

Queentown Lakes District Council
Summary of Decision: Plan Change 3 – Heritage II

The following provides a summary of the Councils decisions on submissions received on Plan Change 3 – Heritage II. The Councils decisions on Plan Change 3 were made in two parts, the first in December 2006 and the latter in March 2007.

The Councils decisions on submissions received on Plan Change 3 – Heritage II are summarised as follows:

- Submissions seeking the inclusion of the following items in the District Plan have been accepted:

Features:	Boatshed, slipway and original old ticket office, Frankton Marina Recreation Reserve
	The old McChesney bridge abutment remains, by the one-way bridge by Arthurs Point Hotel, Arthurs Point
	House and sleep out, Paddy Mathias Place, Arthurs Point Road, Arthurs Point
	Queenstown Bowling Club Pavilion, located within the grounds of the Queenstown Gardens
	Stone stable, located on the former Littles farm, Littles Road, Wakatipu Basin
	Barn and woolshed, McBrides Farm, 64 Grant Road, Frankton Flats
	The railway from Kingston to Fairlight (up to the QLDC District boundary)
	Engines (2) and carriages (4), located in the vicinity of the Kingston railway and Kingston Railway Station
	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
Trees:	Sweet Chestnut tree (<i>Castanea sativa</i>), 93 Thompson Street, Queenstown
	Eucalyptus <i>gunnii</i> trees (2), adjacent to the Sherwood Manor Hotel, Frankton Road
	Snow Gum (<i>Eucalyptus pauciflora</i>), Glenorchy Road, Bob's Cove
	English Oak trees (<i>Quercus robur</i>) (6), Hansen Road, Frankton,
	Wellingtonia (<i>Sequoiadendron giganteum</i>), site of the old Bottle House, Frankton Road
	Lime tree (<i>Tilia x europea</i>), Earnslaw Park, Queenstown
	Elm trees (<i>Ulmus procera</i>) (9), 196 Hogans Gully Road
	Horse Chestnut (<i>Aesculus hippocastanum</i>), Gorge Road
	Wellingtonia (<i>Sequoiadendron giganteum</i>) (4), Arrowtown Camp Ground
	Wellingtonia (<i>Sequoiadendron giganteum</i>) (2), "The Old Manse", 51 Manse Road
	European larch (<i>Larix deciduas</i>), Wanaka Station Homestead site, Wanaka
	Japanese larch (<i>Larix kaemferi</i>), Wanaka Station Homestead site, Wanaka
	Atlantic cedar blue (<i>Cedrus atlantica glauca</i>), Wanaka Station Homestead site, Wanaka

- Submissions seeking the inclusion of the following items in the District Plan have been rejected:

Features:	Frankton Track
	Telephone wire, Kingston to Halfway Bay
	Pig and Whistle building
Trees:	Major trees around Wanaka Lake edge and in Eely Point area
	Poplars opposite Wanaka Showgrounds around to Edgewater
	Poplars and Blue Gums above Stoney Creek subdivision
	Trees on lake front near 885 Frankton Road
	Smoke trees along Frankton Road
	Trees on QLDC reserve next to 297 Dublin Bay Road
	Oak trees, 148 Kingston Road
	Eucalypt tree, Council reserve, Panorama Terrace
	Eucalyptus tree, Lake Hawea foreshore
	Walnut (<i>Juglans regia</i>), St Peters Anglican Church
	Common Pear (<i>Pyrus Communis</i>), Wanaka Station Park
	<i>Pyrus Communis</i> (Pear), <i>Pyrus Sp.</i> (Eating Plum), <i>Ficus Sp.</i> (Fig) and <i>Aesculus hippocastanum</i> , reserve Gorge Road/Stanley Street
	Gum tree, Wanaka cemetery
	Norway Spruce, Courthouse, Queenstown
	Poplars, Domain Road
Significant trees around Lake Edge, Kawarau Falls Lakeside Holiday Park	
Walnut tree at Pinewood Gardens	

- Submissions seeking the addition of features or trees which were in fact included in the notified Plan Change have been accepted, as in affect these submissions support the inclusion of the feature/tree in the Plan Change.
- Submissions seeking amendment or deletion of a feature or tree that was included in the Plan Change have been assessed and a decision on the submission has been made according to this assessment. As a result, the following features and trees have been amended as detailed:

Item	Changes
Kinloch Lodge	Change category from 2 to 3
Thompson House, 66 Hallenstien Street	Amend description of features and change category from 2 to 3
A & P Showground's Building, Wanaka	Delete from Inventory
Pembroke School, Wanaka Primary School	Delete from Inventory
St Ninians Presbyterian Church	Change category from 2 to 3
The Glebe house, Wanaka	Amend description of feature
Hawea Flat School	Amend description of feature
Walnut Cottage	Amend description of feature and change category from 2 to 3
Paradise House, Glenorchy	Change category from 3 to 2
Poplars, Speargrass Flat Road	Amend description of location
Hawthorn Hedge, the triangle, Wakatipu Basin	Amend description of location

Cherry Trees, Coronation Drive	Delete from Inventory
Manatu, Goldfields, 56 Frankton Road	Delete from Inventory
Oak, Pinewood Gardens	Amend location description
Pin Oak, Remarkables Lodge, 595 Kingston Road	Delete from Inventory
Walnut trees, Walnut Grove, Lake Hayes Estate	Clarify number of trees protected
Weeping Elm, Ballarat Street	Amend description of location to allow for transplanting onto the Queenstown Events Centre/ Aquatic Centre site
Oaks, Cedars and Wellingtonia's, Queenstown Motor Park	Amend description of number of trees, location and legal description
Various trees	Amend common and botanical names and clarify the number protected further to submissions from Gordon Bailey

- Submissions seeking amendment or deletion of a feature/tree that was listed in the District Plan prior to the notification of the Plan Change have been rejected. This is based on the submission being deemed outside the scope of the Plan Change.
- Submissions seeking either general protection of trees or amendment of District Plan provisions to provide for maintenance/trimming of protected trees have been rejected. This is based on such submissions being deemed to be outside the scope of the Plan Change.
- A number of submissions were received regarding Heritage Landscapes. In considering these submissions the Council concluded that it did not consider it appropriate to remove reference to Heritage Landscapes in its entirety from the District Plan as sought by some submitters as:
 - It is important that heritage landscapes in the District are acknowledged in the District Plan;
 - It is appropriate for Heritage Landscapes to be acknowledged through objectives and policies in the District Plan until suitable implementation methods can be established;
 - The Act does not specifically state that a District Plan must provide implementation of its objectives or that it has to contain rules; and
 - Greater clarity and certainty of the proposed Objectives and Policies in the Plan Change can be achieved through amendment of these provisions.

The Council considered that some of the concerns raised by submitters can be addressed through amendment of the wording of the proposed heritage landscape provisions. A decision on submissions has been made based on these considerations.

- Submissions which seek relief that was unrelated to the Plan Change were deemed outside the scope of the Plan Change and have been rejected.