

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 District Plan.

The Act requires the Council to have particular regard to the recognition and protection of heritage values of sites, buildings, places, areas and heritage

landscapes. To give effect to this obligation under the Act the 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 5.4.2.3 xvi (h))*

1.7 *To recognise and protect the special character of the Skippers Catchment.*

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 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.

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) District Plan

- (a) The inclusion of an inventory of heritage trees in the District Plan.
- (b) The application of rules in the 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 inappropriate subdivision, use and development on these values are avoided, remedied or mitigated.

Policies:

- 3.1 *To identify and draw to the public attention heritage landscapes and their associated values.*
- 3.2 *To recognise and protect the different layers of history within heritage landscapes and the relationship between these layers to retain their cultural meaning and values.*
- 3.3 *To 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 maintains 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) District Plan

- (a) Identify heritage landscapes of significance in the District.
- (b) Include an inventory of identified heritage landscapes and their values in the District, and show their boundaries by indicative lines on maps attached 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 not yet been identified, identify the presence of heritage landscapes; or
 - ii) where a heritage landscape has been identified either in Appendix 10 or by i) above, identify the components /values of the landscapes; and
 - iii) assess what the potential adverse effects of development, subdivision or other use will be on the heritage landscape.
- (d) Consider and assess what protection mechanisms are appropriate for heritage landscapes.

(ii) Other Methods

- (a) To liaise with the Historic Places Trust, local historical societies, New Zealand Archaeological Association, New Zealand Institute of Landscape Architects 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.

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

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, archaeological sites or remains, 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 and include the context and setting of these areas.

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 of history, their fabric and setting, and the relationship between these layers within heritage landscapes to enable their meaning and values to be protected.