~26.6.X For the purpose of this chapter archaeological site means, subject to section 42(3) of the HNZPTA 2014⁴:~~

- ~~(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~~
 - ~~(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) of the HNZPTA 2014.~~

Comment [MSOffice69]: #604

Table 1 General

Rule	Activity	All heritage features
26.6.7	<p>Repairs and maintenance</p> <p>Minor repairs and maintenance on all protected buildings and features, including and contributory and non-contributory buildings⁵ 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>The replacement items should shall be of the original or, if this is not achievable, closely matching material, colour, texture, form and design,</p>	P

Comment [MSOffice70]: #426, #524

⁴ Heritage New Zealand Pouhere Taonga Act 2014

⁵ 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.

HISTORIC HERITAGE 26

Rule	Activity	All heritage features
	<p><u>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>	
26.6.8	<p>Subdivision</p> <p>Subdivision of any site containing all or part of a protected feature.</p>	⊘

Comment [MSOffice71]: #383

Table 2 Buildings, structures and features

Rule	Activity Standard	Cat 1	Cat 2	Cat 3
26.6.9	<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>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, ⁶ whereby 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.</p> <p>*Discretion is limited to:</p> <ul style="list-style-type: none"> - The extent of the demolition. - The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6.28; - The cumulative effects on the heritage value of the building or feature. - 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. 	PR	NC	RD*
26.6.9(i)	<p>Partial demolition or destruction</p> <p>Partial demolition or destruction of the historic fabric or characteristics of a protected feature exceeding 30 per cent but less than 70 per cent, by volume or area whichever is the greater, whereby:</p>	NC	NC	RD*

Comment [MSOffice72]: #688, #696, #726, #672

Comment [MSOffice73]: #604

Comment [MSOffice74]: #604, #621

Comment [MSOffice75]: Panel suggestion that footnotes would be better placed within the rules.

Comment [MSOffice76]: #604

Comment [MSOffice77]: #604, #426

Comment [MSOffice78]: #688, #696, #672, #726

Comment [MSOffice79]: #604

Comment [MSOffice80]: #604

HISTORIC HERITAGE 26

Rule	Activity Standard	Cat 1	Cat 2	Cat 3
	<p>a) <u>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.</u></p> <p>b) <u>Partial demolition is calculated as the cumulative or incremental demolition of the heritage fabric as of xx/ the date that this District Plan became operative.</u></p> <p>*Discretion is limited to:</p> <ul style="list-style-type: none"> - <u>The extent of the demolition.</u> - <u>The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6. 28.</u> - <u>The cumulative effects on the building or protected feature, including the cumulative effects on the heritage values resulting from incremental demolition.</u> - <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> 			
26.6.10	<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> <ul style="list-style-type: none"> - <u>The effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6. 28;</u> - The physical effects on the heritage fabric and the effects on the setting of the feature. <p><u>Note 1: 'Heritage fabric or characteristics' is as defined in Section 26.6 - Terms used in this chapter.</u></p>	<p>PR</p> <p>NC</p>	NC	<p>RD*</p> <p><u>D where the feature is within a heritage precinct</u></p>
26.6.11	<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> <ul style="list-style-type: none"> - The extent of the alteration. - The cumulative effects on the heritage value of the building or feature- <p><u>The effects, including cumulative effects, on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6. 28; and</u></p> <ul style="list-style-type: none"> - <u>Where the protected feature is located within a heritage</u> 	D	RD*	RD*

Comment [MSOffice81]: Panel suggestion that footnotes would be better placed within the rules.

Comment [MSOffice82]: #688, #696, #726, #672

Comment [MSOffice83]: #604

Comment [MSOffice84]: #604, #426.

Comment [MSOffice86]: #621

Comment [MSOffice87]: #604

Comment [MSOffice85]: #604

Comment [MSOffice88]: #688, #696, #672, #726

HISTORIC HERITAGE 26

Rule	Activity Standard	Cat 1	Cat 2	Cat 3
	<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>			
26.6.12	<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 <u>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. 28</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
26.6.13	<p><u>Development within the curtilage or setting⁷ or Extent of Place</u></p> <p>Works including earthworks, signage, lighting, street furniture, new buildings and structures.</p> <p><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>	D	RD*	RD*

Comment [MSOffice89]: #604, #426.

Comment [MSOffice90]: #688, #696, #672, #726.

Comment [MSOffice91]: #688, #696, #726, #672, #621, #368, #524, #604.

⁷Setting 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

HISTORIC HERITAGE 26

Rule	Activity Standard	Cat 1	Cat 2	Cat 3
	<p><u>Development</u> 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 26.6.28. - <u>Where the setting or extent of place 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> 			

Comment [MSOffice92]: #604, #426, #519

HISTORIC HERITAGE 26

Table 3 Heritage precincts

Rule	Activity	All precincts Contributory buildings ⁸ other than those listed in 26.9	Non- contributory buildings
	<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>		
26.6.14	<p><u>Total and partial demolition or relocation beyond the site</u></p> <p><u>Demolition of between 31 and 69 percent of the historic fabric or characteristics of a protected feature by volume or area, whichever is the greater, shall be deemed to be partial demolition.</u></p> <p><u>Demolition of 70 per cent or more of the historic fabric or characteristics of the protected feature by volume or area whichever is the greater shall be deemed to be total demolition.</u></p> <p><u>In both instances, 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.</u></p> <p><u>Partial demolition is calculated as the cumulative or incremental demolition of the heritage fabric as of xx/ the date that this District Plan became operative.</u></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
26.6.15	<p>Demolition</p> <p>Demolition or removal of non-contributory buildings and features.</p>	P	
26.6.16	<p><u>Relocation within a heritage precinct</u></p> <p>Relocation of contributory buildings, within or from a heritage precinct.</p>	D	D
26.6.17	<p><u>Relocation from a heritage precinct</u></p> <p>Relocation of non-contributory building or feature within a heritage precinct.</p>	D	P

Comment [MSOffice93]: #604, #519 (clarity only).

Comment [MSOffice94]: Consequential amendments from having created 2 tiers of demolition in response to #688, #696, #726, #672

⁸ Refer Note 3 to Table 4. Section 26.6 "Terms used in this Chapter" for the definition of contributory and non-contributory buildings

HISTORIC HERITAGE 26

26.6.18	<p>External alterations</p> <p>Contributory building or feature.</p> <p>*Discretion is limited to:</p> <p>The extent of the alterations and the cumulative effects on:</p> <ul style="list-style-type: none"> - 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>
26.6.19	<p>External alterations</p> <p>Non Contributory</p> <p>*Restricted Discretion is limited to:</p> <p>The extent of the development and the cumulative effects on the setting, including the precinct, contributory and individually listed buildings and features.</p>	RD*	
26.6.20	<p>Internal alterations</p> <p>Contributory buildings and features not individually listed.</p> <p>Non-contributory buildings and features.</p>	P	<u>P</u>
	<p>Development</p> <p>Works including earthworks, signage, new buildings and structures.</p> <p><u>Note: The following chapters contain rules which apply to the construction of new buildings within heritage precincts:</u></p> <ul style="list-style-type: none"> - <u>Arrowtown Residential Historic Management Zone (10.4.4)</u> - <u>Queenstown Town Centre Zone (12.4.6.1)</u> - <u>Arrowtown Town Centre Zone (14.4.4)</u> 	D	<u>D</u>

Comment [MSOffice95]: #426

Comment [MSOffice96]: #519

Comment [SG97]: #426

Table 4 Sites of Significance to Maori

Rule	Activity Standard	All sites
26.6.21	<p>Development</p> <p>Any development that affects the Maori values of the feature.</p> <p>Written approval from Tangata Whenua is required. Failure to provide</p>	D

HISTORIC HERITAGE 26

Rule	Activity Standard	All sites
	this will result in Limited Notification to Tangata Whenua.	

Table 5 Archaeological sites

Rule	Activity Standard - <u>Archaeological sites listed in Section 26.10</u>	All sites
26.6.22	<p>Modification, damage or Destruction or demolition of an archaeological site</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 2014⁹, 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 partial or total demolition of any built archaeological feature associated with an archaeological site listed in Section 26.10.</u></p>	<p style="text-align: center;">P</p> <p style="text-align: center;">D</p>
26.6.23	<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 of an archaeological feature associated with-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 or to another site.</u></p> <p><u>For the purpose of this rule, consistent with the definition of 'archaeological site' in Section 26.6 (Terms used in this Chapter), archaeological feature means any building or structure or part thereof, which is associated with human activity that occurred before 1900 and which provides or may provide, through investigation by archaeological methods, evidence relating to the history of NZ, and includes any such site, for which a declaration has been made under section 43(1) of the HNZPTA 2014</u></p>	<p style="text-align: center;">RD*</p> <p style="text-align: center;">D</p>
26.6.24	<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</p>	<p style="text-align: center;">D</p>

Comment [MSOffice98]: #604, #621, #426, #672, #688, #696, #726

Comment [SG99]: #426

Comment [SG100]: #426

Comment [MSOffice101]: #426

Comment [MSOffice102]: #406

Comment [MSOffice103]: #426

⁹ Heritage New Zealand Pouhere Taonga Act 2014

HISTORIC HERITAGE 26

Rule	Activity Standard - <u>Archaeological sites listed in Section 26.10</u>	All sites
	<p>2014, where there are more than minor other effects on heritage.</p> <p>Modification or alteration of an archaeological site listed in Section 26.10</p> <p>*Discretion is limited to:</p> <p>The effect of the alteration or modification on the heritage values of the site.</p>	RD*
26.6.25	<p>Modification, damage or destruction of an archaeological site</p> <p>In breach of the HNZPTA 2014.</p> <p>Development within the curtilage or setting¹⁰ or Extent of Place</p> <p>Works including earthworks, signage, lighting, street furniture, new buildings and structures.</p> <p><u>Development in 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></p> <p><u>'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.</u></p> <p><u>'Setting' is as defined in Section 26.6 - Terms Used in this Chapter.</u></p>	PR D
<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 2014.¹¹</p>		

Comment [MSOffice104]: #688, #696, #726, #672, #621, #368, #524, #604.

Comment [SG105]: #426

Table 6 Heritage landscapes

Rule	Activity Standard	All landscapes
26.6.26	<p>Development in heritage landscapes</p>	D

Comment [MSOffice106]: #519

¹⁰ ~~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~~

¹¹ Heritage New Zealand Pouhere Taonga Act 2014

HISTORIC HERITAGE 26

Rule	Activity Standard	All landscapes
	<ul style="list-style-type: none"> • Earthworks over 200m³ (but excluding farm track access, fencing, firebreaks and public use tracks, <u>and mining, activities</u>) • <u>Buildings over 5m² in footprint.</u> • <u>Subdivision.</u> • Forestry. <p>Removal or destruction of any heritage feature that <u>contributes to the values of the heritage landscape and is referred to in the Statement of Significance <u>or Key Features to be protected.</u></u></p> <p><u>Where archaeological sites are referred to in the Statements of Significance or Key Features to be protected, you are referred to the definition of archaeological sites in Section 26.6 - Terms Used in this Chapter.</u></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 2014¹² 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 26.6.24 - 26.6.27)</u></p>	

Comment [SG107]: #519

Comment [MSOffice108]: #519

Comment [MSOffice109]: #383

Comment [MSOffice110]: #519

Comment [SG111]: #519

Comment [SG112]: #426

26.6.28 Evaluation criteria for inclusion of features in the Inventory of protected features and their Category and for listing and categorising heritage features and assessing resource consent applications

Comment [MSOffice113]: #604

The following criteria are used to:

- Determine the listing and category of listed features, whether a feature should be included in the Inventory and the category of such listed features; and to
- ~~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.

¹² Heritage New Zealand Pouhere Taonga Act 2014

HISTORIC HERITAGE 26

- 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.
- 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

HISTORIC HERITAGE 26

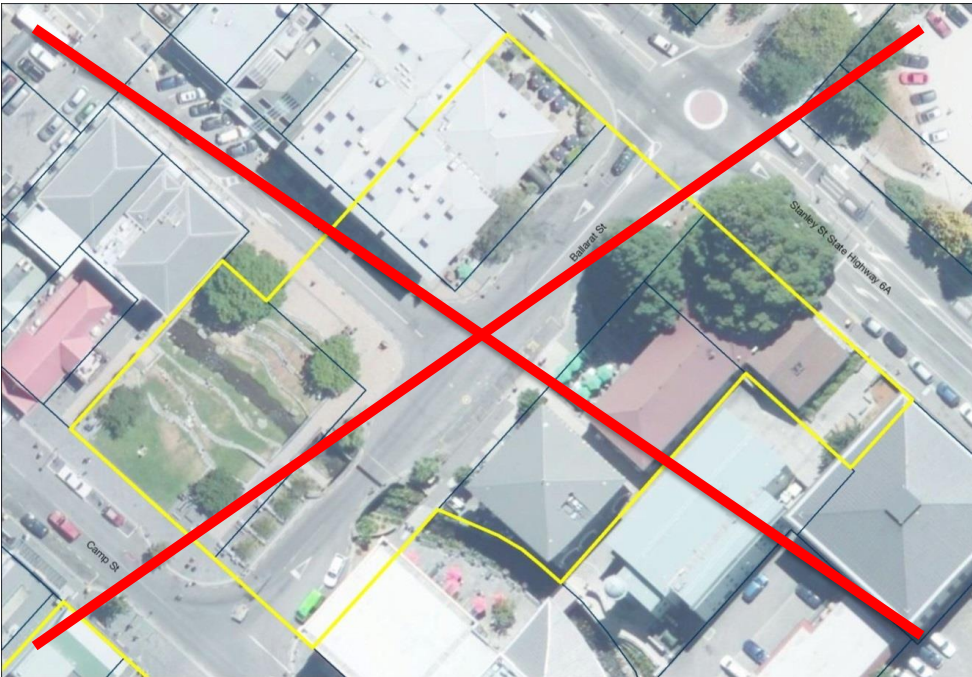
The provisions of the RMA apply in determining whether an application needs to be processed on a notified basis. No activities or non-compliances with the standards in this chapter have been identified for processing on a non-notified basis.

Inventory of Protected Features

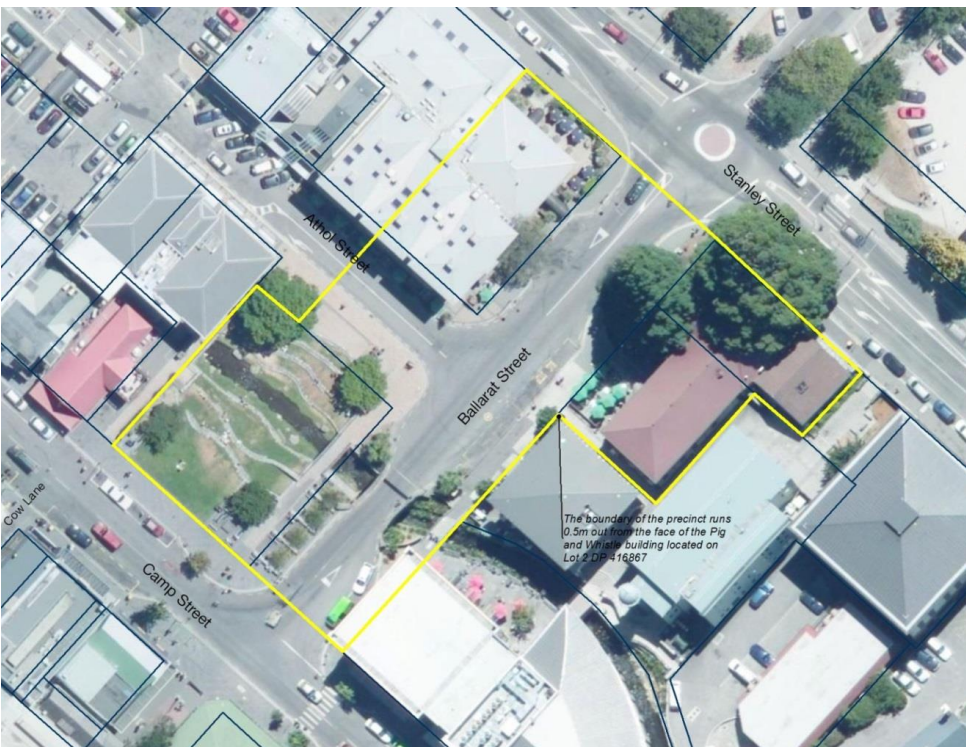
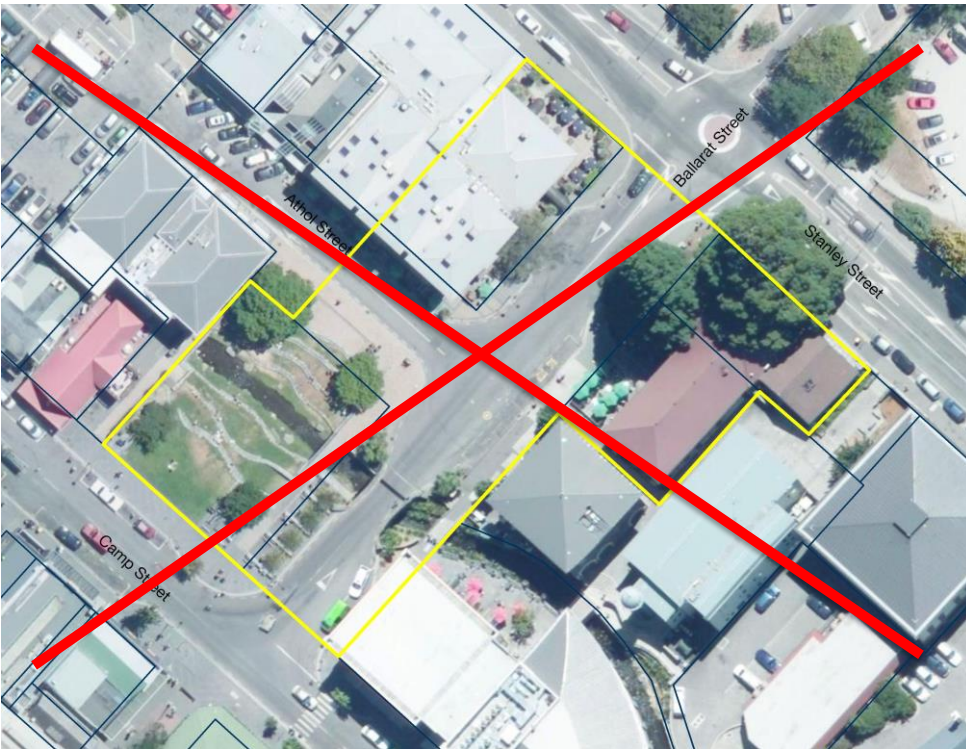
26.8 Heritage Precincts

26.8.1 Queenstown Courthouse Heritage Precinct

Comment [MSOffice114]: #596,
#604



HISTORIC HERITAGE 26



Blue shapes are the non-contributory buildings.

Comment [SG115]: Minor correction

HISTORIC HERITAGE 26

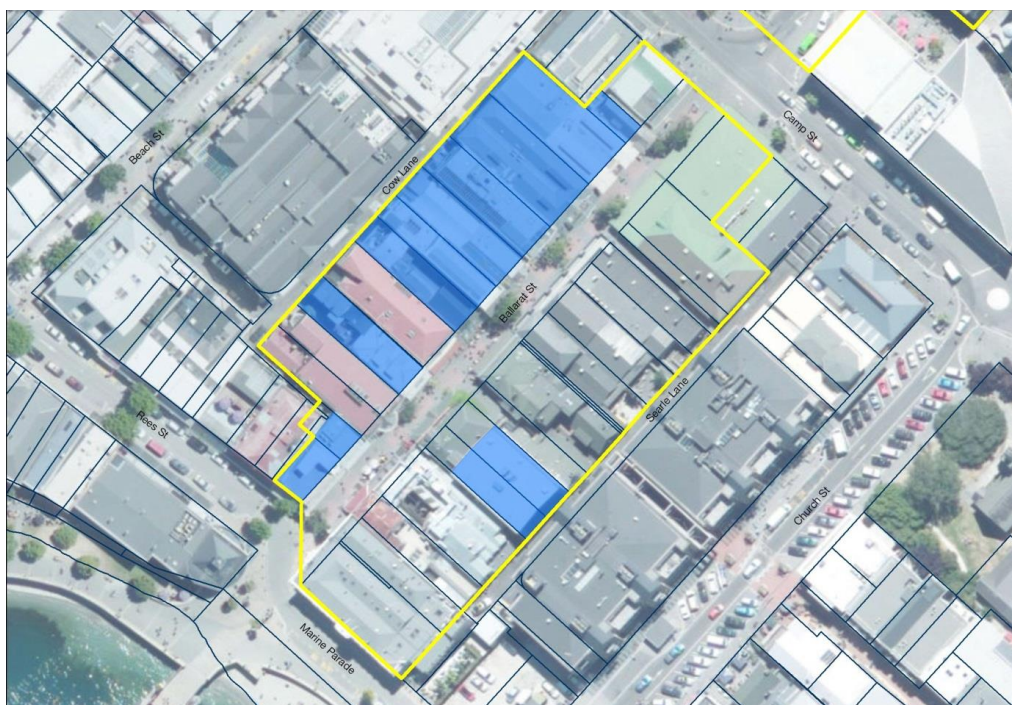
26.8.2 Statement of Significance

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.

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

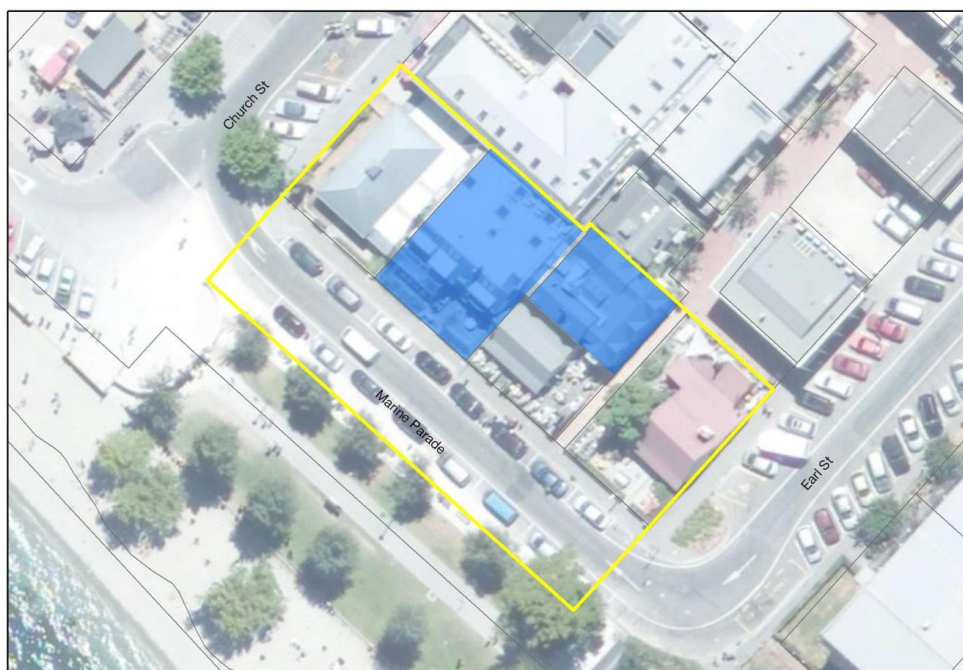
HISTORIC HERITAGE 26

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.

26.8.7 Queenstown Marine Parade Heritage Precinct



Blue shapes are the non-contributory buildings.

26.8.8 **Summary Statement 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

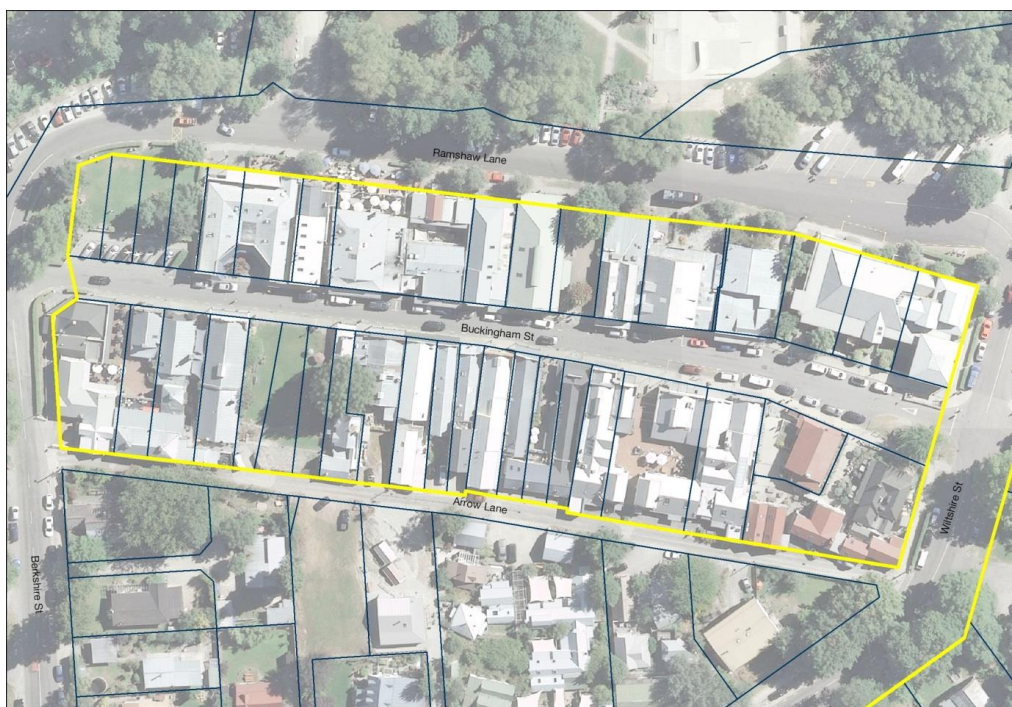
Comment [SG116]: Correction of typo.

HISTORIC HERITAGE 26

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.

26.8.10 Arrowtown Town Centre Heritage Precinct



Blue shapes are the non-contributory buildings.

Comment [SG117]: Minor correction

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.

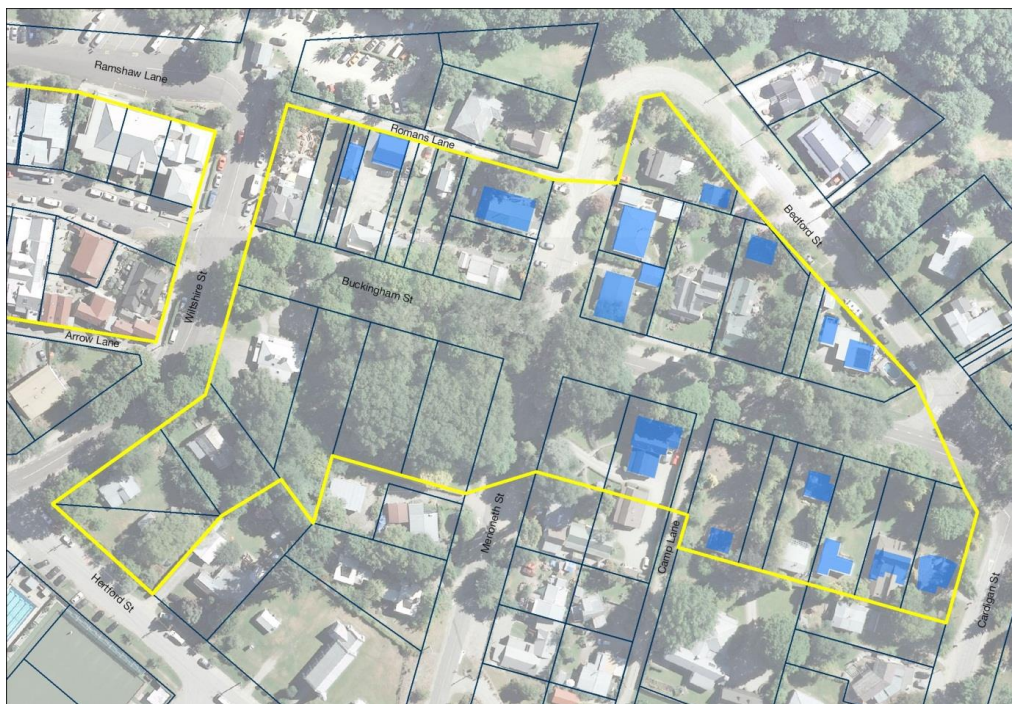
26.8.12 Key features to be protected

- 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.

HISTORIC HERITAGE 26

26.8.12.5 Archaeology.

26.8.13 Arrowtown Cottages Heritage Precinct



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	The paddle steam ship "Antrim's" former engines and boiler within the winding house, plus the slipway and cradle, the winch house, and the Antrim's former boiler, 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 [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [SG120]: #621

Comment [MSOffice121]: #201

Comment [MSOffice122]: #426 (for all such changes)

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ HNZ Cat / No.	QLDC Cat
11	36	Horne 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 [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice123]: #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 [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice124]: #604

Comment [MSOffice125]: #426, #201.

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ 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	FSS Earnslaw (the ship), whose berthing is located at Steamer Wharf, Beach Street	Adjacent to Section 76 Block XX Shotover SD (Adjacent to 2910642000)	-	4
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 (2910504403)		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 [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice126]: #426

Comment [MSOffice127]: #604

Comment [SG128]: #621

Comment [MSOffice129]: #426, #201

Comment [MSOffice130]: #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
			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 [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice131]: #604

Comment [MSOffice132]: #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	2.3
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 (Mulhollands 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, Skippers Mt Aurum Recreational</u>	Section 148 Block XI Skippers Creek SD, (2907300400)	#1 / 5176	3-1

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice133]: #604

Comment [MSOffice135]: #426

Comment [MSOffice134]: #426, #201

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ 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)		Threepwood stone woolshed	Lot 21 DP 378242 (2907123716)		3
71	26	Stone Cottage (McAuley), Malaghans Road <u>Extent of Place: legal description</u> <u>Refer to the map of the Extent of Place in section 26.9.1.</u>	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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice136]: #672

Comment [MSOffice137]: #604

Comment [SG138]: #696

Comment [MSOffice139]: #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
78	13	Stone Cottage (Rees), 148 Kingston Road, SH 6, original part only	Pt Section 40 BLK XII Coneburn SD (2909954703)		3
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>Extent of Place: legal description</u> <u>Refer to the map of the Extent of Place in section 26.9.1.</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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice140]: #426

Comment [MSOffice141]: #604

Comment [MSOffice143]: #604

Comment [SG142]: #696

Comment [MSOffice144]: #604

Comment [MSOffice145]: #604

Comment [MSOffice146]: #426, #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
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
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. <u>Extent of Place: legal description</u> <u>Refer to the map of the Extent of Place in section 26.9.1.</u>	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	3/2

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice147]: #604

Comment [MSOffice148]: #604

Comment [SG149]: #696

Comment [MSOffice150]: #604

Comment [MSOffice151]: #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
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
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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice152]: #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
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
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 (2907128600)		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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice153]: #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
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
131	29	Stables, Barn, Smithy, Stone Cottage, Wooden Cottage and Ruins, Thurlby Domain, Speargrass Flat Road. <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>	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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice154]: #426

Comment [MSOffice155]: #604, #426

Comment [MSOffice156]: #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
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
139	10	School House at Mt Aurum	Section 148 Block XI Skippers Creek (2907300400)	2 / 5176	3
140	10	<p>Bullendale hydro electric dynamo and mining site, Township – including Eden Hut and Musters Hut.</p> <p><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></p> <p><u>Refer to the map of the Extent of Place in section 26.9.1.</u></p>	Section 148 Block XI Skippers Creek (2907300400)		2 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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice157]: #426

Comment [MSOffice159]: #201, #426

Comment [MSOffice158]: #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
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
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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice160]: #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
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
235	13	Gibbston school teachers house, 2214 Gibbston Highway	Part Section 11 Block V Kawarau SD (2907202000)		2
236	13	Rum Curries Hut, Rafters 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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice161]: #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
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 Road (2907214600)		3
305	28	Cobbled Gutters, Berkshire Street, Arrowtown	Road Reserve	# 2 / 2086	2
308	28	World War I Memorial Reserve, Corner Caernarvon 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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #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
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 (2918228100)	#2 / 2122	2
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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #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
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 Street Arrowtown	Part Section 3, Block X Town of Arrowtown (2918217100)	# 2 / 2097	3
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,	Lot 2 DP 19573		3

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #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
		5 Hertford Street Arrowtown	(2918218000)		
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
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	Lot 2 DP 16665 Block XVI Town of Arrowtown		2

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #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
		Arrowtown	(2918226200)		
362	28	Postmaster's House, 54 Buckingham Street, Arrowtown ¹³	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 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.</u>	Section 1, Block XVIII, Town of Arrowtown (2918234700)	#2 / 2119	2
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 ¹⁴	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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

¹³ See Heritage Protection Order Number 1

¹⁴ 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
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
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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #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
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
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		2

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #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
			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)		
500	10	Old Butchery, Tuohy's Gully, Cardrona	Part Section 3 Block I Cardrona SD		2
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

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #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
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
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 V 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	Lot 3 DP 27690		2

Comment [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

Comment [MSOffice162]: #383

HISTORIC HERITAGE 26

Ref No	Map Ref	Description (including Extent of Place where defined)	Legal Description (Valuation Reference)	NZHP/ HNZ Cat / No.	QLDC Cat
		Wanaka	(2905307103)		
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
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 [MSOffice118]: #368, #524, #604, #621, #672, #688, #696, #726

Comment [MSOffice119]: #426

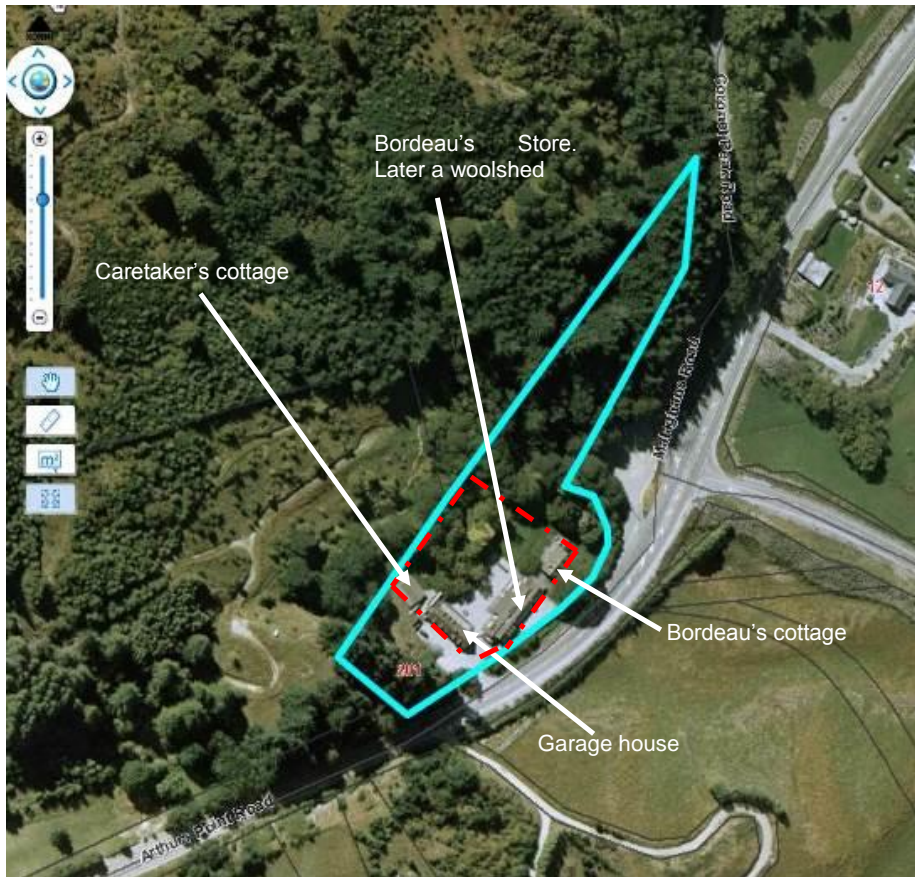
Comment [MSOffice163]: #426

HISTORIC HERITAGE 26

26.9.1 Maps of Extent of Place

26.9.1.1 Ref. 57 - Bordeau's Store

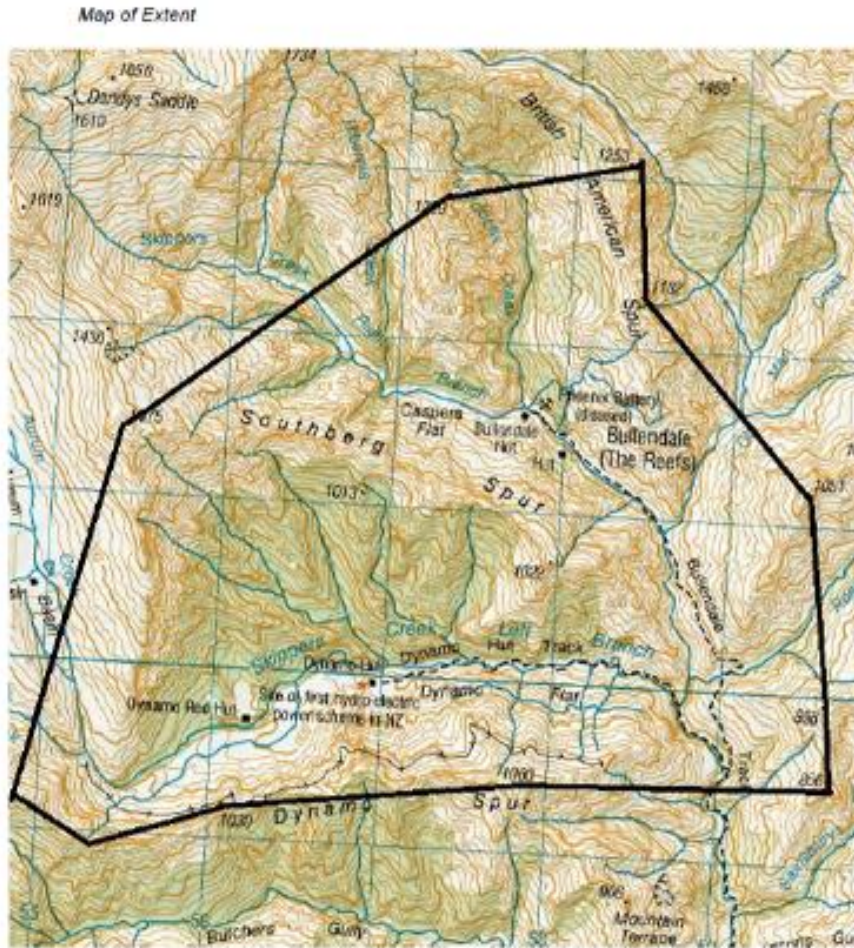
Comment [MSOffice164]: #368, #524, #604, #621, #672, #688, #696, #726



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.

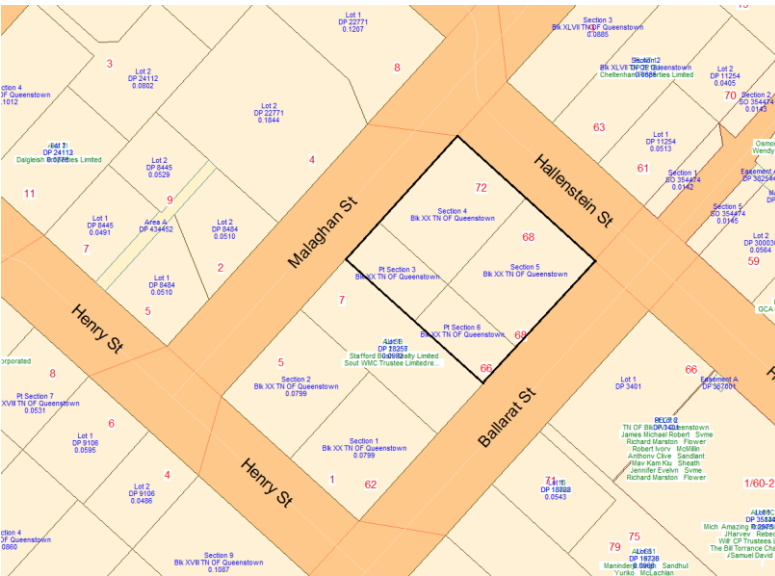
HISTORIC HERITAGE 26

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

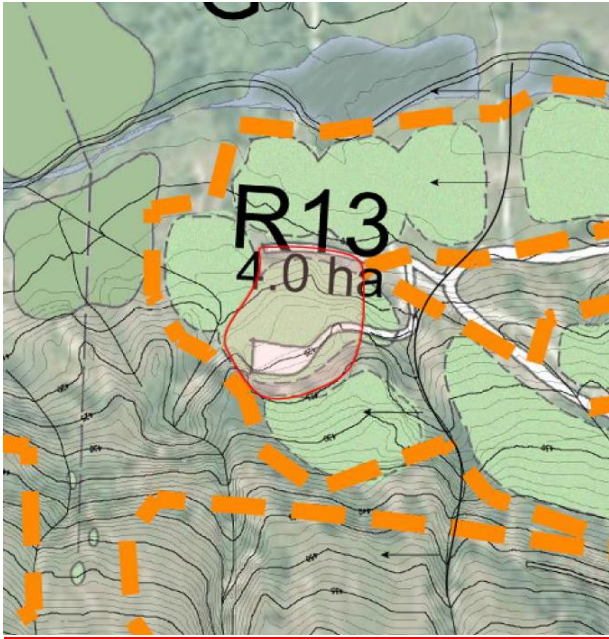


Speargrass Flat Road. The Extent of Place is shown by the red outline.

HISTORIC HERITAGE 26

26.9.1.13 Ref 71 - Stone Cottage (McAuley), Malaghans Road

Comment [SG165]: #696



Malaghans Road, Lot 1 DP 27269 Secs 29 57 Blk VI Shotover SD. The Extent of Place is shown by the red outline.

26.9.1.14 Ref 82 - Millbrook stables (remaining historic stone structure), the implement shed (remaining historic stone structure), and the blacksmith's building/ smoker

Comment [SG166]: #696

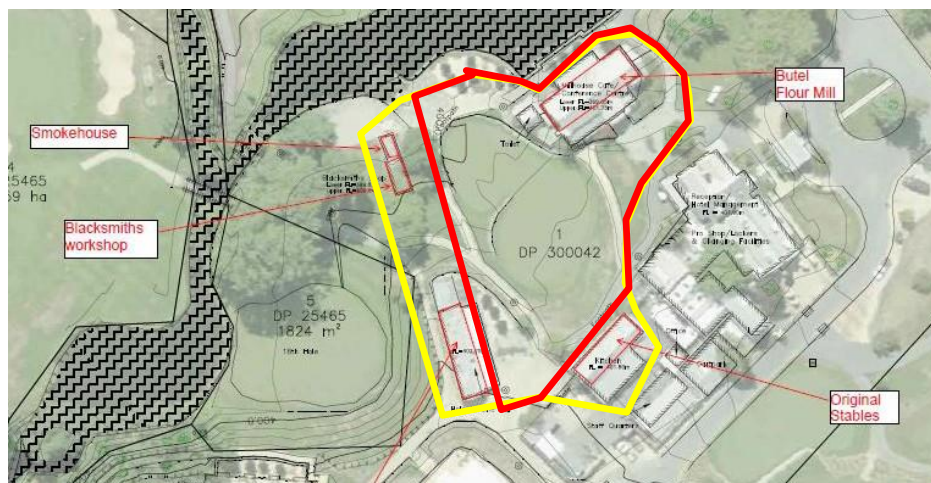


HISTORIC HERITAGE 26

Millbrook. The Extent of Place is shown by the red outline.

26.9.1.15 Ref 93 - Butel's Flourmill (original foundations and stone wall), Off Butel Road, Millbrook Area

Comment [SG167]: #696



Millbrook. The Extent of Place is shown by the red outline.

26.10 Archaeological sites

Ref No	Map Ref	Description	Legal Description	Valuation Reference	NZHT 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	II ₂ / 5600
701	10	Dynamo	Mt Aurum Historic Reserve, Run 753 Block XI, Skippers SD	2907300400	II ₂ / 5601
702	10	All Settlement and gold mining relics	Mt Aurum Recreation Reserve, Run 753 Block XI Skippers SD	2907300400	II 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
703	31 and 39	Sew Hoys big beach claim historic area	Legal river		7545
704	10	Wong Gong's terrace	Pt Run 27 (CT OTA2/1228)		7549

Comment [MSOffice168]: #426

Comment [MSOffice169]: #426 (all such changes)

Comment [MSOffice170]: #426, #201

Comment [MSOffice171]: #426, #201

HISTORIC HERITAGE 26

Ref No	Map Ref	Description	Legal Description	Valuation Reference	NZHT HNZ Category
		<u>historic area</u>			
705	9	Sawmill Settlements Turners Creek - Kinloch Road Mill Creek	<u>Crown Land Block VI Upper Wakatipu - Pt Recreation Reserve C, Blk II Upper Wakatipu SD (NZ Gazette 1891 p.790), Otago Land District.</u>	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
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 [MSOffice168]: #426

Comment [MSOffice172]: #426

Comment [MSOffice173]: #426

Comment [MSOffice174]: #426

Comment [MSOffice175]: #604

HISTORIC HERITAGE 26

26.11 Sites of Significance to Maori

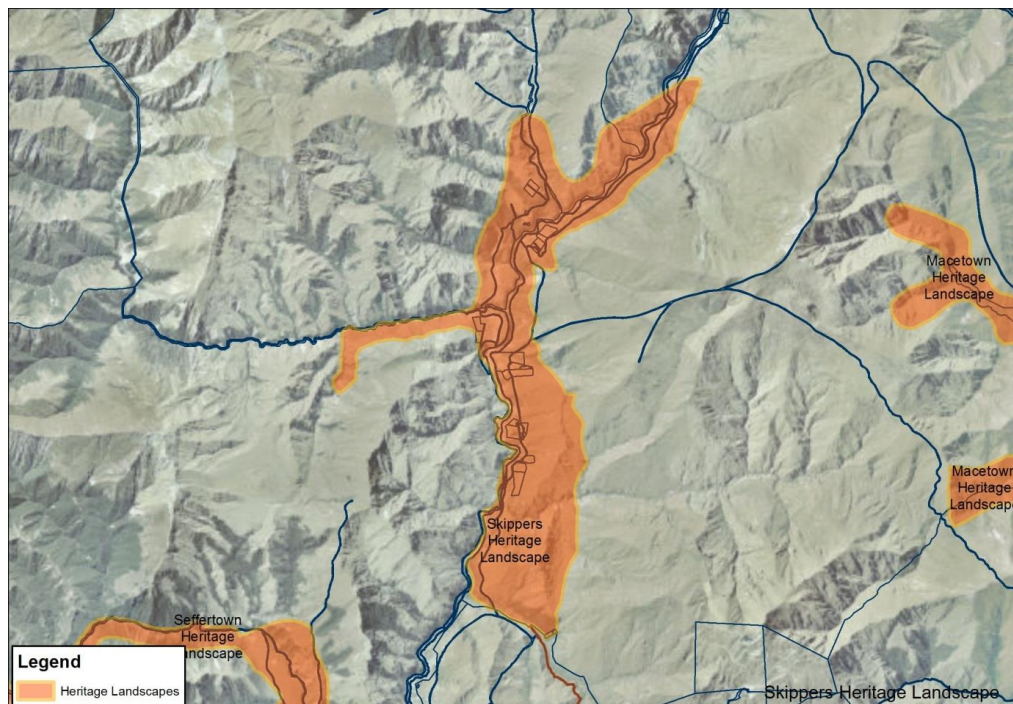
(To be confirmed)

HISTORIC HERITAGE 26

26.12 Heritage Landscapes

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

Comment [MSOffice176]: #201 (for all such changes)



26.12.2 Statement of Significance

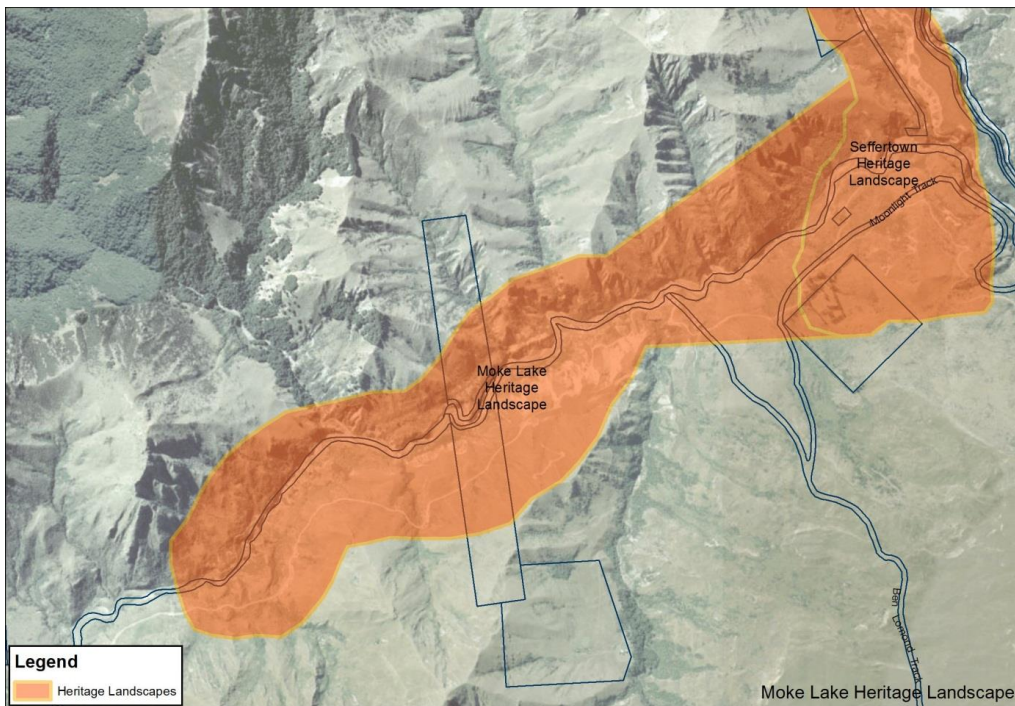
The Skippers Heritage Landscape (SHL) represents some of the most historically and archaeologically significant 19th century gold mining sites in Otago and Southern New Zealand. Together, the diverse gold mining sites and features form a historically rich landscape that embodies the 1860s gold mining 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

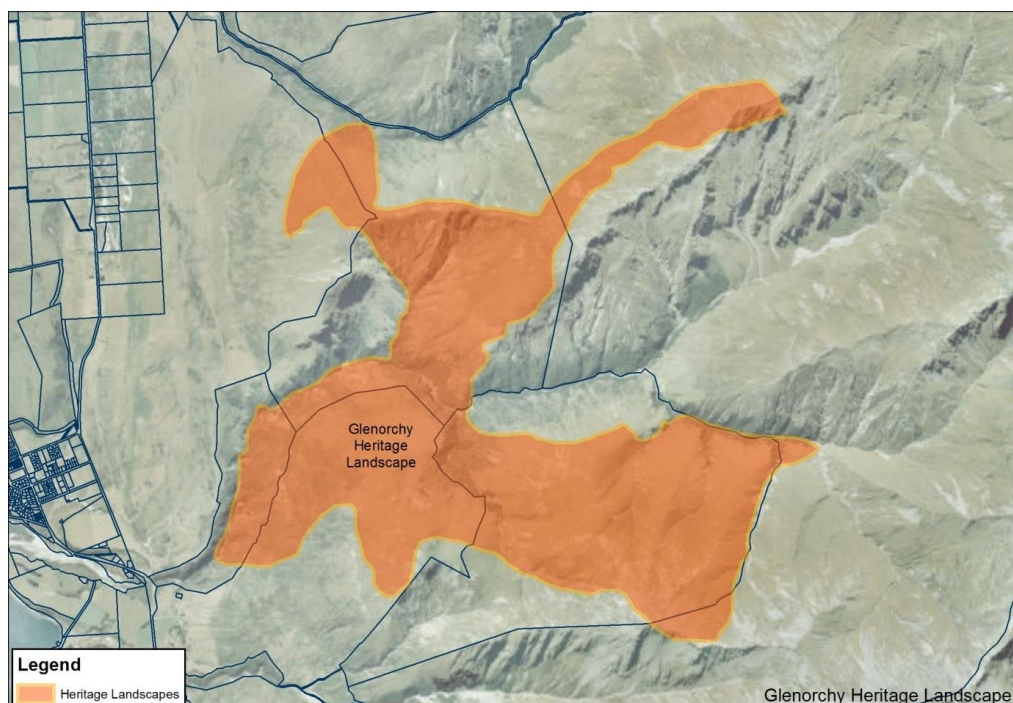
26.12.5 Statement of Significance

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)



HISTORIC HERITAGE 26

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.

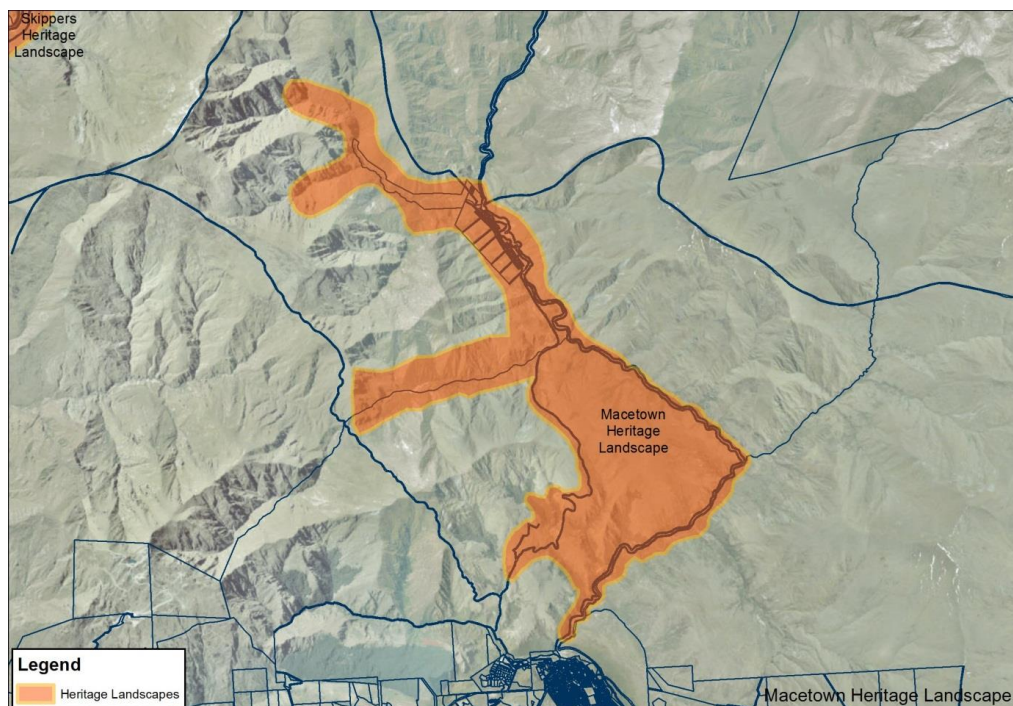
Comment [MSOffice177]: #519

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 [MSOffice178]: #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