

Queenstown Lakes District Council
Plan Change 3 – Heritage II

Full Amendments Resulting from Councils Decisions on Submissions

(Note only the changes resulting from the decisions have been shown here)

1. Part 13 – Heritage

1.1 Amend Issue 13.1.2 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, areas ~~or~~ and 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.

1.2 Amend Objective 3 of 13.1.3 Objectives and Policies as follows:

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 inappropriate subdivision, use and 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 of history within identified heritage landscapes and how these interconnect and the relationship between these layers to retain their cultural meaning and values.~~*
- 3.3 *To ~~maintain the interconnections between nodes~~ retain heritage connections between places, sites, or points of heritage significance within or between heritage landscapes.*
Note: Connections may be physical e.g. road or water-race, or notional e.g. a former route or line of sight, spiritual.
- 3.4 *To ensure ~~subdivision, development and use design within heritage landscapes maintains historic spatial and linear patterns~~ the values of heritage landscapes including character, context, setting and historic 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 of significance in the District 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.~~
 - (b) Include an inventory of identified heritage landscapes and their values in the District, and show their boundaries by indicative lines on maps attach as Appendix 10.
 - (c) Develop assessment criteria to identify heritage landscapes. These criteria need to be able to:
 - i) in the absence of a comprehensive study or if a heritage landscape has

- (viii) The retention of layers ~~and interconnections~~ of history, their fabric and setting, and the relationship between these layers within heritage landscapes to enable their meaning and values to be protected.
- (ix) The maintenance and enhancement of heritage landscapes to enable their continued use and addition of layers.

2 Definitions

2.1 Insert a definition for Heritage Landscape as follows:

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, aesthetic, ecological and scientific values. Heritage landscapes may encompass natural terrain, physical structures and processes, archaeological sites or remains, pathways, habitats, the context and setting of these areas and cultural meaning (beliefs and practices, histories and myths) with elements of these overlaying one another over time.

3 Appendix 3 – Inventory of Protected Features

3.1 Amend the Inventory of Protected Features (Appendix 3) as follows:

Appendix 3

Inventory of Protected Features

1 QUEENSTOWN AND ENVIRONS

STRUCTURES AND FEATURES

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
<u>16</u>	<u>33</u>	<u>Boatshed, Slipway and original Old Ticket Office (as identified in the Heritage Register), Frankton Marina Recreation Reserve</u>	<u>Secs 59 & Pt Sec 39 Blk XXI Shotover SD</u>		<u>291033110</u>		<u>2</u>
<u>104</u>	<u>39</u>	<u>The old McChesney bridge abutment remains, located by the one-way bridge by Arthurs Point Hotel, Arthurs Point</u>	<u>Crown Land Block XIX Shotover SD</u>		<u>2907150900</u>		<u>2</u>

BUILDINGS

Dwellings

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
<u>62</u>	<u>39</u>	<u>House and sleep out, Paddy Mathias Place, Arthurs Point Road, Arthurs Point</u>	<u>Section 123 Block XIX, Shotover SD</u>		<u>2910720700</u>		<u>2</u>
73	36	Thompson House (excluding additions), 66 Hallenstein Street	Lot 1 DP 3401 Blk XVI Queenstown		2910527300		<u>2</u> <u>3</u>
226	9	Paradise House, Paradise Trust, Paradise Road	Section 30 Block II Dart SD		2911131900		<u>3</u> <u>2</u>

Commercial

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
97	25	Former Glacier Hotel (Kinloch Lodge) Armadale Street, Kinloch	Sec 4-6 Blk XX Town of Kinloch		2911121700		<u>2</u> <u>3</u>

Public

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
<u>65</u>	<u>35</u>	<u>Queenstown Bowling Club Pavilion, located within the grounds of the Queenstown Gardens</u>	<u>Pt Secs 4-5 & 7 Blk LI Queenstown Town</u>		<u>2910507200</u>		<u>2</u>

Rural

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
<u>105</u>	<u>29</u>	<u>Stone Stable, located on the former Littles farm, Littles Road, Wakatipu Basin</u>	<u>Lot 9 DP 301885</u>		<u>2907108801</u>		<u>3</u>
119	33	McBrides Farm Buildings: consisting of Original Smithy, and Dairy, <u>Barn and Woolshed</u> , 64 Grant Road, Frankton Flats	Dairy <u>and Woolshed</u> : Lot 9 DP 22121 Block I Shotover SD Smithy: Lot 1 DP 27775 Block I Shotover SD <u>Barn: Pt Section 60, Block I Shotover SD</u>		2910210500 2910210000 <u>2910210001</u>		2

HERITAGE TREES - QUEENSTOWN

Ref No	Map Ref	Description	Legal Desc	Valn Ref
168	35	Walnut (<u>Juglans nigra</u>), recreation ground, Memorial Street, <u>Queenstown</u>	Sec 134 Blk XX, Shotover SD	2910614000
198	35	Oaks and Cedars(4) (Cedrus deodara), Queenstown Motor <u>Lakeview Holiday Park, Thompson Brecon Street</u>	<u>Lot 1, DP 7498 (James Clouston Recreational Reserve) Pt Block XXXII Town of Queenstown</u>	2910671300 <u>2910614101</u>
199	36	Weeping Elm, <u>located as at 4/9/06 on the old swimming pool site, Ballarat Street by the old swimming pool (47 & 49 Stanley Street)</u> <u>Transplanting to the following sites is permitted:</u> <ul style="list-style-type: none"> <u>Lot 1 DP 25073, Lot 11 DP 22121 and Sections 49-50, Section 58, Sections 61-62, Section 149, Part Section 59-60 and Part Section 63 Block I Shotover Survey District (Queenstown Events Centre/Aquatic Centre, Frankton).</u> 	<u>Sec 1 SO 19720, Secs 1-2, 9 Blk XVIII Queenstown Town</u> <u>Note: Legal description and valuation number to be updated if the tree is transplanted.</u>	2910615600
200	36	Cherry Trees, Coronation Drive	Road Reserve	
201	33	Poplar (<u>Populus nigra</u>), Frankton foreshore (Antrum Hotel site)	Part Section 47 Blk XXI Shotover SD	2910331500
202	35	Manatu Goldfields, 56 Frankton Road	Section 7 Blk XLI Town of Queenstown	2910522000
203	36 <u>31</u>	Oak, Pinewood Gardens, 163 Frankton-Ladies Mile Highway	Lot 2 DP 308784	2907147700
204	30	Walnut Trees (<u>Juglans regia</u>) (74), Walnut Lane	Lot 1 DP 302859	2907124304
205	30	Robinia (3) (<u>Robinia pseudoacacia</u>), Frankton-Ladies Mile Highway	Lot 1 DP 302859	2907124303
206	33	Macrocarpa (<u>Cupressus macrocarpa</u>), 57 & 60 Frankton-Ladies Mile Highway, <u>opposite the Events Centre.</u>	Sec 125 Blk 1 Shotover SD	2907148700
207	31	Wellingtonia's (2) (<u>Sequoiadendron giganteum</u>), Fulton and Hogan Ltd gravel yard,	Lot 66, Section 71	2910200200

		Frankton-Ladies Mile Highway.	and Crown Land adjacent to Sections 67 Shotover River Block LI Shotover SD		
208	29	Avenue of Hawthorn Hedge (<u>Crataegus monogyna</u>), within triangle of Domain Road, Speargrass Flat Road and Lower Shotover Road, located on both sides of the road.	Various		Various
209	29	Poplars, Hunter Road and located on the section of Speargrass Flats Road between its intersection with Lower Shotover Road/Hunter Road and Domain Road (both sides of the road).	Various		Various
210	13	Elm (<u>Ulmus Lois van Houtte</u>), 249 Kingston Road, south of the Remarkables Ski Field entrance.	Lot 2 DP 17411		2913100500
214	43	Pin Oak, Remarkables Lodge, 595 Kingston Road	Lot 1 DP 22658		2913100902
212	13	Acer (<u>Acer saccharinum</u>), front garden of Remarkables Lodge, 595 Kingston Road	Lot 1 DP 22658		2913100902
213	26	Robina (<u>Robinia pseudoacacia</u>), Rapid No. 192, Speargrass Flat Road	Lot 1 DP 11206		2907117301
214	35	Wellingtonia's (2) (<u>Sequoiadendron giganteum</u>), Oaks (6) (<u>Quercus robur</u>) and Cedars (7) (<u>Cedrus deodara</u>), Old Queenstown Motor Park, Thompson Street	Section 3 Blk XX Shotover SD Lot 1 DP 354070		2910671300 2910614101
215	13	Oak's (2) (<u>Quercus robur</u>), Sycamore's (8) (<u>Acer pseudoplatanus</u>), Wellingtonia's (2) (<u>Sequoiadendron giganteum</u>), Lawson Cypress (<u>Chamaecyparis lawsoniana</u>) and Lime Trees (6) (<u>Tilia x europea</u>), Old School Site, Gibbston Highway	Sec 53 Blk V Kawarau SD		2907204700
<u>239</u>	<u>34</u>	<u>Sweet Chestnut tree (Castanea sativa), 93 Thompson Street, Queenstown</u>	<u>Lot 43 DP 7926</u>		<u>2910664600</u>
<u>240</u>	<u>32</u>	<u>Eucalyptus gunnii trees (2), adjacent to the Sherwood Manor Hotel, Frankton Road, Queenstown</u>	<u>Lot 10 DP 19906</u> <u>Sec 1 SO 22048.</u> <u>Pt Lot 45 DP 19559</u>		<u>2910311500</u> <u>2910311601</u>
<u>241</u>	<u>38</u>	<u>Snow Gum (Eucalyptus pauciflora), Glenorchy Road. Bob's Cove</u>	<u>Lot 6 DP 313833</u>		<u>2907307902</u>
<u>242</u>	<u>31</u>	<u>English Oak trees (Quercus robur) (6), Hansen Road, Frankton, located adjacent to the woolshed</u>	<u>Part Lot 2DP 24234</u>		<u>2907148500</u>
<u>244</u>	<u>35</u>	<u>Wellingtonia (Sequoiadendron giganteum), site of the old Bottle House, now Pounamu Developments, Frankton Road, Queenstown</u>	<u>Lot 5 DP 351561</u>		<u>2910410104</u>
<u>245</u>	<u>36</u>	<u>Lime tree (Tilia x europea), Earnslaw Park, Queenstown</u>	<u>Secs 6/18 27 Blk XV Queenstown</u>		<u>2910647100</u>

<u>246</u>	<u>26</u>	<u>Elm trees (Ulmus procera) (9), 196 Hogans Gully Road</u>	<u>Sec 25D Blk VII Shotover SD</u>		<u>2907129700</u>
<u>247</u>	<u>31</u>	<u>Horse Chestnut (Aesculus hippocastanum), Gorge Road</u>	<u>Pt Sec 6 Blk XX Shotover SD</u>		<u>2910723200</u>

2 ARROWTOWN AND ENVIRONS

BUILDINGS

Dwellings

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHP T Cat	QLDC Cat
363	26	Walnut Cottage, 265 Arrowtown-Lake Hayes Road, <u>original building only.</u>	Lot 1 DP 5746 Blk VII Shotover SD		2907114000		<u>2 3</u>

HERITAGE TREES - ARROWTOWN

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref
273	28	Indian Bean Tree (<u>Catalpa bignonioides</u>), outside 10 Caernarvon St	Road reserve		
274	26	Walnut Tree (<u>Juglans regia</u>), Walnut Cottage site, 265 Arrowtown-Lake Hayes Road	Lot 1 DP 5746 Blk VI Shotover SD		2907114000
275	26	Avenue of Spruce (<u>Picea</u>) leading to Ayreburn Homestead, 343 Arrowtown-Lakes Hayes Road	Lot 3 DP 5737 Block VI Shotover SD		2907116600
276	27	Wellingtonia (<u>Sequoiadendron giganteum</u>) (4), Arrowtown Camp Ground cabin area, being located close to cottage 7, cabin 4 and between cabin 4 and the road	Secs 1-6 Blk XXII, Sec 38 Blk VII, Lot 43 DP 12741, Lot 25 DP 12525		2918200100
277	27	Wellingtonia (<u>Sequoiadendron giganteum</u>) (2), "The Old Manse", 51 Manse Road	LOT 1-4 DP 342248		2918410007-10

3 KINGSTON

STRUCTURES

Ref No	Map Ref	Description	Legal Desc	NZHPT Ref	Valn Ref	NZHPT Cat	QLDC Cat
407	39	<u>The railway from Kingston to Fairlight (up to the QLDC District boundary)</u>	<u>Lot 2 Pt Lot 1 DP 318661; Blk I, V, XII Kingston SD; Secs 1-3, 5, 7-10, 12-15, 20, 23 & 24 Blk VI Town of Kingston; Sec 2, 4, 6-8, 10, 11, 25, Pt Sec 3, 5, 9 Sec 1; SO7617; Sect 1-3 SO10898 SO 10760; Run 593.</u>		<u>2913102800</u>		<u>3</u>
408	39	<u>Engines (2) and carriages (4), located in the vicinity of the Kingston railway, including the Kingston Railway Station.</u>	<u>Lot 2 Pt Lot 1 DP 318661; Lot 1 DP 306647; Blk I, V, XII Kingston SD; Secs 1-3, 5, 7-10, 12-15, 20, 23 & 24 Blk VI Town of Kingston; Sec 2, 4, 6-8, 10, 11, 25, Pt Sec 3, 5, 9 Sec 1; SO7617; Sect 1-3 SO10898 SO 10760; Run 593; Lot 9DP 306647; Lot 4DP 318631</u>		<u>2913102800</u> <u>2913104205</u> <u>2913109901</u> <u>2913104206</u> <u>2913104209</u> <u>2913104210</u>		<u>1</u>
409	39	<u>Water weir, but not the piping, which supplies the Kingston rail yard water tank, located above the Kingston Wharf approximately 100m from an unnamed stream.</u>	<u>Sec 1 Blk X Pt Sec 8 Blk I Kingston SD Scenic Reserve Balance at 29280-43500</u>		<u>2913101801</u>		<u>2</u>

HERITAGE TREES - KINGSTON

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

4 WANAKA AND ENVIRONS

BUILDINGS

Dwellings

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

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 3

Public

Ref No	Map Ref	Description	Legal Desc	NZHPT ref	Valn Ref	NZHPT Cat	QLDC Cat
537	24	A & P Showground Building, McDougall St	Section 12 Block XV Town of Wanaka		2905342500		2
541	18	Hawea Flat School building, located in the north-eastern corner of the school site, corner of Camphill Road and Kane Road, Hawea Flat	Part Sect 11 Blk V Lower Hawea SD		2908217700		3
554	24	Pembroke School Building, 71 Tenby Street	Section 1 Blk XL Town of Wanaka		2905326400		3

HERITAGE TREES - WANAKA

Ref No	Map Ref	Description	Legal Desc	Valn Ref
574	22	Japanese Maple (<i>Acer sp.</i>), 12 Homestead Close	Lot 8 DP 27278 Wanaka Town	2905401503
623	22	Brewer Spruce (<i>Picea breweriana</i>), Wanaka Station Park, Norman Terrace	Lot 1 DP 16152 Wanaka Town	2905401400
625	22	Holly (<i>Ilex sp.</i>), Wanaka Station Park, Norman Terrace	Lot 1 DP 27278 Wanaka Town	2905401400
626	22	European larch (<i>Larix deciduas</i>), Wanaka Station Homestead site, Homestead Close, Wanaka	Lot 8 DP 27278 Lot 14 DP 26147 Lot 9 DP 27278	2905401503 2905401400 2905401500
627	22	Japanese larch (<i>Larix kaemferi</i>), Wanaka Station Homestead site, Homestead Close, Wanaka	Lot 8 DP 27278 Lot 14 DP 26147 Lot 9 DP 27278	2905401503 2905401400 2905401500
628	22	Atlantic cedar blue (<i>Cedrus atlantica glauca</i>), Wanaka Station Homestead site, Homestead Close, Wanaka	Lot 8 DP 27278 Lot 14 DP 26147 Lot 9 DP 27278	2905401503 2905401400 2905401500