

QUEENSTOWN LAKES DISTRICT
COUNCIL

PLAN CHANGE NO. 3 HERITAGE (PART 2)

SECTION 32 REPORT



Gibbston Schoolhouse

SECTION 32 REPORT FOR PLAN CHANGE 3 - HERITAGE

EXECUTIVE SUMMARY

This Section 32 report assesses the effectiveness, costs and benefits, efficiency and appropriateness of a range of options identified for the protection of heritage values within the District. The report has been informed by extensive public consultation, relevant statutory and non-statutory documents, and recent Environment Court decisions.

The Section 32 analysis reaches the conclusion that addition of heritage features to the Inventory of Protected Features contained in Appendix 3 of the Partially Operative District Plan and recognition of heritage landscapes through objectives, policies, methods and assessment matters is necessary to achieve an effective level of protection of the District's heritage values. Further, such values should be recognised and provided for when assessing resource consents for subdivision and development.

The amendments to the Partially Operative District Plan as a result of this Plan Change are attached as Appendix 1 to this report. These include amendments to the Inventory of Protected Features contained in Appendix 3 of the Partially Operative District Plan, amendment to the objectives, policies, methods and assessment matters contained in Part 13 of the Partially Operative District Plan, and consequential amendments to the Partially Operative District Plan Maps.

The report also recognises that the Council should provide an information document outside the Partially Operative District Plan providing background on all the additional features to the Inventory of Protected Features. This document would provide valuable information for historical use and for applicants and planners when applying/assessing resource consents for listed heritage features.

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1.0 BACKGROUND

- 1.1 In the Lakes-Queenstown Wakatipu Transitional District Plan (prior to 1995) only a number of areas (in particular Skippers, Macetown and Arrowtown) were recognised for their heritage significance. These areas were identified and protected through zoning (the Rural Historical Zone) to ensure activities undertaken within such Zones were conducted in such a way that they were compatible with the important historic values.

When the District Plan was proposed in 1995 a more extensive method was introduced to protect the heritage values of the District. This involved listing and categorising individual heritage features in an Inventory (contained as an Appendix to the District Plan) and inserting more extensive objectives, policies, rules, and assessment matters in Section 13 *Heritage* of the District Plan with respect to these listed heritage features.

When the Proposed District Plan was updated in 1998 to reflect the Council's decisions on submissions the proposed method for heritage protection was retained with amendment to the context of the proposed provisions (i.e adding an additional category, removing certain features from the Inventory etc).

- 1.2 As a result of the District Plan process heritage items currently protected within the Queenstown Lakes District are listed in the Inventory of Protected Features, Appendix 3 of the Partially Operative District Plan (2003) and are identified on the Partially Operative District Plan Maps.

Information is recorded for each item within the Inventory of Protected Features and includes:

- the planning map reference;
- a description of the item (including physical address);
- the legal description of the site;
- the valuation reference;
- the NZ Historic places reference and category listing;
- the Queenstown Lakes Partially Operative District Plan classification.

Classification is given to a heritage item according to the significance of that feature. Categories range from one to three, with category 1 warranting the highest level of protection. Provisions relating to each category are contained in Section 13 - *Heritage* of the Partially Operative District Plan.

2.0 THE PURPOSE OF THE PLAN CHANGE

- 2.1 In August 2002 the Council notified a Variation to the Inventory of Protected Features, contained in Appendix 3 of the District Plan. The purpose of the Variation was to update the information and amend any errors contained within the Inventory so to provide accurate information. As a result of this Variation it was discovered that the current Inventory of Protected Features does not accurately represent the Heritage values throughout the entire District. It is considered that a number of significant features are not currently protected, with the rural areas and Townships in the District being the least represented. For example, no heritage features within the Kingston

area are listed in the current Inventory. However, Kingston is where the Earnslaw was first launched and is the home of the Kingston Flyer.

In addition, significant heritage landscapes throughout the District are not recognised or provided for in the Partially Operative District Plan. Section 13 currently only provides protection of individual features and precincts (cluster/group of heritage buildings) as opposed to a heritage landscape, which is generally made up of many different interconnecting layers.

2.2 As a result, the Council decided to initiate a Plan Change that would:

- Ensure, where practical, the District's significant heritage features and items are recognised and protected for future generations.
- Ensure that the heritage landscapes, and their associated values, within the District are recognised and protected.

2.3 Consequently, the purpose of the Plan Change can be summarised as:

To research the addition of heritage features to the Partially Operative District Plan, and ensure recognition of heritage landscapes, so that the District's significant heritage values are effectively recognised and protected.

3.0 THE CONTEXT - RELEVANT PROVISIONS OF THE RMA AND OTHER STATUTORY DOCUMENTS

3.1 This Plan Change has been prepared as a means of achieving the purpose of the Resource Management Act (the RMA), which is expressed in Section 5 as follows:

- “(1) The purpose of this Act is to promote the sustainable management of natural and physical resources”.*
- (2) In this Act, "sustainable management" means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while -*
 - (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

3.2 Section 74 of the RMA requires that the Plan Change be in accordance with the Council's functions under Section 31, the provisions of Part II, its duty under Section 32 and any regulations or bylaws.

3.3 Section 6 of the RMA lists matters of national importance and refers to heritage as follows:

"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical importance:

(f) The protection of historic heritage from inappropriate subdivision, use and development."

- 3.4 Section 31 of the RMA sets out the functions of territorial authorities and Section 32 sets out the Council's duty to consider alternatives, assess benefits and costs before adopting any objective, policy, rule or other method. This Plan Change relates specifically to Council's functions under Section 31(a) and (b), which read:

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

(b) The control of any actual or potential effects of the use, development, or protection of land..."

- 3.5 Section 75 specifies that regard must be had to any Regional Policy Statement or Regional Plan; management plans and strategies prepared under other Acts; relevant planning documents recognised by an iwi authority affected by the Partially Operative District Plan; any relevant entry in the Historic Places Register; and other regulations relating to fisheries resources. The following documents are of particular relevance to this Plan Change:

- The Regional Policy Statement for Otago (14th September 1998)
- NZ Historic Places Trust Register

- 3.6 The following provides a summary of the relevant provisions within the Otago Regional Policy Statement.

"Part 9 - Built Environment

9.4 Objectives

9.4.1 To promote the sustainable management of Otago's built environment in order to:

(d) Recognise and protect heritage values.

9.5 Policies

9.5.4 To minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through avoiding, remedying or mitigating:

(d) Significant irreversible effects on:

(v) Heritage Values

9.5.6 To recognise and protect Otago's regionally significant heritage sites through:

(a) Identifying Otago's regionally significant heritage sites in consultation with Otago's communities; and

(b) Developing means to ensure those sites are protected from inappropriate subdivision, use and development.

9.6 *Methods*

The methods to be used by the Otago Regional Council include the following:

- 9.6.3 *Assist in the identification of Otago's regionally significant heritage sites in consultation with relevant agencies and Otago's communities and promote and encourage their protection."*

Methods which may be used by Otago's territorial local authorities include the following:

- 9.6.8 *utilise means to identify and protect regionally significant heritage sites within their district.*

9.7 *Anticipated Environmental Results*

The environmental results anticipated from the above policies and methods of implementation include:

- 9.7.5 *Heritage sites of regional significance are protected and enhanced."*

- 3.7 Also of relevance to this Plan Change are the current Issues, Objectives and Policies relating to Heritage within the Partially Operative District Plan.

Resource Management Issues outlined in Section 13 - Heritage of the Partially Operative District Plan relate to the need for balance between the protection of the heritage resource and activities undertaken within the District and the responsibility of the Council to provide this protection with an obligation given to:

- Identifying those heritage and archaeological resources worthy of protection;
- Adopting suitable measures, including where appropriate, rules to secure the preservation of the identified heritage and archaeological resources.

Objectives and policies that aim to resolve the issues outlined in Section 13 of the Plan include:

"13.1.3 Objectives and Policies

Objective 1- Heritage Values

The conservation and enhancement of the District's natural, physical and cultural heritage values, in order that the character and history of the District can be preserved.

Policies:

- 1.1 *To protect and enhance the heritage values of urban and rural areas and the built environment including the cumulative value of retaining groups of buildings.*
- 1.2 *To identify and draw public attention to important heritage features in the District.*
- 1.3 *To identify waahi tapu sites and areas and recorded archaeological sites that are known to exist.*

- 1.4 *To include Category I or II items of the NZHPT Register in Appendix 3.*
- 1.5 *To promote and encourage public awareness and protection of the importance of heritage values through the provision of information, advice and incentives where appropriate.*
- 1.6 *To recognise and protect the TSS Earnslaw heritage values. (refer to 5.6.2 xvi (h))*
- 1.7 *To recognise and protect the special character of the Skippers Catchment.*

Objective 2- Heritage Trees

The protection of trees and groups of trees which contribute significantly to the District's amenity and/or heritage.

Policies:

- 2.1 *To identify and draw to the public attention heritage trees that are in public and private ownership and to protect them from avoidable loss or destruction.*
- 2.2 *To protect particularly notable specimens and groups of mature trees from avoidable loss or destruction, recognising them as an important character element in maintaining and enhancing the environment of the District.*
- 2.3 *To encourage the practice of planting trees on public reserves and protect these trees from unnecessary interference or destruction."*

4.0 RELEVANT NON-STATUTORY DOCUMENTS

- 4.1 In May and June 2002 strategic planning workshops were held in Wanaka and Queenstown respectively.

Heritage values are briefly referred to throughout the 'Tomorrow's Queenstown Quality or Chaos - Vision, issues and directions 7-11 July 2002 Final Report'. However, of particular interest to this Plan Change is the following principal outlined on page 33 of the report:

"8 Strategic Goal: Respecting our landscape and natural environment

Principals

- 11. *Protect heritage landscapes, such as the Crown Range"*

5.0 PROCESS UNDERTAKEN INCLUDING CONSULTATION

- 5.1 The following table summarises the process, including consultation, that was undertaken prior to public notification of this Plan Change.

Date	Action
April 2002	Initial contact with local historical societies and the NZ Historic Places Trust Branch
May 2002	Working Party established
June 2002	Information placed on Council website promoting and informing the public of the Plan Change
26 June 2002	Media release seeking feedback from the public with respect to significant heritage features, structures, landscapes etc
July 2002	Letter sent to community associations
22 July 2002	Media release reminding the public to register interest/feedback
24 July 2002	Public notice in local papers reminding the public to register interest/feedback
July 2002	Article in scuttlebutt providing introduction to the Plan Change
28 July 2002	Radio interview promoting the Plan Change
Sept 2002	Completion of initial list of features to be assessed
Aug and Sept 2002	Assessment of trees
19 Sept and 1 & 19 Nov 02	Correspondence with Ngai Tahu Kai Tahu ki Otago
12 and 26 Sept, 1 Nov, 5 and 18 Dec 2002	Letters sent to identified landowners
Oct 2002	Assessment criteria for features finalised for use
Oct, Nov 2002 and Jan 2003	Assessment of features throughout the District
April 2005	Public Notification

5.2 As a result of the consultation process the list of heritage features to consider in this Plan Change grew from 56 features in total to 110 features and 35 trees.

6.0 BROAD ALTERNATIVES

The following section of this report identifies broad alternatives for the effective protection of the District's heritage values. In assessing these alternatives, the information outlined above is considered. This includes the statutory framework, relevant statutory and non-statutory documents, and the results of public consultation. Each option is assessed in terms of its effectiveness in achieving the purpose of the RMA, efficiency, costs and benefits and appropriateness.

6.1 Status Quo - retain current Heritage provisions and methods

6.1.1 Introduction

This option involves retaining the current Heritage provisions and associated Inventory of Protected Features with no amendment made.

6.1.2 Effectiveness

The existing Inventory of Protected Features, together with the current provisions under section 13 of the Partially Operative District Plan provide for

a degree of protection of the District's heritage values. However, as discussed above in 2.1, it is considered that the Partially Operative District Plan does not provide an appropriate level of protection and recognition of the District's heritage value. Further, there is currently no recognition at all of heritage landscapes within the District.

For the above reasons, retaining the current provisions for heritage, without any amendment to Section 13 or Appendix 3 of the Plan is not considered effective in achieving the purpose of the RMA. Consequently, no further analysis of the costs and benefits of this option have been undertaken.

6.1.3 Recommendation

To discard this option and assess alternative means of providing for greater protection of the District heritage values within the Partially Operative District Plan.

6.2 **Do Nothing - Delete the existing relevant provisions and Inventory of Protected Features from the Partially Operative District Plan and make no further amendment**

6.2.1 Introduction

This option involves deleting all relevant provisions from Section 13 and removing the Inventory of Protected Features from Appendix 3 of the Partially Operative District Plan.

6.2.2 Effectiveness

As a result of this method no heritage feature in the District, including archaeological sites, buildings, trees or heritage areas, would be identified or protected under the Partially Operative District Plan. Any alteration or change to a heritage item, whether of value or not, would only be required to comply with the relevant zone provisions under the Partially Operative District Plan.

Whilst many of the heritage sites and features are registered with the New Zealand Historic Places Trust, under the RMA the Council is only obliged to notify the Trust of any notified application that is lodged with regard to one of these registered items. There is no requirement to protect any such feature under the New Zealand Historic Places Act.

For the above reasons, deleting the current heritage provisions and associated Inventory of Protected Features is not considered effective in achieving the purpose of the RMA. Consequently, no further analysis of the costs and benefits of this option have been undertaken.

6.2.3 Recommendation

To discard this option and assess alternative means of providing for greater protection of the District's heritage values within the Partially Operative District Plan.

6.3 Additional Regulatory Methods

6.3.1 Introduction

This option involves ensuring the heritage provisions in Section 13 of the Partially Operative District Plan and the Inventory of Protected Features provide for an appropriate level of protection and recognition of heritage values within the District by making additions and amendment to the current Partially Operative District Plan.

6.3.2 Effectiveness

As discussed in 2.1 it is considered that the current heritage provisions and Inventory of Protected Features do not provide an appropriate degree of protection and recognition of heritage values within the District, including heritage landscapes.

Without recognition in the Partially Operative District Plan there is little protection, if any, for heritage features, areas and landscapes. Any alteration, development or subdivision which affects heritage values not recognised in the Plan, whether of significance or not, would only be required to comply with the relevant zone provisions under the Partially Operative District Plan.

Under the RMA the Council is only obliged to notify the NZ Historic Places Trust of any notified application that is lodged with regard to a feature registered with them. There is no requirement to protect any such feature under the New Zealand Historic Places Act.

For the above reasons, amending and inserting additional provisions and methods for an appropriate degree of protection and recognition of Heritage values within the District is considered effective in achieving the purpose of the RMA.

6.3.3 Environmental Costs

It is considered that there are no environmental costs associated with this method.

6.3.4 Environmental Benefits

- An appropriate level of protection and recognition of the District's heritage values.
- Preservation of significant examples of the District's heritage values for future generations.

6.3.5 Incidental Costs

- Cost to the Council to process the Plan Change.
- Increase in public inquiries with regard to the Plan Change.
- Cost, in terms of resource consent application or through the loss of the use of land or a structure/building, to landowners who are affected by the Plan Change.

6.3.6 Incidental Benefits

- Accurate use of the Partially Operative District Plan process.
- Benefit landowners that desire protection and recognition of a heritage feature contained on their site.
- Improved quality of information available to the public.
- Increase in public awareness with regard to Heritage values within the District, in particular for heritage landscapes.
- Promotion of the significance of heritage landscapes within the District and recognition for future research.

6.3.7 Efficiency

It is considered that the cost of making additions and amendment to the current Partially Operative District Plan provisions do not outweigh the benefits of the method. As a result it is considered that this method would be an efficient approach to ensure there is an adequate degree of protection and recognition of heritage values within the District.

6.3.8 Appropriateness

Having considered the feedback from consultation and relevant statutory and non-statutory documents, it is considered appropriate to research amending and inserting additional provisions and methods into the Partially Operative District Plan, so to ensure that the District's significant heritage values are effectively represented and recognised. Consequently, it is recommended that this option be adopted in its entirety

6.4 **Concluding Remarks**

Through assessing each option with respect to its effectiveness, costs and benefits, efficiency and appropriateness, it is considered that option 6.3 should be adopted.

7.0 **ALTERNATIVE REGULATORY METHODS**

- 7.1 As a result of the above findings, it is now necessary to consider the most effective means of providing for an appropriate degree of protection and recognition of heritage values within the District, in particular recognition of heritage landscapes.

The following section of this report analyses the existing issues, objectives, policies, methods (including rules), and assessment matters based on the finding that it is most appropriate to amend and insert additional provisions and methods into the Partially Operative District Plan, to ensure that the District's significant heritage values are effectively represented and recognised.

7.2 Issues

7.2.1 Relevant Issues

Currently the issues with respect to protecting the District's heritage values are outlined in Part 13 of the Partially Operative District Plan as follows:

"13.1.2 Issues

Resources of heritage value within the District can be adversely affected by existing and new development resulting in a loss of character and historical understanding of the District. A balance needs to be achieved between the changing activities within the District and the protection and enhancement of heritage resources. Many of the District's heritage resources are in private ownership and balances need to be reached between the legitimate expectations of owners to alter their properties and the interests of the community in retaining and preserving the heritage features.

The Historic Places Act 1993 essentially provides a framework for the identification and listing of historic places and areas and waahi tapu and waahi taoka sites and areas. Although the Historic Places Act provides possible protection for archaeological sites through an authority application process, it does not provide any specific protection for other heritage resources. Therefore, the Council must provide for the protection of heritage resources in the Partially Operative District Plan.

The Act requires the Council to have particular regard to the recognition and protection of heritage values of sites, buildings, places, or areas. To give effect to this obligation under the Act the Partially Operative District Plan must:

- identify those heritage and archaeological resources worthy of protection;*
- adopt suitable measures, including where appropriate, rules to secure the preservation of the identified heritage and archaeological resources."*

It is considered that the above identifies the issues associated with respect to the District's heritage values, however within these values those associated with heritage landscapes are not recognised. Amendment of the above issue is considered necessary to reflect heritage landscapes to achieve the purpose of the Plan Change.

7.2.2 Amendments

The following amendment to the third paragraph of the above issue statement is necessary to ensure recognition of heritage landscapes are included within the issues of Part 13 - *Heritage*.

"The Act requires the Council to have particular regard to the recognition and protection of heritage values of sites, buildings, places, ~~or~~ or heritage landscapes. To give effect to this obligation under the Act the Partially Operative District Plan must..."

7.3 Objectives

7.3.1 Relevant Objectives

Part 13 - *Heritage*, of the Partially Operative District Plan identifies two objectives in which to achieve the issues outlined above. One objective relates to heritage values in general and other relates to heritage trees. Objective 1 reads as follows:

*"Objective 1 - Heritage Values
The conservation and enhancement of the District's natural, physical and cultural heritage values, in order that the character and history of the District can be preserved."*

It is considered that this Objective effectively identifies what is to be achieved with respect to the District's overall heritage values. However, for effective protection and recognition of the District's heritage landscapes and their associated values, a more specific objective needs to be inserted.

7.3.2 Amendments

The following objective needs to be inserted into Part 13 of the Partially Operative District Plan to ensure recognition of heritage landscapes:

*Objective 3 - Heritage Landscapes:
Recognise heritage landscapes and their associated values which significantly contribute to the District's character, history, social and cultural values, and ensure adverse effects of development on these values are avoided, remedied or mitigated.*

7.4 Policies

7.4.1 Relevant Policies

Current policies which have been imposed to achieve Objective 1 of Part 13 (as outlined above) include the following:

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

- 1.6 *To recognise and protect the TSS Earnslaw heritage values. (refer to 5.6.2 xvi (h))*
- 1.7 *To recognise and protect the special character of the Skippers Catchment."*

It is considered that these policies are effective in providing direction with respect to recognising and protecting heritage values of individual features, sites or areas of built environment. It does not however provide direction with respect to protection and recognition of heritage landscapes and their associated values.

7.4.2 Amendments

It is considered necessary to insert the following policies to achieve the proposed Objective (number 3) as outlined above and as a result achieve the purpose of the Plan Change:

- 3.1 *To identify and draw public attention to heritage landscapes and their associated values.*
- 3.2 *To recognise and protect the value of the different layers within identified heritage landscapes and how these interconnect.*
- 3.3 *To maintain the interconnections between nodes within heritage landscapes.*
- 3.4 *To ensure subdivision design within heritage landscapes maintains historic spatial and linear patterns.*
- 3.5 *To encourage development that will retain or enhance the values and elements of heritage landscapes.*
- 3.6 *To promote and encourage public awareness and protection of heritage landscapes and their values.*

7.5 **Methods**

7.5.1 Relevant methods and provisions

Current methods outlined in the Partially Operative District Plan to achieve Objective 1 *Heritage Values* and Objective 2 *Heritage Trees* include the following:

"Implementation Methods

Objective 1 and associated policies will be implemented through a number of methods:

(i) District Plan

- (a) The inclusion of an inventory of heritage items (Protected Features) in the Partially Operative District Plan, with the items classified into different categories according to the significance of their heritage values.*
- (b) The application of rules in the District Plan affording different levels of protection to heritage items through requirements for applications for demolition of, or alterations to, the heritage items, according to their classification.*

- (c) *The creation of a special character area in the Queenstown Town Centre and recognition of the character of the Arrowtown Town Centre, with rules to protect the urban heritage character, values and amenities.*
- (d) *To consider alternative uses of listed heritage items which would assist in their protection, when resource consents are considered in relation to listed heritage items.*
- (e) *To consider waiving or reducing financial contributions towards public open space and recreation from subdivision or development proposals or accepting non-compliance with other rules or activities which incorporate protection for a listed heritage item or for a heritage item or site which is considered to be of sufficient merit for its preservation or protection to be promoted in the context of a particular development.*
- (f) *To use heritage orders where necessary and appropriate to ensure the protection of any heritage item which is under threat from demolition or major change.*

(ii) Other Methods

- (a) *To liaise with the Historic Places Trust, local historical societies, New Zealand Archaeological Association and takata whenua to identify heritage resources and promote public awareness of the importance of heritage values.*
- (b) *To develop protocols with takata whenua for the identification and protection of waahi tapu\waahi taoka sites through the resource consent process.*
- (c) *Inclusion of takata whenua sites identified in the Kai Tahu Ki Otago: Natural Resource Management Plan on the Council's Geographic Information System.*
- (d) *To list all archaeological sites recorded on the NZ Archaeological Association Site Record file onto the Council's Geographic Information System.*
- (e) *To liaise with the Upper Shotover Management Committee for the protection and on-going management of the Skippers Catchment.*

Objective 2 and associated policies will be implemented through a number of methods:

(i) Partially Operative District Plan

- (a) *The inclusion of an inventory of heritage trees in the Partially Operative District Plan.*
- (b) *The application of rules in the Partially Operative District Plan, requiring applications for destruction or alteration to the listed trees.*

- (c) *To impose conditions through the subdivision process to require the protection of listed or other significant trees on properties being subdivided.*

(ii) *Other Methods*

- (a) *Through the Annual Plan process to continue to plant and maintain trees, including trees of substantial size, on public reserves, roads and other public land.”*

It is considered that the above methods are effective in ensuring the Objectives and Policies outlined in the Partially Operative District Plan for heritage values and heritage trees are implemented. The above methods however do not provide protection or ensure recognition specifically for heritage landscapes. As a result it is considered necessary to insert methods for the implementation of the proposed Objective (3) outlined above in 7.3.2.

Current methods imposed through the Partially Operative District Plan, as discussed in 1.2 of this Report, include listing significant heritage items within the District in the Inventory of Protected Features, contained Appendix 3 of the Partially Operative District Plan.

Each heritage feature listed in the Inventory of Protected Features is classified according to the significance of that feature. Provisions relating to each category are contained in Section 13 - *Heritage* of the Partially Operative District Plan.

It is considered that the Inventory and associated provisions contained in Part 13 of the Plan are effective in providing protection of individual heritage features, trees, and precincts as listed in the Inventory of Protected Features. It is, however, considered that those features listed in the Inventory of Protected Features do not effectively represent significant heritage values within the District. It is considered that heritage values in particular areas are either under-represented or not represented at all i.e Kingston and rural areas.

As a result it is considered necessary to undertake a process to include additional heritage items within the Inventory of Protected Features, ensuring that the Inventory effectively represents the significant examples of the District's heritage values.

There are currently no heritage landscapes listed within the Inventory of Protected Features and as a result there are no provisions within Part 13 of the Plan which relate to heritage landscapes.

Heritage landscapes are more complex than individual buildings, with many layers, most of which are inter-connected. Further, the title 'heritage landscape' is new to New Zealand, in particular within planning practices. As a result limited research has been undertaken as to what the most effective methods would be for protection of such areas under current legislation, in particular the RMA. Consequently, it is considered inappropriate to impose provisions for such areas prior to being aware of all the options available and the implications of such options. It is however considered important in

achieving the purpose of the Plan Change, to acknowledge and recognise that there are such areas within the District through inserting Objectives, Policies and Methods within the Partially Operative District Plan.

7.5.2 Amendments

The following Methods are to be inserted into Part 13 of the Partially Operative District Plan so to put into effect the proposed Objective and Policy for heritage landscapes and to ensure recognition and protection of these areas and their associated values:

Objective 3 and associated policies is proposed to be implemented through the following methods:

- (i) District Plan*
 - (a) Identify areas of heritage landscapes in the District Plan using indicative lines and attach as Appendix 10.*
 - (b) Establish criteria to identify significant heritage landscapes at the time of resource consent.*
 - (c) Consider alternative uses of identified heritage landscapes which would enable their protection, when resource consents are considered in relation to heritage landscapes as shown in Appendix 10 or as identified through using criteria.*
- (ii) Other Methods*
 - (a) To liaise with the Historic Places Trust, local historical societies, New Zealand Archaeological Association and takata whenua to identify heritage landscapes and their values and promote public awareness of the importance of heritage landscape.*
 - (b) Encourage and promote further research of heritage landscapes and their values.*

It is considered that to achieve the purpose of the Plan Change additional heritage features need to be included within the Inventory of Protected Features. Amendments to the Inventory of Protected features are attached as Appendix 1. However, it is not considered appropriate at this stage to insert provisions into the Partially Operative District Plan with respect to heritage landscapes.

8 CONCLUSION

8.1 This report has analysed a range of options to ensure an appropriate degree of recognition and protection of heritage values within the District is provided. Each option has been assessed with regard to its effectiveness, costs and benefits, efficiency and appropriateness. In assessing each option, relevant statutory and non-statutory documents have been considered, in addition to the results of public consultation undertaken.

8.2 As a result of this analysis, it has been determined appropriate to research the addition of further heritage features into the Partially Operative District Plan and amendment of provisions to recognise heritage landscapes. It is considered that this approach will ensure that the Districts significant heritage values are effectively represented and recognised. Consequently, it is recommended that such an approach be undertaken.

9.0 PROPOSED AMENDMENTS

As a result of the above analysis, it is recommended that the amendments as outlined in Appendix 1 and 2 be made to the Partially Operative District Plan 2003 and associated Plan Maps.

APPENDIX 1: CURRENT HERITAGE PROVISIONS UNDER PART 13 OF THE PARTIALLY OPERATIVE DISTRICT PLAN (2003) AND PROPOSED AMENDMENTS AS A RESULT OF PLAN CHANGE 3 – HERITAGE

(Note additions are underlined and text to be removed is struck out)

13 Heritage

13.1 Issues, Objectives and Policies

13.1.1 Resources, Activities and Values

The District covers a large geographical area and comprises several distinct community groups. Most of these communities have direct links with the early settlement and development of the District. They are located on transportation or trading routes and have grown or declined as a direct result of changes in economic circumstances associated with the development of the resources of the District.

One of the primary economic resources of the District is its visitor attraction and while the landscape of the District is the key to tourism, it is the amenity and character of the communities which makes the District popular for all visitors. An important part of this amenity and character are the natural, physical and cultural heritage features of the District. The District is fortunate to have a wealth of heritage features, as diverse as the gold mining tailings which have created a distinctive landscape in the Kawarau Gorge to churches and old houses scattered throughout the District. These "built" features compliment the landscape features of the District.

Heritage is a composition of the natural, physical and cultural elements of the environment. These provide a foundation for the future, contributing to the well being of the community. It also contributes to the sense of place and character of the District, which allows each community to preserve a sense of identification and individuality.

Heritage as opposed to historic implies an understanding of the built and natural environments. Heritage signals something handed down from the past; it implies a duty of care and responsibility to pass it on, intact, to future generations.

The heritage resource is a combination of features which form part of the environment. It creates a special character, enhancing the amenity providing economic opportunity. The heritage features which form the environment include:

- historic buildings;
- heritage and special character areas;
- reserves;
- heritage features, monuments, trees, town layout, walls;
- waahi tapu and waahi taoka; and
- the landscape within which settlement and development has occurred including archaeological sites.

Refer also Part 4.3

13.1.2 Issues

Resources of heritage value within the District can be adversely affected by existing and new development resulting in a loss of character and historical understanding of the District. A balance needs to be achieved between the changing activities within the District and the protection and enhancement of heritage resources. Many of the District's heritage resources are in private ownership and balances need to be reached between the legitimate expectations of owners to alter their properties and the interests of the community in retaining and preserving the heritage features.

The Historic Places Act 1993 essentially provides a framework for the identification and listing of historic places and areas and waahi tapu and waahi taoka sites and areas. Although the Historic Places Act provides possible protection for archaeological sites through an authority application process, it does not provide any specific protection for other heritage resources. Therefore, the Council must provide for the protection of heritage resources in the Partially Operative District Plan.

The Act requires the Council to have particular regard to the recognition and protection of heritage values of sites, buildings, places or areas or heritage landscapes. To give effect to this obligation under the Act the Partially Operative District Plan must:

- identify those heritage and archaeological resources worthy of protection;
- adopt suitable measures, including where appropriate, rules to secure the preservation of the identified heritage and archaeological resources.

Section 193 of the Act specifically enables protection for any historic building or feature through the placing of a heritage order. The Council has the authority to act as a heritage protection authority under the Act. Other heritage protection authorities may also give notice to the Council of their requirement for a heritage protection order.

13.1.3 Objectives and Policies

Objective 1 - Heritage Values

The conservation and enhancement of the District's natural, physical and cultural heritage values, in order that the character and history of the District can be preserved.

Policies:

- 1.1 *To protect and enhance the heritage values of urban and rural areas and the built environment including the cumulative value of retaining groups of buildings.*
- 1.2 *To identify and draw public attention to important heritage features in the District.*
- 1.3 *To identify waahi tapu sites and areas and recorded archaeological sites that are known to exist.*
- 1.4 *To include Category I or II items of the NZHPT Register in Appendix 3.*
- 1.5 *To promote and encourage public awareness and protection of the importance of heritage values through the provision of information, advice and incentives where appropriate.*
- 1.6 *To recognise and protect the TSS Earnslaw heritage values. (refer to 5.6.2 xvi (h))*
- 1.7 *To recognise and protect the special character of the Skippers Catchment.*

Implementation Methods
<p>Objective 1 and associated policies will be implemented through a number of methods:</p> <p>(i) Partially Operative District Plan</p> <ol style="list-style-type: none"> (a) The inclusion of an inventory of heritage items (Protected Features) in the Partially Operative District Plan, with the items classified into different categories according to the significance of their heritage values. (b) The application of rules in the Partially Operative District Plan affording different

levels of protection to heritage items through requirements for applications for demolition of, or alterations to, the heritage items, according to their classification.

- (c) The creation of a special character area in the Queenstown Town Centre and recognition of the character of the Arrowtown Town Centre, with rules to protect the urban heritage character, values and amenities.
- (d) To consider alternative uses of listed heritage items which would assist in their protection, when resource consents are considered in relation to listed heritage items.
- (e) To consider waiving or reducing financial contributions towards public open space and recreation from subdivision or development proposals or accepting non-compliance with other rules or activities which incorporate protection for a listed heritage item or for a heritage item or site which is considered to be of sufficient merit for its preservation or protection to be promoted in the context of a particular development.
- (f) To use heritage orders where necessary and appropriate to ensure the protection of any heritage item which is under threat from demolition or major change.

(ii) **Other Methods**

- (a) To liaise with the Historic Places Trust, local historical societies, New Zealand Archaeological Association and takata whenua to identify heritage resources and promote public awareness of the importance of heritage values.
- (b) To develop protocols with takata whenua for the identification and protection of waahi tapu/waahi taoka sites through the resource consent process.
- (c) Inclusion of takata whenua sites identified in the Kai Tahu Ki Otago: Natural Resource Management Plan on the Council's Geographic Information System.
- (d) To list all archaeological sites recorded on the NZ Archaeological Association Site Record file onto the Council's Geographic Information System.
- (e) To liaise with the Upper Shotover Management Committee for the protection and on-going management of the Skippers Catchment.

Explanation and Principal Reasons for Adoption

As part of the Council's obligation to have particular regard to the recognition and protection of heritage resources, the Plan identifies certain individual buildings, groups of buildings, objects and places as being significant and worthy of protection in the public interest. Such items are listed in the Schedule of Protected Features (Appendix 3).

Listed items are classified into one of three Council categories. Within each of the categories, different levels of protection are afforded to the particular heritage item. The Protected Features have been listed for a number of reasons, including:

Historical and Social Significance

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

Cultural and Spiritual Significance

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

Architectural Significance

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

Archaeological Significance

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

Technological Significance

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

Group Significance

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

Landmark Significance

Landmark significance in the community consciousness.

The categories are:

(i) Category 1

The heritage resource warrants the highest level of protection because it is extremely significant to the District and demolition is not contemplated. Category 1 shall include all places of greatest historical or cultural heritage significance including all items in Category I of the Historic Places Trust's Register.

(ii) Category 2

The heritage resource warrants permanent preservation because of its significance to the District. The Council would be unlikely to approve any significant alteration but would take steps to arrange compensation or acquisition if the owners property rights are unreasonably restricted.

(iii) Category 3

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

Where possible, the Plan recognises waahi tapu, waahi tapu areas and archaeological sites. However due to the nature of these resources, it may not be possible to identify all sites or list them in Appendix 3. The nature of these particular heritage resources also makes them difficult to categorise as has been done for the other listed heritage items.

Constructing an inventory of heritage resources for the District is considered to be an effective method of determining the extent of the District's resources. Public education, incentives and Rules in the Plan are seen as the best options for encouraging public maintenance and enhancement of heritage resources.

Refer also Policies Part 4.3

Objective 2 - Heritage Trees

The protection of trees and groups of trees which contribute significantly to the District's amenity and/or heritage.

Policies:

- 2.1 *To identify and draw to the public attention heritage trees that are in public and private ownership and to protect them from avoidable loss or destruction.*
- 2.2 *To protect particularly notable specimens and groups of mature trees from avoidable loss or destruction, recognising them as an important character element in maintaining and enhancing the environment of the District.*
- 2.3 *To encourage the practice of planting trees on public reserves and protect these trees from unnecessary interference or destruction.*

Implementation Methods

Objective 2 and associated policies will be implemented through a number of methods:

(i) Partially Operative District Plan

- (a) The inclusion of an inventory of heritage trees in the Partially Operative District Plan.
- (b) The application of rules in the Partially Operative District Plan, requiring applications for destruction or alteration to the listed trees.
- (c) To impose conditions through the subdivision process to require the protection of listed or other significant trees on properties being subdivided.

(ii) Other Methods

- (a) Through the Annual Plan process to continue to plant and maintain trees, including trees of substantial size, on public reserves, roads and other public land.

Explanation and Principal Reasons for Adoption

Trees have an important ecological, environmental, heritage and cultural role and collectively endow the landscape with distinctive environmental quality and character.

The Plan recognises significant trees, which are listed in Appendix 3 as Heritage Trees. Trees or groups of trees are listed because they have either outstanding cultural/heritage values, botanical values or high amenity values. Although trees in this list should be protected it is recognised that maintenance is necessary and should be carried out with care.

Objective 3 - Heritage Landscapes

Recognise heritage landscapes and their associated values which significantly contribute to the District's character, history, social and cultural values, and ensure adverse effects of development on these values are avoided, remedied or mitigated.

Policies

- 3.1 To identify and draw public attention to heritage landscapes and their associated values.
- 3.2 To recognise and protect the value of the different layers within identified heritage landscapes and how these interconnect.
- 3.3 To maintain the interconnections between nodes within heritage landscapes.
- 3.4 To ensure subdivision design within heritage landscapes maintains historic spatial and linear patterns.
- 3.5 To encourage development that will retain or enhance the values and elements of heritage landscapes.

3.6 To promote and encourage public awareness and protection of heritage landscapes and their values.

Implementation Methods

Objective 3 and associated policies will be implemented through a number of methods:

(i) Partially Operative District Plan

(a) Identify areas of heritage landscapes in the Partially Operative District Plan using indicative lines and attach as Appendix 10.

(b) Establish criteria to identify significant heritage landscapes at the time of resource consent.

(c) Consider alternative uses of identified heritage landscapes which would enable their protection, when resource consents are considered in relation to heritage landscapes as shown in Appendix 10 or as identified through using criteria.

(ii) Other Methods

(a) To liaise with the Historic Places Trust, local historical societies, New Zealand Archaeological Association and takata whenua to identify heritage landscapes and their values and promote public awareness of the importance of heritage landscape.

(b) Encourage and promote further research of heritage landscapes and their values.

Explanation and Principal Reasons for Adoption

Heritage landscapes define significant past patterns of land use, relationships and experiences of humans with their surroundings. They may encompass natural terrain, physical structures and processes, pathways, habitats and cultural meaning with many of these elements overlaying one another. They are therefore more complex than individual structures, trees or cluster of buildings, sometimes containing a number of these features.

13.1.4 Environmental Results Anticipated

- (i) The preservation of a representative range of resources of heritage and cultural values important to present and future generations of Queenstown-Lakes District's residents and visitors.
- (ii) The active and productive use of heritage buildings and sites, while ensuring the protection of the heritage values of those sites.
- (iii) Maintenance and enhancement of heritage items to enable their continued use and enjoyment.
- (iv) The retention, within their natural life-spans, of trees or groups of trees which have outstanding values to the District's people.
- (v) The retention and expansion of tree cover of the District.
- (vi) The protection of manawhenua values of takata whenua.
- (vii) Development of the Special Character Areas of Queenstown and Arrowtown Town Centres in a manner which recognises and enhances the features and patterns of the built heritage of those areas.
- (viii) The retention of layers and interconnections of these layers within heritage landscapes.

- (ix) The maintenance and enhancement of heritage landscapes to enable their continued use and addition of layers.

13.2 Heritage Rules

13.2.1 Purpose

The rules are directed at the retention, as far as possible, of the District's stock of heritage features for a variety of reasons. Protection of heritage features is always difficult and the Council has taken account of this. Incentives will be considered as part of the protection and retention process including acceptance of non-compliance with other rules for activities.

13.2.2 General

- i Alterations to heritage buildings, structures, features, memorial or precinct shall be deemed to exclude general maintenance. General maintenance includes minor repair of building materials by patching, piecing-in, splicing and consolidating existing materials and includes minor replacement of minor components such as individual bricks, cut-stone, timber sections, tiles, and slates where these have been damaged beyond repair, missing or subject to deterioration by whether. The replacement should be of the original or similar material, colour, texture, form and design as the original it replaces. Any components replaced by way of general maintenance should constitute a minor part of the total heritage components of the building. General maintenance also includes general cleaning, done in a way appropriate to the heritage fabric of the building.

ii Clarification of Terms

For the purpose of this rule:

- (a) **Demolition** means the complete destruction or removal of an heritage building, feature, memorial, structure or precinct;
- (b) Alteration includes any work which involves the addition, alteration or removal and replacement of any part of any heritage feature, building, structure, memorial or precinct, either internally or externally;

(but does not include):

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

iii Buildings, Places or Objects subject to Heritage Orders

Any work affecting buildings, places or objects that may be subject to Heritage Orders are required to comply with the separate procedures specified in Part 8 of the Act.

13.2.3 Activities

13.2.3.1 Controlled Activities

Category 3 Heritage Items

Any alteration to a building, memorial, feature, structure or precinct, listed in and identified as Category 3 in Appendix 3.

13.2.3.2 Discretionary Activities

The following shall be Discretionary Activities, provided they are not listed as a Prohibited or Non-Complying Activity.

i Buildings, Memorials, Features, Structures, Precincts

(a) Category 1 or 2 Heritage Items

Any alteration to a building, memorial, feature, structure or precinct, listed in and identified as Category 2 in Appendix 3.

(b) Category 3 Heritage Items

Any demolition of a building, memorial, feature, structure or precinct, listed in and identified as Category 3 in Appendix 3.

(c) The demolition of any non-heritage item within a Heritage Precinct.

ii Landscape Features

Any earthworks which will alter the physical shape of the land; any tree planting; or the construction of any building; on any site of a landscape feature listed in Appendix 3.

iii Heritage Trees

Any work including under paragraphs a to d below and involving a tree or group of trees listed in Appendix 3 as heritage trees :

(a) removal of any protected tree; or

(b) significant trimming of any protected tree; or

(c) the construction of any building or laying of overhead or underground services within 5m of the base of any protected tree, whether on the site or not; or

(d) any works, including paving, within the drip line of any protected tree.

13.2.3.3 Non-Complying Activities

The following shall be Non-Complying Activities, provided they are not listed as a Prohibited Activity.

i Category 2 Heritage Items

Any demolition of a building, memorial, feature, structure or precinct, listed in and identified as Category 2 in Appendix 3.

13.2.3.4 Prohibited Activities

The following shall be Prohibited Activities.

i Category 1 Heritage Items

Any demolition of a building, memorial, feature, structure or precinct listed in and identified as Category 1 in Appendix 3.

13.3 Resource Consents - Assessment Matters - Heritage

13.3.1 General

- (i) The following Assessment Matters are methods or matters included in the Partially Operative District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- (ii) In addition to the applicable provisions of the Act, the Council shall also apply the relevant *Assessment Matters* set out in Clause 13.3.2 below.

13.3.2 Assessment Matters

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

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

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

(h) Conservation Principles

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

- (i) All work should be thoroughly documented.
- (ii) Historic evidence should not be removed, destroyed or falsified, including movable cultural heritage associated with heritage structures.
- (iii) Any conservation work should be the minimum required and reversible where technically possible.

- (iv) Any conservation work should be identifiable on close inspection, date stamping for example, and be visually and physically compatible in all respects with adjacent fabric.
- (v) The aesthetic, historical and physical integrity of the cultural property should be respected.
- (vi) Appropriately qualified and experienced conservation professionals should be involved in all aspects of conservation work.
- (vii) Existing levels of authenticity of design, materials, craftsmanship and setting should be maintained.
- (viii) The value of existing heritage values should not be reduced.

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

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

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

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

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

(j) **Adaptation of Exteriors**

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

- (i) Retention of Authenticity of Design

Street Elevation

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

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

Style and Character

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

The architectural and aesthetic significance of a building is largely determined by the style of the building, and will guide the design of the new alteration or addition. The style of the building should be reflected

in the design of the building in areas such as the level of symmetry, use and articulation of materials, openings, skyline, roof forms and details.

Scale

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

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

Design

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

In order to retain the authenticity and historic integrity of the heritage building, any alteration or addition should be distinguishable as being new work. Copying building elements and details can lead to confusion between authentic and new work, whereas a modern sympathetic addition can enhance the authentic building and make a significant contribution to modern architecture.

Restoration

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

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

Removal of Additions

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

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

- (ii) Retention of Authenticity of Materials and Craftsmanship

Repair

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

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

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

Patina

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

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

Function

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

(iii) Retention of Authenticity of Setting

Setting

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

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

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

(k) **Adaptation of Interiors**

(i) **The Retention of Authenticity of Design**

Plan

The significant plan form of the building should be respected.

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

Primary Spaces

The primary spaces and their sequential layout should be respected.

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

(ii) Retention of Authenticity of Materials and Craftsmanship

Architectural Elements

Significant architectural elements should be conserved.

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

Finishes

Significant finishes should be conserved.

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

ii Controlled and Discretionary Activity - Precincts

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

iii Discretionary Activity - Landscape Feature

- (a) any immediate or cumulative effects of the proposed activity on local and District wide heritage values for present and future generations.
- (b) any effects on how readily understood the particular landscape may be in a geological or geographical sense.
- (c) any potential mitigation measures proposed by the applicant.
- (d) the significance of the landscape feature in terms of its rarity on a local, regional or national scale.
- (e) any effect on culturally or historically significant landscape features.

iv Discretionary Activity - Heritage Trees

- (a) whether the applicant has the ability to undertake a permitted activity without removal or any major trimming of the tree.
- (b) the condition of the tree including any potential hazard.
- (c) the effect of any trimming, or disturbance of the root system, of the tree on its appearance or health.
- (d) the effect of any building on the visibility of the tree from a road or public place.
- (e) whether the tree or trees are currently causing, or likely to cause, significant damage to buildings, services or property, whether public or privately owned.
- (f) the provisions of Section 129(c) of the Property Law Act.
- (g) whether the tree or trees seriously restrict the development.
- (h) any substitute or compensating tree planting or landscaping proposed.

Consequential changes to other Sections of the Plan

Definitions

HERITAGE LANDSCAPE - means land surfaces, (which are defined by their value and significance to a group in society) that have been modified by human activity and define significant past patterns of land use, relationships and experiences of humans with their surroundings, which may include cultural, spiritual, historic, ecological and scientific values. Heritage landscapes may encompass natural terrain, physical structures and processes, pathways, habitats and cultural meaning (beliefs and practices, histories and myths) with elements of these overlaying one another over time.

(Note for the purpose of these amendments only the changes of the Plan Change to Appendix 3 have been shown here. All existing parts of Appendix 3 which are not shown below remain unchanged by the Plan Change.)

Appendix 3 (of the Partially Operative District Plan)

Inventory of Protected Features

The numbering system is broken up according to geographic area. The following numbers have been allocated to the following areas:

- Queenstown & Environs: 0 – ~~199~~ 240
- Arrowtown & Environs: ~~200~~ 250 – ~~499~~ 399
- Kingston: 400 - 499
- Wanaka & Environs: 500 - 699
- Archaeological features: 700 - 799

Please note that the numbering is not strictly sequential. Spaces have been left after each segment (i.e. ‘buildings’ or ‘features’) to allow for any addition items that may be added to the inventory throughout the life of the Plan.

1 QUEENSTOWN AND ENVIRONS

FEATURES (INCLUSIVE OF OBJECTS AND RELICS)

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
5	<u>10</u>	Intentionally Empty 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 Rock and Long Gully.	<u>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</u>				<u>2</u>
<u>14</u>	<u>12</u>	<u>Copper mine tunnel, Moke Creek</u>	<u>Run 11 Glenorchy Mid Wakatipu</u>		<u>2907305900</u>		<u>3</u>
<u>15</u>	<u>12</u>	<u>Re-direction tunnel, Moke Creek</u>	<u>Run 11 Glenorchy Mid Wakatipu</u>		<u>2907305900</u>		<u>3</u>
<u>216</u>	<u>13</u>	<u>Chard Road</u>	<u>Road Reserve</u>				<u>2</u>

LANDSCAPE FEATURES

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
10	9	Intentionally Empty Peter Tomb's rock, near Diamond Lake	Sec 43 Blk II Dart SD		2911131800		3

STRUCTURES & FEATURES (Inclusive of Bridges)

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
54	9	Scheelite mine and associated ruins, sluicing area and compressor. And other shaft entrances, Paradise Trust	Section 39 Block II Dart SD		2911131900		3
55	10	Dam in Skippers Creek	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve		2907300400		3
217	10	Macnicol Battery, Aurum Basin	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve		2907300400		2
218	10	Eureka Battery, Jennings Creek	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve		2907300400		3
219	10	Nugget Battery below Nugget Terrace	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve		2907300400		3
220	34	Rifle Butt, Lake Wakatipu foreshore	Lake Wakatipu				3
221	35	Beacon Tripod and Beacon	Part Section 109 Blk 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

BUILDINGS

Dwellings

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
63	35	Intentionally Empty Cottage, 28 Park Street	Section 17 Blk XXXVIII Town of Queenstown		2910512900		3
73	36	Intentionally Empty Thompson House, 66 Hallenstein Street	Lot 1 DP 3401 Blk XVI Queenstown		2910527300		2
82	35	Long Jacks Cottage, 68 Park Street	Lot 2 DP 312099		2910517500		2
83	30	Shaw Cottage, Morven Ferry Road	Lot 2 DP 15559		2907132100		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, Paradise Trust, Paradise Road	Section 30 Block II Dart SD		2911131900		3
227	25	Coll Street Cottage, Coll Street	Lot 1 DP 22743		2911119101		3

Commercial

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
96	34	Queenstown Powerhouse, One Mile	Part Sections 110 Blk XX Shotover SD		2910654000		2
97	25	Former Glacier Hotel (Kinloch Lodge) Armadale Street, Kinloch	Sec 4-6 Blk XX Town of Kinloch		2911121700		2

Public

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
109	25	Old School Building, Oban Street, Glenorchy	Blk VI Glenorchy Town		2911116000		2

Rural

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
<u>139</u>	<u>10</u>	<u>School House at Mt Aurum</u>	<u>Section 148 Block XI Skippers Creek</u>		<u>2907300400</u>		<u>3</u>
<u>140</u>	<u>10</u>	<u>Bullendale Township - including Eden Hut and Musters Hut</u>	<u>Section 148 Block XI Skippers Creek</u>		<u>2907300400</u>		<u>2</u>
<u>144</u>	<u>10</u>	<u>Strohle's Hut</u>	<u>Part Run 27 Shotover, Skippers Creek and Soho SD's</u>		<u>2907300200</u>		<u>3</u>
<u>145</u>	<u>10</u>	<u>Otago Hotel</u>	<u>Section 148 Block XI Skippers Creek</u>		<u>2907301600</u>		<u>3</u>
<u>228</u>	<u>10</u>	<u>Curries Hut, Dynamo Creek</u>	<u>Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve</u>		<u>2907300400</u>		<u>3</u>
<u>229</u>	<u>13</u>	<u>Post Office at Seffertown</u>	<u>Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs</u>		<u>2907303900</u>		<u>2</u>
<u>230</u>	<u>13</u>	<u>Store at Seffertown</u>	<u>Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs</u>		<u>2907303900</u>		<u>2</u>
<u>231</u>	<u>13</u>	<u>Library at Seffertown</u>	<u>Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs</u>		<u>2907303900</u>		<u>2</u>
<u>232</u>	<u>13</u>	<u>Resta Stone Stables, Resta Road/Camp Hill</u>	<u>Glenroy Station</u>				<u>3</u>
<u>233</u>	<u>13</u>	<u>Wentworth Cookshop, 2125 Gibbston Highway</u>	<u>Lot 20 DP 27121</u>		<u>290720160</u>		<u>3</u>
<u>234</u>	<u>31</u>	<u>Remnants of Gibbston Hotel, Dairy, Stables and out buildings. Rapid No. 8, Coal Pit Road</u>	<u>Lot 1 DP 300510</u>		<u>2907201700</u>		<u>3</u>
<u>235</u>	<u>13</u>	<u>Gibbston school teachers house, 2214 Gibbston Highway</u>	<u>Lot 2 DP 300339</u>		<u>2907204800</u>	<u>II</u>	<u>2</u>
<u>236</u>	<u>13</u>	<u>Run Curries Hut, Rafters Road</u>	<u>Section 39 Blk V Kawarau SD</u>		<u>2907204500</u>		<u>1</u>
<u>237</u>	<u>12</u>	<u>Goods shed, Elfin Bay Station, beside wharf</u>	<u>Section 12 SO 12351</u>		<u>2911135400</u>		<u>3</u>

<u>238</u>	<u>9</u>	<u>E.Barnetts Hut - Wyuna Station Scheelite Mining Area</u>	<u>Pt Run 346D</u>		<u>2907300600</u>		<u>3</u>
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HERITAGE TREES - QUEENSTOWN

Ref No	Map Ref	Description	Legal Desc	Valn Ref
<u>168</u>	<u>35</u>	<u>Intentionally Empty Walnut, recreation ground, Memorial Street</u>	<u>Sec 134 Blk XX, Shotover SD</u>	<u>2910614000</u>
<u>198</u>	<u>35</u>	<u>Oaks and Cedars, Queenstown Motor Park, Thompson Street</u>	<u>Lot 1, DP 7498 (James Clouston Recreational Reserve)</u>	<u>2910671300</u>
<u>199</u>	<u>36</u>	<u>Weeping Elm, Ballart Street, by old swimming pool (47 & 49 Stanley Street)</u>	<u>Secs 1-2, 9 Blk XVIII Queenstown Town</u>	<u>2910615600</u>
<u>200</u>	<u>36</u>	<u>Cherry Trees, Coronation Drive</u>	<u>Road Reserve</u>	
<u>201</u>	<u>33</u>	<u>Poplar, Frankton foreshore (Antrum Hotel site)</u>	<u>Part Section 47 Blk XXI Shotover SD</u>	<u>2910331500</u>
<u>202</u>	<u>35</u>	<u>Manatu Goldfields, 56 Frankton Road</u>	<u>Section 7 Blk XLI Town of Queenstown</u>	<u>2910522000</u>
<u>203</u>	<u>36</u>	<u>Oak, Pinewood Gardens</u>		
<u>204</u>	<u>30</u>	<u>Walnut Trees, Walnut Lane</u>	<u>Lot 1 DP 302859</u>	<u>2907124304</u>
<u>205</u>	<u>30</u>	<u>Robinia, Frankton-Ladies Mile Highway</u>	<u>Lot 1 DP 302859</u>	<u>2907124303</u>
<u>206</u>	<u>33</u>	<u>Macrocarpa, 57 & 60 Frankton-Ladies Mile Highway.</u>	<u>Sec 125 Blk 1 Shotover SD</u>	<u>2907148700</u>
<u>207</u>	<u>31</u>	<u>Wellingtonia's (2), Fulton and Hogan Ltd gravel yard, Frankton-Ladies Mile Highway.</u>	<u>Lot 66, Section 71 and Crown Land adjacent to Sections 67 Shotover River Block LI Shotover</u>	<u>2910200200</u>

			<u>SD</u>		
<u>208</u>	<u>29</u>	<u>Avenue of Hawthorn Hedge, within triangle of Domain Road, Speargrass Flat Road and Lower Shotover Road</u>	<u>Various</u>		
<u>209</u>	<u>29</u>	<u>Poplars, Hunters Road and Speargrass Road.</u>			
<u>210</u>	<u>13</u>	<u>Elm, 249 Kingston Road</u>	<u>Lot 2 DP 17411</u>		<u>2913100500</u>
<u>211</u>	<u>13</u>	<u>Pin Oak, Remarkables Lodge, 595 Kingston Road</u>	<u>Lot 1 DP 22658</u>		<u>2913100902</u>
<u>212</u>	<u>13</u>	<u>Acer, Remarkables Lodge, 595 Kingston Road</u>	<u>Lot 1 DP 22658</u>		<u>2913100902</u>
<u>213</u>	<u>26</u>	<u>Robina, Rapid No. 192, Speargrass Flat Road</u>	<u>Lot 1 DP 11206</u>		<u>2907117301</u>
<u>214</u>	<u>35</u>	<u>Wellingtonia's, Queenstown Motor Park, Thompson Street</u>	<u>Section 3 Blk XX Shotover SD</u>		<u>2910671300</u>
<u>215</u>	<u>13</u>	<u>Oak's, Sycamore's, Wellingtonia's, Lawson Cypress and Lime Trees, Old School Site, Gibbston Highway</u>	<u>Sec 53 Blk V Kawarau SD</u>		<u>2907204700</u>

2 ARROWTOWN AND ENVIRONS

STRUCTURES (Inclusive of Bridges)

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
<u>314</u>	<u>28</u>	<u>Stone wall, old Arrowtown Primary School, Anglesea Street</u>	<u>Section 14 Blk IV Town of Arrowtown</u>		<u>2918223202</u>		<u>2</u>

BUILDINGS

Dwellings

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
<u>363</u>	<u>26</u>	<u>Walnut Cottage, 265 Arrowtown-Lake Hayes Road</u>	<u>Lot 1 DP 5746 Blk VII Shotover SD</u>		<u>2907114000</u>		<u>2</u>

HERITAGE TREES - ARROWTOWN

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref
<u>273</u>	<u>28</u>	Indian Bean Tree, outside 10 Caernarvon St	Road reserve		
<u>274</u>	<u>26</u>	Walnut Tree, Walnut Cottage site, 265 Arrowtown-Lake Hayes Road	Lot 1 DP 5746 Blk VI Shotover SD		<u>2907114000</u>
<u>275</u>	<u>26</u>	Avenue of Spruce leading to Ayreburn Homestead, 343 Arrowtown-Lakes Hayes Road	Lot 3 DP 5737 Block VI Shotover SD		<u>2907116600</u>

3 KINGSTON

STRUCTURES

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
<u>400</u>	<u>39</u>	Stone seat, Kingston foreshore	Section 1 Block XX Kingston Town		<u>2913106700</u>		<u>3</u>
<u>401</u>	<u>39</u>	Square stone culvert, under railway yards.	Road Reserve - Kent Street				<u>3</u>
<u>402</u>	<u>39</u>	Stone cairn, site of the launching of the Earnslaw	Road Reserve - Kent Street				<u>3</u>
<u>403</u>	<u>39</u>	Rock retaining wall, wharf approach	Lake Wakatipu				<u>3</u>
<u>404</u>	<u>39</u>	Wharf	Lake Wakatipu				<u>3</u>
<u>405</u>	<u>39</u>	Old School Building (current library), 48 Kent Street	Lot 1 Section 15 Block 1 Kingston		<u>2913126700</u>		<u>3</u>
<u>406</u>	<u>39</u>	Railway turntable and water tank	Lots 1 & 6 DP 306647		<u>2913104205</u>		<u>1</u>

BUILDINGS

Dwellings

<u>Ref No</u>	<u>Map Ref</u>	<u>Description</u>	<u>Legal Desc</u>	<u>NZHPT Ref</u>	<u>Valn Ref</u>	<u>NZHPT Cat</u>	<u>QLDC Cat</u>
410	39	Ships Inn, 24 Cornwall Street	Section 16 Block X Town of Kingston		2913114300		3

HERITAGE TREES - KINGSTON

<u>Ref No</u>	<u>Map Ref</u>	<u>Description</u>	<u>Legal Desc</u>	<u>NZHPT Ref</u>	<u>Valn Ref</u>	<u>NZHPT Cat</u>	<u>QLDC Cat</u>
420	39	Wellingtonia's, Kingston Cemetery entrance	Gaz 33-2430 Sec 16 Blk I Kingston SD (cemetery reserve)		2913126000		
421	39	Gum Tree, school reserve, Kent Street (on boundary)	Pt Sec 1 of Sec 15 Blk I Kingston		2913126700		

3 4 WANAKA AND ENVIRONS

STRUCTURES

<u>Ref No</u>	<u>Map Ref</u>	<u>Description</u>	<u>Legal Desc</u>	<u>NZHPT Ref</u>	<u>Valn Ref</u>	<u>NZHPT Cat</u>	<u>QLDC Cat</u>
514	18	Cabaret Building Foundations, Ruby Island	Ruby Island Lower Wanaka SD		2906122700		3
515	8	Luggate Red Bridge, Rural Luggate	Road and River Reserve				3

BUILDINGS

Dwellings

<u>Ref No</u>	<u>Map Ref</u>	<u>Description</u>	<u>Legal Desc</u>	<u>NZHPT Ref</u>	<u>Valn Ref</u>	<u>NZHPT Cat</u>	<u>QLDC Cat</u>
521	23	Intentionally Empty Glebe House, 135 Stone Street	Lot 1 DP 24047		2905371001		2

522	18	Intentionally Empty Halliday Homestead, 85 Halliday Road	Lots 1 & 2 DP 27171, Part Lot 1 DP 25072		2906304700		3
523	8	Intentionally Empty Drake Family Stone House, Hawea Back Rd	Section 34 Blk I Lower Hawea SD		2908207200		3
531	8	Cob Cottage, 324 Luggate-Tarras Road, Hawea Flat	Part Section 3 Blk VII Tarras SD		2908211800		2
532	8	McPherson House, Hawea-Albertown Road					3

Ecclesiastical

Ref No	Map Ref	Description	Legal Desc	NZHPT ref	Valn Ref	NZHPT Cat	QLDC Cat
536	18	St Ninians Presbyterian Church, Kane Road, Hawea Flat	Part Section 11 Blk V Lower Hawea SD		2908217800		2

Public

Ref No	Map Ref	Description	Legal Desc	NZHPT ref	Valn Ref	NZHPT Cat	QLDC Cat
537	21	A & P Showground Building, McDougall St	Section 12 Block XV Town of Wanaka		2905342500		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, Hawea Flat	Part Sect 11 Blk V Lower Hawea SD		2908217700		3
551	21	Pembroke School Building, 71 Tenby Street	Section 1 Blk XL Town of Wanaka		2905326400		3
552	24	Cardrona Hall and Church, Cardrona Valley Road	Section 10 Blk I Cardrona SD		2906125700		1

Commercial

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
<u>546</u>	<u>21</u>	<u>Wanaka Stone Façade, 74 Ardmore Street</u>	<u>Lot 4 DP 17535</u>		<u>2905202600</u>		<u>2</u>

HERITAGE TREES - WANAKA

Ref No	Map Ref	Description	Legal Desc	Valn Ref
<u>574</u>	<u>22</u>	<u>Intentionally Empty Japanese Maple, 12 Homestead Close</u>	<u>Lot 8 DP 27278 Wanaka Town</u>	<u>2905401503</u>
<u>623</u>	<u>22</u>	<u>Brewer Spruce, Wanaka Station Park, Norman Terrace</u>	<u>Lot 1 DP 16152 Wanaka Town</u>	<u>2905401400</u>
<u>624</u>	<u>22</u>	<u>Saucer Magnolia, Wanaka Station Park, Norman Terrace</u>	<u>Lot 1 DP 16152 Wanaka Town</u>	<u>2905401400</u>
<u>625</u>	<u>22</u>	<u>Holly, Wanaka Station Park, Norman Terrace</u>	<u>Lot 1 DP 27278 Wanaka Town</u>	<u>2905401400</u>

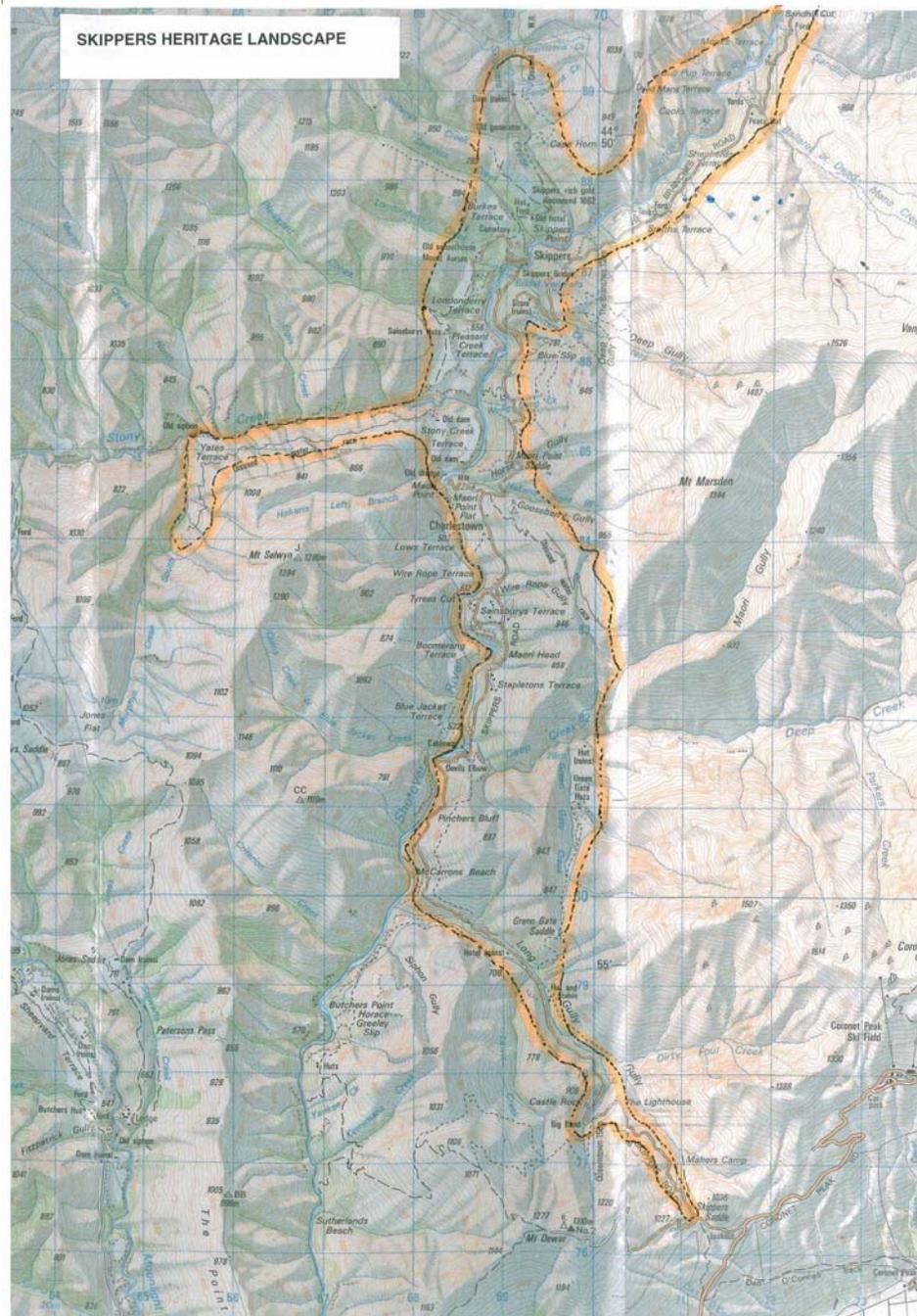
4 5 ARCHAEOLOGICAL SITES

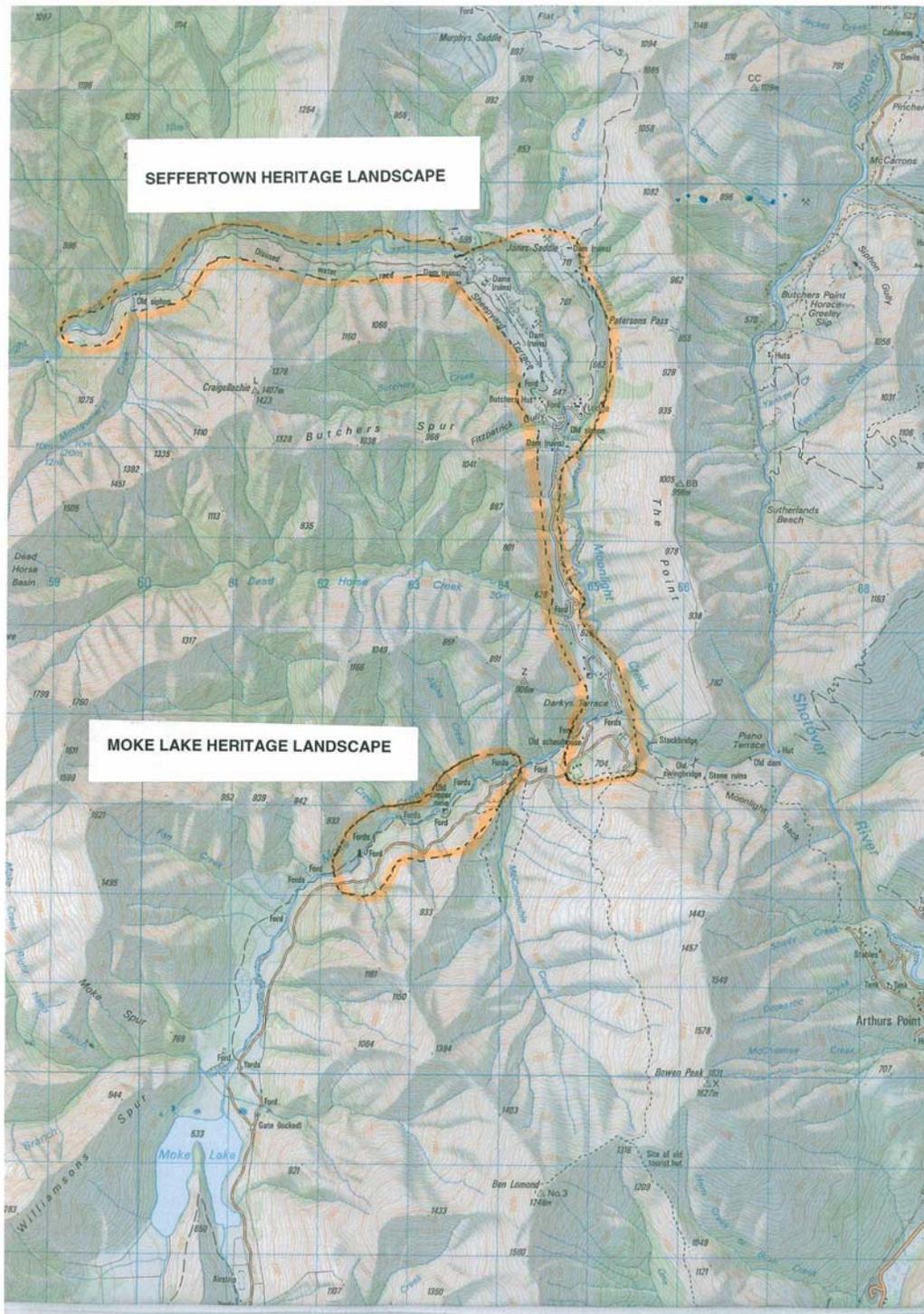
Appendix 10 (of The Partially Operative District Plan)

Indicative Lines of Heritage Landscapes

Following are maps show indicative outlines the following heritage landscapes:

- Skippers
- Macetown
- Moke Lake
- Seffertown
- Glenorchy - Wyuna







**APPENDIX 2: AMENDMENTS TO THE PARTIALLY OPERATIVE
DISTRICT PLAN MAPS**

Consequential amendments are made to the following District planning maps:

- 8
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APPENDIX 3: SUMMARY CHART OF FEATURES

RECOMMENDATION FOR EACH HERITAGE FEATURES IDENTIFIED THROUGH PLAN CHANGE
(Note recommendation is a result of both assessment and consultation)

Ref #	Feature	Comments and feedback from Landowners	Protect in Partially Operative District Plan?
	QUEENSTOWN AND ENVIRONS		
	<i>Skippers</i>		
1	Skippers Road, including stone retaining walls and cuttings at Hell's Gate, Heaven's Gate, Bus Scratch Corner, road to Branches and geographical features Lighthouse Rock, Castle Rock and Long Gully.	Overall heritage value assessed - High	Yes
2	Remains of Welcome Home Hotel at Long Gully	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
4	Skippers Museum contents	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
5	Pipeline at stony creek, junction of Murphys Creek	Feature already protected as ref #706	No
6	School House at Mt Aurum	Overall heritage value assessed - Moderate to High	Yes
7	Bullendale Township - including Eden Hut and Musters Hut	Overall heritage value assessed - High	Yes
8	Balderson's Hut, Long Gully	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
9	Green Gates Hut and Hotel	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
10	Atley's Hut (old one)	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
11	Thompson's Hut	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
12	Deep Creek Hut	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
13	Chinese Diggings opposite Skippers Park	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
15	Flying Fox, hut, chapel and ruins at McLeods	Not enough information on feature so assessment was not	No

Ref #	Feature	Comments and feedback from Landowners	Protect in Partially Operative District Plan?
		undertaken. However, area is recognised as a heritage landscape.	
16	Strohle's Hut	Overall heritage value assessed - Moderate to High	Yes
17	Otago Hotel	Overall heritage value assessed - Moderate to High	Yes
18	Old bridge stone access, Londondery Creek	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
19	Suction dredge and fluming at Maori Point	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
20	Wall at Packers Point, Branches Road	Overall heritage value assessed - High (to be protected within ref 1)	No
21	Sandhills cut gold workings, Upper Shotover	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
71	Peat's Hut	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
	Above Skippers		
22	Chinese Wing dam walls in Skippers Creek	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
23	Dam in Skippers Creek	Overall heritage value assessed - Moderate to High	Yes
24	Power House and generating plant at Dynamo	Already protected as ref # 701	No
25	Macnicol Battery, Aurum Basin	Overall heritage value assessed - Moderate to High	Yes
26	Curries Hut, Dynamo Creek	Overall heritage value assessed - Moderate to High	Yes
27	Eureka Battery, Jennings Creek	Overall heritage value assessed - Moderate to High	Yes
28	Nugget Battery below Nugget Terrace	Overall heritage value assessed - Moderate to High	Yes
	Seffertown and Creighton		
29	Seffertown (as a Precinct), Moonlight Track	Assessment was not undertaken. However, area is recognised as a heritage landscape.	No
30	Post Office at Seffertown	Overall heritage value assessed - High	Yes
31	Store at Seffertown	Overall heritage value assessed - High	Yes
32	Library at Seffertown	Overall heritage value assessed - High	Yes
33	McConachy's hut	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No

Ref #	Feature	Comments and feedback from Landowners	Protect in Partially Operative District Plan?
34	Upper Stoney Creek huts, including Stewarts, above Seffertown	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
35	Ruins Moonlight village (one), Seffertown	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
36	Moonlight village (two) up from Seffertown,	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
37	Tail Race near Darkey's Terrace	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
38	Moonlight wash tunnel (the Chasm)	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
39	Mines (x2), mining hopper at pond, mining relics and outflow pipe for pond, Darkey's Terrace	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
40	Water race from Darkey's Terrace at Creighton Terrace	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
41	Possum's Hut, Darkey's Terrace, Creighton	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
	Other Areas		
43	Cottage, Moke Lake Road	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
44	Moke Creek Plaque (Vasilio Seffer), Moke Creek	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
45	Tail race, tailings, water race and diggers track, Moke Creek	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
46	Copper mine tunnel, Moke Creek	Overall heritage value assessed - High	Yes
47	Re-direction tunnel, Moke Creek	Overall heritage value assessed - High	Yes
48	Arthurs Point Pub	Not original building - only the site has significance	No
49	Kirk Cottage, 9 Gorge Road	Environment Court decision issued against listing	No
50	Sutherland Farm and Buildings (x2)	No assessment was undertaken	No
51	Stacked-stone mining tailings, Sugarloaf, terrace above Shotover River	Landowner opposed to listing of feature in Partially Operative District Plan. Overall heritage value assessed - Moderate	No

Ref #	Feature	Comments and feedback from Landowners	Protect in Partially Operative District Plan?
52	Old Shotover Bridge	Overall heritage value assessed - High	Yes
53	Shaw Cottage, Morven Ferry Road	Overall heritage value assessed - Moderate to high	Yes
54	Stables and Grocer Store, Morven Ferry Road	Grocer store highly modified therefore not assessed. Stables already protected as Ref 128.	No
55	Beacon Tripod and the Beacon, Lake Esplanade	Overall heritage value assessed - Moderate	Yes
56	Queenstown Powerhouse, One Mile	Overall heritage value assessed - Moderate to high	Yes
57	Stone wall next to Village Green, Athol St	Overall heritage value assessed - Low	No
58	Cottage, 28 Park Street	Overall heritage value assessed - Moderate to high	Yes
59	Thompson House, 66 Hallenstein Street	Overall heritage value assessed - High	Yes
60	Frankton Ticket Office, Frankton Marina	Could not locate all buildings - was not assessed	No
61	Outbuildings near Rees Stone Cottage	Was not assessed	No
62	Old woolshed, Woolshed Bay	Was not assessed	No
63	Wye creek power station	Is a new building - was not assessed	No
64	Sam Summers hut and tail races, Samson's Track	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
	ARROWTOWN AND ENVIRONS		
	<i>Macetown</i>		
65	Ruins of miner's cottage, Industrial area, Arrowtown	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
66	Ruins in Sawpit gully, Arrow Gorge	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
67	Pipeline, Arrow Gorge	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
68	Opium Bob's Hut, Arrow Gorge	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
69	Shamrock Claim, Arrow Gorge	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
70	Miners cottage ruin's, Arrow Falls	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
72	Miner's cottage ruins, opposite Hayes Creek, Macetown Road	Not enough information on feature so assessment was not	No

Ref #	Feature	Comments and feedback from Landowners	Protect in Partially Operative District Plan?
		undertaken. However, area is recognised as a heritage landscape.	
73	Miners cottage and ruins, opposite side of Arrow Gorge, Macetown Road	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
74	Tail race, opposite side Arrow Gorge, below 8 Mile Hut.	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
75	Soho Homestead, 8 Mile, Macetown Road	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
76	Water races, Soho	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
77	Our House at Home, 8 Mile Creek, Macetown	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
78	Mary/Premier battery	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
79	Homeward Bound	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
80	United Goldfields	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
81	Anderson's	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
82	Tipperary	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
	Other Areas		
83	Stone walls, Mackie Stone Cottage and water races, Glencoe Road, Crown Range	Features not assessed	No
84	Walnut Cottage, Lake Hayes	Overall heritage value assessed - Moderate to high	Yes
85	Stone wall, Old Arrows Primary School	Overall heritage value assessed - Moderate to high	Yes
	GIBBSTON AND ENVIRONS		
86	Gold workings and stone cottage, Gibbston Highway	Could not locate - was not assessed	No
87	Owens Hotel and punt site	No structure/s to protect. Significance of site considered in assessment of Ref 89	No

Ref #	Feature	Comments and feedback from Landowners	Protect in Partially Operative District Plan?
88	Chard farmhouse	No longer existing	No
89	Chard Road	Overall heritage value assessed - Moderate to high	Yes
90	Stone pile, Bullen Paddock, Gibbston Highway	Difficult to locate - was not assessed	No
91	Ryecroft House, Gibbston Highway	Overall heritage value assessed - Moderate	Yes
92	Glenroy Homestead, Gibbston Highway	Overall heritage value assessed - Moderate (in bad state of repair)	No
93	Resta stone stable, Resta Road/Camp Hill	Overall heritage value assessed - Moderate to high	Yes
94	Wentworth cookshop, Gibbston Highway	Overall heritage value assessed - High	Yes
95	Remnants of Gibbston Hotel, dairy, stables and outbuildings Rapid No. 8, Coal Pit Road	Overall heritage value assessed - Moderate to high	Yes
96	Gibbston Schoolhouse, Gibbston Highway	Overall heritage value assessed - Moderate to high	Yes
97	Rum Curries Hut near Kawarau River, Gibbston Valley	Overall heritage value assessed - Moderate to high	Yes
98	Enright House, Gibbston Valley	Overall heritage value assessed - Low to moderate	No
99	Coal Pit saddle equipment, Gibbston Valley	Very few remains in which to assess, was not assess	No
100	Cowans stone chimney, Coal Pit Road	Only ruins remain, was not assess	No
101	Millers Mud Stone, Back Road, Gibbston Back Road	Destroyed - was not assess	No
102	Perriams House, Back Road, Gibbston	Overall heritage value assessed - Moderate	Yes
103	Mt Rosa Homestead, Back Road, Gibbston/Mt Rosa	Overall heritage value assessed - Low	No
104	Moncrieffs Cottage, Gibbston Highway	Could not locate - was not assess	No
105	Retaining wall and lime kiln, Nevis Bluff, Gibbston Highway	Was not assessed	No
106	Victoria Bridge supports, Gibbston Highway	Overall heritage value assessed - Moderate	Yes
107	Natural Bridge (Maori Gap), Kawarau River, Roaring Meg	Not in QLDC District	No
	WANAKA, CARDRONA AND ENVIRONS		
108	Glacier ice shelf, Mt Maude	Was not assessed	No
109	Halliday Bluffs	Was not assessed	No
110	Lake Hawea Terminal Morain	Was not assessed	No
111	Cabaret building foundation, Ruby Island	Overall heritage value assessed - Moderate	Yes
112	Clee Cottage, lakeside corner of Eely Point Road	Overall heritage value assessed - Moderate	No
113	Glebe Stone House	Overall heritage value assessed - Moderate to high	Yes
114	Bremner Cottage, 27 Eely Point Road	Overall heritage value assessed - Low to moderate	No

Ref #	Feature	Comments and feedback from Landowners	Protect in Partially Operative District Plan?
115	Templeton House	Overall heritage value assessed - Moderate	No
116	Ada Ford Homestead, Youghal Street	To be demolished - not assessed	No
117	Mill Cottage	Agreed feature would only be listed in historical document	No
118	St Ninians Presbyterian Church, Hawea Flat	Overall heritage value assessed - High	Yes
119	Wanaka Stores façade, Ardmore Street	Overall heritage value assessed - Moderate to significant	Yes
120	Old Post Office building, Hawea Flat	Overall heritage value assessed - Moderate to high	Yes
121	Original Luggate Store, Luggate	Overall heritage value assessed - Low to moderate	No
122	Cob Cottage, Grandview Farm, near Luggate	Overall heritage value assessed - High	Yes
123	Halliday Homestead, Halliday Road	Overall heritage value assessed - Moderate to high	Yes
124	Drake Family Stone House, Hawea Back Road	Overall heritage value assessed - Moderate to high	Yes
125	Cottage, Windermere Farm	Overall heritage value assessed - Low to moderate	No
126	Albertown school building	Overall heritage value assessed - Moderate, however to be moved from site	Yes
127	Pembroke School - remains of school precinct Albertown	Overall heritage value assessed - Low	No
128	Cottgae, Cardrona Valley Rd, Lot 1 DP 20599 Blk VI	Could not locate - was not assessed	No
129	Cardrona Hall and Church, Cardrona Valley Road	Overall heritage value assessed - High	Yes
130	A & P Showground building	Overall heritage value assessed - Moderate to high	Yes
131	Wanaka Fish Hatchery	Structures are not considered significant - was not assessed	No
132	Ruins at Wanaka Station Park Homestead	Already protected as Ref #513	No
133	McPherson House	Overall heritage value assessed - Moderate	Yes
163	Acer of daffodils, Halliday Grove	Not considered appropriate to list	No
	KINGSTON AND ENVIRONS		
134	Stone seat, Kingston foreshore	Overall heritage value assessed - Moderate	Yes
135	Square stone culvert, under railway yards	Overall heritage value assessed - Moderate	Yes
136	Stone cairn, site of the launching of the Earnslaw	Overall heritage value assessed - Low to moderate	Yes
137	Rock retaining wall, wharf approach	Overall heritage value assessed - Moderate to high	Yes
138	Wharf	Overall heritage value assessed - Moderate to high	Yes
139	Old school building (current library)	Overall heritage value assessed - Moderate	Yes
140	Railway turntable and water tank	Overall heritage value assessed - High	Yes

Ref #	Feature	Comments and feedback from Landowners	Protect in Partially Operative District Plan?
141	Railway Station	Overall heritage value assessed - Low to moderate	No
142	Three mile hut, Halfbay Track	Could not assess due to access	No
143	Ships Inn, Cornwall St	Overall heritage value assessed - Moderate to high	Yes
144	Shirt tail rock	Not considered appropriate to list - was not assessed	No
145	Piano rock	Not considered appropriate to list - was not assessed	No
	GLENORCHY AND ENVIRONS		
146	Scheelite mine and associated ruins, sluicing area and compressor. And other shaft entrances, Paradise Trust	Overall heritage value assessed - Moderate	Yes
147	E.Barnetts Hut - Wyuna Station Scheelite Mining Area	Overall heritage value assessed - Moderate to high	Yes
148	No.8 mine shaft entrance - Wyuna Station Scheelite Mining Area	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
149	Paradise House, Paradise Trust, Paradise Road	Overall heritage value assessed - High	Yes
150	Fenn's Cottage ruins Arcadia, Paradise Road	Ruins could not be located, hence was not assessed	No
151	Ross's Cottage, Glenorchy-Paradise Road	Overall heritage value assessed - Low to Moderate	No
152	Former Glacier Hotel (Kinloch Lodge) Armadale Street, Kinloch	Overall heritage value assessed - High	Yes
153	Old school building, Oban Street, Glenorchy	Overall heritage value assessed - Moderate	Yes
154	Cash's Hut, Oxburn Valley, Rees Valley Station	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
155	'Mrs Forbes House' Cnr Mull St and Oban St, Glenorchy	Overall heritage value assessed - Moderate	No
156	Ernie Gaskills Hut - Wyuna Station Scheelite Mining	Not enough information on feature so assessment was not undertaken. However, area is recognised as a heritage landscape.	No
157	Peter Tombs rock formation Near Diamond Lake	Overall heritage value assessed - Moderate	Yes
158	Tramway between Routeburn River, Dart River and Lake Sylvan	Not enough information on feature so assessment was not undertaken.	No
159	Invincible Post Office, Rees Valley	Not enough information on feature so assessment was not undertaken.	No
160	Goods Shed, Elfin Bay Station, beside wharf.	Overall heritage value assessed - Moderate to high	Yes
161	Boundary Hut, Kinloch-Greenstone Rd, between the Road and lake.	Not enough information on feature so assessment was not undertaken.	No

Ref #	Feature	Comments and feedback from Landowners	Protect in Partially Operative District Plan?
162	Coll Street Cottage, Coll Street	Overall heritage value assessed - Low to moderate	Yes
	ADDITIONAL FEATURES		
163	Hawea Flat School, Hawea Flats	Overall heritage value assessed - Moderate to high	Yes
164	Luggate Red Bridge, Rural Luggate	Overall heritage value assessed - Moderate to high	Yes
165	Riffle Butt Queenstown/Lake Wakatipu	Overall heritage value assessed - Moderate	Yes
166	Long Jacks Cottage, 68 Park Street, Queenstown	Overall heritage value assessed - Moderate to high	Yes

APPENDIX 4: SUMMARY CHART OF TREES

RECOMMENDATION FOR EACH TREE IDENTIFIED THROUGH PLAN CHANGE
 (Note recommendation is a result of both assessment and consultation)

Ref #	Map #	Queenstown, Wakatipu Basin and Environs	Stem Evaluation	Comments and Feedback from Landowner	Protect in Partially Operative District Plan?
1	35	Walnut, Recreation Ground, Queenstown	138	QLDC ownership	Yes
2	35	Oaks and Cedars, Queenstown Motor Park	126	QLDC ownership	Yes
3	36	Weeping Elm, Ballarat Street, by old swimming pool	102		Yes
4	36	Walnut Tree, 58 Hallenstein St	174	Consent to build which involves removing tree	No
5	36	Cherry Trees, Coronation Drive	111	QLDC ownership	Yes
6	33	Popular, Frankton foreshore (Antrum Hotel site)	219	DoC ownership	Yes
7	33	Oak Tree, Frankton foreshore (Antrum Hotel site)	84	Young tree planted to replaced old oak tree. DoC ownership	No
8	35	Manatu Goldfields, 56 Frankton Rd	114		Yes
9		Oak, Pinewood Gardens	164		Yes
10	26	Willow Tree, Malaghans Road	126	Owner opposed to listing tree	No
11	30	Avenue of Trees; Horse Chestnut, English Ash, Norway Maple, English Beech, Flowering Cheery, Spanish Chestnut, Turkey Oak on Frankton-Ladies Mile Highway	96	X1 landowner in support	No
12	30	Walnut Trees, Frankton-Ladies Mile Highway	171	Included within the Walnut Grove subdivision	Yes

13	30	Robinia, Frankton-Ladies Mile Highway	180		Yes
14	33	Macrocarpa, Frankton-Ladies Mile Highway	192		Yes
15	31	Wellingtonias (x2), Fulton & Hogan's gravel yard, Frankton-Ladies Mile Highway	120	DoC ownership	Yes
16	29	Avenue of Hawthorn Hedge, Domain Road, Speargrass Flat Road and Lower Shotover Road triangle	144	Landowners not contacted	Yes
17	29	Poplars, Hunters Road and Speargrass Rd	186	Landowners not contacted	Yes
18	33	Wellingtonias, Boyd Road	96		No
19	13	Elm, SH6, south of Remarkables Ski Field entrance.	120		Yes
20	13	Pin Oak, Remarkables Lodge, SH6	102		Yes
21	13	Acer, Remarkables Lodge, SH6	108		Yes
22	10	Orchard at site of Otago Hotel Skippers	-	Did not assess due to location	No
Arrowtown and Environs					
23	28	Indian Bean tree, outside 10 Caernarvon Street	120	QLDC ownership	Yes
24	27	Hawthorne Hedge, Rapid no. 104, Centennial Avenue	84	x1 landowner in support of listing hedge	No
25	26	Walnut tree, Walnut Cottage, Lake Hayes	126		Yes
26	26	Avenue of Spruce and Larch leading down to Ayreburn Homestead, off Lake Hayes-Arrowtown Rd	120	Received correspondence from landowner, however did not specify preference over listing.	Yes
Gibbston and Environs					
28	13	Oaks, Sycamores, Wellingtonia's, Lawson Cypress, and Lime Trees, Old School site, Gibbston	123, 111, 135, 135, 135		Yes
Wanaka, Cardrona and Environs					
27	22	Japanese maple, 12 Homestead Close	120		Yes
29	22	Brewer Spruce, Wanaka Station Park	132		Yes
30	22	Saucer Magnolia, Wanaka Station Park	105		Yes
31	22	Holly, Wanaka Station Park	132		Yes
Kingston and Environs					
32	39	Wellingtonia's, Kingston cemetery entrance	174	QLDC ownership	Yes
33	39	Gum Tree, school reserve	132	QLDC ownership	Yes
34	39	Other commemorative trees at the Kingston school reserve	-	Was not assess	No

Glenorchy and Environs					
35	38	Snow Gum, Bobs Cove, Glenorchy Road	138	Owner opposed to listing tree	No
36	25	Rimu Tree, Glenorchy Cafe	-	Was not assess - owner opposed to listing tree. Noted tree is in poor health	No
Additional items					
37	26	Robinia, Rapid 192, Speargrass Flat Road	114	Landowner supports protection of tree	Yes
38	35	Wellingtonia's, Queenstown Motor Park	126	QLDC ownership	Yes

APPENDIX 5: SUMMARY OF PUBLIC/LANDOWNER FEEDBACK

SUMMARY OF FEEDBACK FROM LANDOWNERS - FEATURES

Ref. No.	Feature	Owner Name	Would like item listed?	Comments
6	School house	DOC		Peter Bristow - No Problems with having features listed
7	Bullendale	DOC		Peter Bristow - No Problems with having features listed
16	Strohle's Hut	DOC		Peter Bristow - No Problems with having features listed
17	Otago Hotel	DOC		Peter Bristow - No Problems with having features listed
22	Chinese wing dam wells	DOC		Peter Bristow - No Problems with having features listed
23	Dam	DOC		Peter Bristow - No Problems with having features listed
24	Power House	DOC		Peter Bristow - No Problems with having features listed
25	McNicholas Battery	DOC		Peter Bristow - No Problems with having features listed
26	Curries Battery	DOC		Peter Bristow - No Problems with having features listed
27	Eureka Battery	DOC		Peter Bristow - No Problems with having features listed
28	Nugget Battery	DOC		Peter Bristow - No Problems with having features listed
49	Kirk Cottage	John R McCormack	No	Most internal body is not original. Exterior is not in good condition and for continued use would require extensive restoration. Mr McCormack went through 1995 plan process all the way to Court. The court issued a decision to remove the building from the Partially Operative District Plan. Decision needs to be upheld. To follow up with a letter after Council has made their decision.
51	Stacked-stone mining tailings	Arnold Middleton	No	Oppose inclusion within Partially Operative District Plan as the feature is on private land with no legal access. the feature is untouched and intention is to keep it that way.
53 and 54	Stables and Grocer Store and Shaw cottage	Chin Sun Foo	No	Meet with Anna-Marie Chin. Never heard of buildings being referred to as such before. Neither are very original and are not in the best of conditions. Both are in need of repair and they would not like any restrictions in doing this. Made a submission against buildings inclusion in the 1995 plan. Follow up re Council decision.
56	Queenstown Powerhouse	DOC		Peter Bristow - No Problems with having features listed
57	Stone Wall	Athol Building Ltd	No	Only about 8 years old therefore not considered having heritage significance. We are to respond with outcome.

Ref. No.	Feature	Owner Name	Would like item listed?	Comments
62	Woolshed	Jillian & Dick Jardine		Jillian Jardine rang said now is not a good time for them to meet (v busy etc) but will call later on in the month. Love the building and are happy to meet up.
71	Peat's Hut	DOC		Peter Bristow - No Problems with having features listed
77	Our House at Home	DOC		Peter Bristow - No Problems with having features listed
78	Mary/Premier Battery	DOC		Peter Bristow - No Problems with having features listed
79	Homeward Bound	DOC		Peter Bristow - No Problems with having features listed
81	Anderson's	DOC		Peter Bristow - No Problems with having features listed
83	Stone Walls, Mackie Stone Cottage and Water Races	Southern Peaks Limited	Yes	Via Scott Frieman - they are interested in having the features listed.
91	Ryecroft House	R & A Bradhsaw	No	Meet Angus Bradshaw one weekend at his cottage - not at all interested in having cottage protected under the Partially Operative District Plan. He does not want anyway stopping him from doing what they want. Is very interested though in having it recorded for historical use. Are planning to restore cottage. Does not want strangers entering his property.
92	Glenroy Homestead	Glenroy Station Ltd	Not really, however not really too bothered	The owner Jim Hunt (ph 027 467 362) believes that the building does not have any value. It is filled with bore, is unstable and nearly falling down. It is not worth restoration and believes it's not worthy of protection. If it did get protected he would not bother restoring it and just leave it until it crumbled itself.
93	Resta Stone Stable	Glenroy Station Ltd	Not bothered either way	The owner Jim Hunt (ph 027 467 362) is not bothered either way if this is protected or not. He has no plans to do anything with it.
97	Rum Curries Hut	DOC		Peter Bristow - No Problems with having features listed
99	Coal Pit Saddle Equipment	DOC		Peter Bristow - No Problems with having features listed
103	Mt Rosa Homestead	J Railton	No	After a second phone conversation Jeremy Railton stated that he does not believe there is any historical value of the building. The main building is from the 50's, with only a small original part left. They do not want anyone inspecting or assessing the building. He followed up conversation with an e-mail.
112	Clee Cottage	The Appledore Trust (No 2)	No	James Willis rang and is to follow up conversation with a letter (received). He is not at all interested in the building being listed in the Partially Operative

Ref. No.	Feature	Owner Name	Would like item listed?	Comments
				District Plan and believes it would affect the value of his land and noted that the building is not really that old (1947) and has had x2 alterations.
114	Bremner Cottage	David G Seay	No	David Seay rang - Not interested in having it protected. Been through process before and decided that it wasn't original and significant enough. Cottage is pressured by x2 Wellingtonia's which are protected. See letter dated 29/11. Follow up with Council decision.
115	Templeton House	John Charles & Elizabeth Ann Elliot	No	John Elliot rang and stated that they have been through this process before and does not want the feature listed in the Plan. Believes we have the wrong name, more likely to be 'Mathieson Cottage'. I am to write back and confirm we have the correct feature.
116	Ada Ford Homestead	Paul William Elliot; Polson Higgs Nominees Ltd Trustees	No	Received an e-mail from Paul Elliott. They do not want anyone assessing the building. Follow up with Council decision.
118	St Ninians Presbyterian Church	Presbyterian Church Ppty Ltd	No	The Trust does not necessarily want to be restricted if in the future they wish to undertake work to the building for extension or upgrade purposes. Happy with us undertaking assessment of the building if we let them know the outcome of the assessment prior to taking a recommendation back to the Council. Contact: Loris King Ph: 03 443 8565
119	Wanaka Stores Facade	C.A.J Van Der Voort		Not sure we have the right building. Own the Paper Place. Currently changing ownership. New owner Talic Macker 443 7710
122	Cob Cottage	Kanes Grandview Farm Ltd	No	Received a letter from Colin Kane. Does not wish to have the feature listed in the Partially Operative District Plan. No problem with feature being listed in a reference document for historical use.
124	Drake Family Stone House	Lincoln College	Yes	Wishes for the stone house to be included within the Partially Operative District Plan.
126	Pembroke School	Wanaka Primary School Board of Trustees	Not appropriate	Dean Fluit rang from the Board of Trustees. They are currently planning a redevelopment for the school and the old school building is not included, wrong position, high maintenance etc. The building will probably be sold/tendered for removal. This is to happen in the very near future.
127	Albertown School Buildings			We have the wrong owners. Need to look into.
143	The Ship Inn	Mr R Morris	No	Building has been totally replaced due to the 99 floods. Only original remains

Ref. No.	Feature	Owner Name	Would like item listed?	Comments
				are the chimney. Alterations have changed the building in such a way that the owner does not see any historical significance other than the site. Opposes inclusion within the Partially Operative District Plan.
146	Scheelite mine and associated ruins, sluicing area and compressor. And other shaft entrances.	Paradise Trust		Received letter from Kate Hirts (Trustee/secretary). They do not wish to have the features at Paradise listed in the Partially Operative District Plan.
149	Paradise House	Paradise Trust		As for 146 above. In addition she noted they are undergoing a registration process with NZHPT at this stage re this building.
151	Ross's Cottage	Temple Peak Ltd	Not bothered either way	Mark Hassleman rang. Dont plan on spending any money on cottage as it is in a bad way and would be too costly. A lot of the building really needs to be replaced if it is to be restored. Indifferent either way if it is protected, however doesn't really see anything too special about it and its not in very good condition at all. To contact after Council decision.
155	'Mrs Forbes House'	Howard and Corrina Thompson	No	Corrina Thompson rang (x2) and said that they are not happy at all with it being listed. It is a family home and they plan on it staying that way. Noted that it is not all original. They do not want any restrictions placed on it d.t to the fact that there are already very high costs associated with maintaining old houses.
157	Peter Tombs rock formation	DOC		Peter Bristow - No Problems with having features listed

SUMMARY OF FEEDBACK FROM LANDOWNERS - TREES

Ref. No.	Feature	Owner Name	Would like item listed?	Comments
4	Walnut Tree, Hallenstein Street	Hallenstein Street Nominee Limited	No	Applied for consent to remove the tree RM020743
10	Willow Tree, Malaghans Road	Waterwings Airways (Te Anau) Limited	No	Mr Willet stated that he would not be happy with having the tree listed in the Partially Operative District Plan. Loves the tree, however, it is not in a healthy

Ref. No.	Feature	Owner Name	Would like item listed?	Comments
				condition and would not last forever. When it does die/get removed he will be replacing it with another Willow tree. Can't understand it's significance, plenty of other Willow trees (on site out of view) that are more significant.
24	Hawthorne Hedge, Centennial Ave	Pamela and Christopher Read. Roger Monk	Yes ?	Support inclusion in Partially Operative District Plan.
26	Avenue of Spruce & Larch, Ayreburn Homestead, Lake Hayes-Arrowtown Road	Ayrburn Farm Estates Limited	Larch trees no. Spruce ? Cedars yes?	Received a fax from Mark Taylor. No direct requests/feedback was provided. He did however include an assessment from Paddy Baxter who indicated that the larch trees should be re-established in a more appropriate species - indicating they are nearing their lifespan. He also recommended protection of the cedars (not necessarily in the plan)
35	Snow Gum, Bobs Cove	Diane and Anthony Flight	No	Tony Flight is concerned about his responsibilities. He believes it will become a danger on the road. He has no plans to do anything to the tree - wants to keep it there. Preferred that it is not listed.
36	Rimu Tree, Mull Street, Glenorchy	Maria and Hans De Reeper	No	Hans de Reeper called. Noted that the tree is a Totara. Likes the tree and purposely kept it when the house was built on the site. It is however not in good condition. Is in total opposition to the tree being in the Partially Operative District Plan.
37	Robinia, 192 Speargrass Flat Road	Dorothy Robb	Yes	The landowners requested that the tree be protected.

APPENDIX 6: CRITERIA USED FOR ASSESSMENT OF FEATURES

CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

1. Historic and Social Value

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

2. Cultural and Spiritual Value

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

3. Architectural Value

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

4. Townscape and Context Value

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

5. Rarity and Representative Value

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

6. Technological Value

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

7. Archaeological Value

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

APPENDIX 7: EVALUATION USED FOR TREES

Assessment of trees was undertaken by an arborist and planner using the STEM evaluation. The scoring of this assessment was undertaken using the attached sheet.

Full Tree Evaluation Score Sheet

Condition Evaluation

Points	3	9	15	21	27	Score
Form	Poor	Moderate	Good	Very good	Specimen	
Occurrence	Predominant	Common	Infrequent	Rare	Very Rare	
Vigour & Vitality	Poor	Some	Good	Very good	Excellent	
Function	Minor	Useful	Important	Significant	Major	
Age (yr)	10yrs. +	20yrs. +	40yrs. +	80yrs. +	100yrs. +	
Subtotal Points						

Amenity Evaluation

Points	3	9	15	21	27	Score
Stature (m)	3 to 8	9 to 14	15 to 20	21 to 26	27+	
Visibility (km)	0.5	1.0	2.0	4.0	8.0	
Proximity	Forest	Parkland	Group 10+	Group 3+	Solitary	
Role	Minor	Moderate	Important	Significant	Major	
Climate	Minor	Moderate	Important	Significant	Major	
Subtotal Points						

Notable Evaluation

Recognition Points	Local 3	District 9	Regional 15	National 21	International 27	Score
Stature						
• Feature						
• Form						
Historic						
• Age 100+						
• Association						
• Commemoration						
• Remnant						
• Relict						
Scientific						
• Source						
• Rarity						
• Endangered						
Subtotal Points						
Total Points						

APPENDIX 8: INITIAL LIST OF FEATURES

PRELIMINARY LIST OF HERITAGE FEATURES REQUIRING ASSESSMENT

QUEENSTOWN AND ENVIRONS		
	<i>Skippers</i>	
1	Skippers Road, including stone retaining walls and cuttings Hell's Gate, Heaven's Gate, Bus Scratch Corner, the road to Branches and geographical features Lighthouse Rock, Castle Rock and Long Gully.	Skippers
2	Remains of Welcome Home Hotel at Long Gully	Long Gully, Skippers Road
4	Skippers Museum contents	Skippers Park
5	Pipeline at stony creek	At the junction of Murphy's Creek
6	School House (note modified)	Mt Aurum, Skippers
7	Bullendale Township - including Eden Hut and Musters Hut	Bullendale
8	Balderson's Hut	Long gully, Skippers Road
9	Green Gates Hut and Hotel	Green Gates, Coronet Peak Station
10	Atley's Hut (old one)	Atley's, Mt Dewar Reserve
11		Thompson's, Skippers Road
12	Deep Creek Hut	Deep Creek
13	Chinese Diggings	Opposite Skippers Park, Ben Lomond Station
15	Flying Fox, hut, chapel and ruins at McLeods	McLeod's, Branches Road
16	Strohle's Hut	Coronet Peak Station, Upper Shotover
17	Otago Hotel	Skippers
18	Old bridge stone access	Londondery Creek
19	Suction dredge and fluming	Maori Point
20	Wall at Packers Point	Branches Road
21	Sandhills cut gold workings	Below Sandhills Creek, Upper Shotover
71	Peat's Hut	Coronet Peak Station
	<i>Above Skippers</i>	
22	Chinese Wing dam walls	In Skippers Creek
23	Dam in Skippers Creek	
24	Power House and generating plant	Dynamo
25	Macnicol Battery	Aurum Basin
26	Curries Hut	Dynamo Creek
27	Eureka Battery	Jennings Creek
28	Nugget Battery	Below Nugget Terrace
	<i>Seffertown and Creighton Station</i>	
29	Seffertown (as a Precinct)	Moonlight Track
30	Post Office	Seffertown
31	Store	Seffertown
32	Library	Seffertown
33	McConachy's hut	
34	Upper Stoney Creek huts, including Stewarts	Above Seffertown
35	Ruins Moonlight village (one)	Seffertown
36	Moonlight village (two)	Up from Seffertown, Creighton Station
37	Tail Race near Darkey's Terrace	Creighton Station
38	Moonlight Wash Tunnel (The Chasm)	Creighton Station
39	Mines (x2), mining hopper at pond, mining relics and outflow pipe for pond.	Darkey's Terrace, Creighton Station
40	Water Race from Darkey's Terrace	Creighton Terrace
41	Possum's Hut	Darkey's Terrace, Creighton
	<i>Other Areas</i>	
43	Cottage	Moke Lake Road, Ben Lomond Station
44	Moke Creek Plaque (Vasilio Seffer)	Moke Creek, Ben Lomond Station

45	Tail Race, Tailings, Water Race and Diggers Track	Moke Creek, Ben Lomond Station
46	Copper Mine Tunnel	Moke Creek, Ben Lomond Station
47	Re-direction Tunnel	Moke Creek, Ben Lomond Station
48	Arthurs Point Pub	Arthurs Point
49	Kirk Cottage (Southport)	9 Gorge Road
50	Sutherland Farm and Buildings(x2)	Gorge Road
51	Stacked-stone mining tailings	Sugarloaf, back of Queenstown Hill, terrace above Shotover River.
52	Old Shotover Bridge (site of Ferry Hotel Ref. 92 in current Inventory)	Near Ferry Hotel
53	Shaw Cottage	Morven Ferry Road
54	Stables (protected as 128) and Grocer Store	Morven Ferry Road
55	Beacon Tripod and the Beacon	Outside YHA, Lake Esplanade
56	Queenstown Powerhouse	One Mile
57	Stone Wall	Next to Village Green, Athol St
58	Cottage	Park Street
59	Thompson House	66 Hallenstein Street
60	Frankton Ticket Office, slipway collection of buildings	Frankton Marina
61	Outbuildings near Rees Stone Cottage	Kawarau Falls
62	Old Woolshed	Woolshed Bay
63	Wye Creek Power Station	Wye Creek
64	Sam Summers hut and tail races	Samson's Track
	ARROWTOWN AND ENVIRONS	
	Macetown	
65	Ruins of Miner's Cottage	Industrial area, Arrowtown
66	Ruins in Sawpit gully	Arrow Gorge
67	Pipeline	Arrow Gorge
68	Opium Bob's Hut	Arrow Gorge, Coronet Peak Station
69	Shamrock Claim	Arrow Gorge
70	Miners Cottage Ruin's	Arrow Falls
72	Miner's Cottage Ruins	Opposite Hayes Creek, Macetown Road
73	Miners Cottage and Ruins	Opposite side of Arrow Gorge, Macetown Road
74	Tail Race	Opposite side Arrow Gorge, below 8 mile Hut.
75	Soho Homestead	8 Mile, Macetown Road
76	Water races	Soho
77	Our House at Home	8 Mile creek, Macetown
78	Mary/Premier Battery	
79	Homeward Bound	
80	United Goldfields	
81	Anderson's	
82	Tipperary	
?	All nations battery	
	Other Areas	
83	Stone Walls, Mackie Stone Cottage and Water Races	Glencoe Road, Crown Range
84	Walnut Cottage	Lake Hayes
85	Stone Wall	Old Arrowtown Primary School
	GIBBSTON AND ENVIRONS	
86	Gold Workings and Stone Cottage	Station Farming Ltd, Gibbston Highway
87	Owens Hotel and Punt Site	Chard Road
88	Chard Farmhouse	Cone Peak Station, Chard Road
89	Chard Road and Monument	Chard Road
90	Stone Pile	Bullen Paddock, Gibbston Highway
91	Ryecroft House	Gibbston Highway
92	Glenroy Homestead	Gibbston Highway

93	Resta Stone Stable	Resta Road/Camp Hill
94	Wentworth Cookshop	Gibbston Highway
95	Remnants of Gibbston Hotel, Diary, Stables and outbuildings	Rapid No. 8, Coal Pit Road
96	Gibbston Schoolhouse	Gibbston Highway
97	Rum Curries Hut	Near Kawarau river, Gibbston Valley
98	Enright House	Gibbston Valley
99	Coal Pit Saddle Equipment	Gibbston Valley
100	Cowans Stone Chimney	Coal Pit Road
101	Millers Mud Stone	Back Road, Gibbston
102	Perriams House	Back Road, Gibbston
103	Mt Rosa Homestead	Back Road, Gibbston/Mt Rosa
104	Moncrieffs Cottage	Gibbston Highway
105	Retaining Wall and Lime Kiln	Nevis Bluff, Gibbston Highway
106	Victoria Bridge Supports	Gibbston Highway
107	Natural Bridge (Maori Gap)	Kawarau River, Roaring Meg
	WANAKA, CARDRONA AND ENVIRONS	
108	Glacier Ice Shelf	Eastern face of Mount Maude, above hydro-dam.
109	Halliday Bluffs	
110	Lake Hawea Terminal Morain	
111	Cabaret Building Foundation	Ruby Island
112	Clee Cottage	Lakeside Corner of Eely Point Road
113	Glebe Stone House	Morris Family
114	Bremner Cottage	27 Eely Point Road
115	Templeton House	From Cardrona Valley, Elliott Family
116	Ada Ford Homestead	Youghal Street, Wanaka
117	Mill Cottage	Haslett Family
118	St Ninians Presbyterian Church	Hawea Flat
119	Wanaka Stores Facade	Ardmore Street, Gillespie Family
120	Old Post Office Building	Hawea Flat
121	Original Luggate Store	State Highway, Luggate
122	Cob Cottage	Grandview Farm, near Luggate
123	Halliday Homestead	Lot 1 DP 25072, Halliday Road
124	Drake Family Stone House	Hawea Back Road
125	Cottage	Windermere Farm
126	Albertown school building	Wanaka Primary School
127	Pembroke School - remains of school precinct	Albertown
128	Building	Cardrona Valley Rd, Lot 1 DP 20599 Blk VI
129	Cardrona Hall and Church	Cardrona Valley Road
130	Showground building	A & P
131	Wanaka Fish Hatchery	
132	Ruins of Wanaka Station Homestead (protected #513)	Wanaka Station Park Homestead
133	McPherson House	Potentially - Lake Hawea Road, Hawea
163	Acer of Daffodils	Halliday Grove
	KINGSTON AND ENVIRONS	
134	Stone seat	Kingston foreshore
135	Square stone culvert	Under railway yards
136	Stone cairn	At the site of the launching of the Earnslaw
137	Rock retaining wall	Wharf approach
138	Wharf	
139	Old school building	Current library
140	Railway turntable and water tank	
141	Railway Station	

142	Three mile hut	Halfbay Track
143	Ships Inn	Cornwall St
144	Shirt tail rock	
145	Piano Rock	
	GLENORCHY AND ENVIRONS	
146	Scheelite mine and associated ruins, sluicing area and compressor. And other shaft entrances.	Paradise Trust - northern end of Mt Alfred, above Dart River.
147	E.Barnetts Hut - Wyuna Station Scheelite Mining Area	Bonnie Jean Mine. Wyuna Station
148	No.8 mine shaft entrance - Wyuna Station Scheelite Mining Area	Close to Rd, Mt Judah, Wyuna Station
149	Paradise House	Paradise Trust, Paradise Road
150	Fenn's Cottage ruins	Arcadia, Paradise Road
151	Ross's Cottage	Glenorchy-Paradise Road
152	Former Glacier Hotel, currently Kinloch Lodge, original part only	Armadale Street, Kinloch
153	Old school building	Oban Street, Glenorchy
154	Cash's Hut	Oxburn Valley, Rees valley Station
155	'Mrs Forbes House'	Cnr Mull St and Oban St, Glenorchy
156	Ernie Gaskills Hut - Wyuna Station Scheelite Mining Area	Battery Road. Next to Scheelite Battery. Wyuna Station
157	Peter Tombs rock formation	Near Diamond Lake, close to Paradise Road.
158	Tramway	Between Routeburn River, Dart River and Lake Sylvan.
159	Invincible Post Office	Rees Valley
160	Goods Shed	Elfin Bay Station, beside wharf.
161	Boundary Hut	Kinloch-Greenstone Rd, between road and lake.
162	Coll Street Cottage	Coll Street
	ADDITIONAL FEATURES	
163	Hawea Flat School	Hawea Flats
164	Luggate Red Bridge	Rural Luggate
165	Riffle Butt	Queenstown/Lake Wakatipu
166	Long Jacks Cottage	68 Park Street, Queenstown