



Our ref: 33002-106

19 November 2014

The Chief Executive
Queenstown Lakes District Council
Private Bag 50077
Queenstown

Attention: Policy Team

Dear Sir/Madam,

**New Zealand Historic Places Trust Pouhere Taonga Submission on Plan Change 50 –
Queenstown Town Centre**

Thank you for providing a copy of the section 42A report for Plan Change 50. Unfortunately Heritage New Zealand staff are not able to attend the hearing this week. In our absence, I would appreciate it if this letter could be tabled at the hearing.

In its submission dated 10 October 2014 Heritage New Zealand raised the following issues in relation to the proposed plan change:

- Recognition of the heritage values of the Thompson St cribs;
- Recognition and status of existing protected heritage trees in the plan change area; and
- Potential effects on the Queenstown Cemetery as a result of the proposed Lakeview sub-zone.

Through its submissions on Plan Change 50 Heritage New Zealand generally seeks to ensure that the Council comes to a decision on the plan change with a good understanding of potential impacts on heritage values and how the plan provisions can manage these sensitively.

Although not providing evidence at the hearing, Heritage New Zealand does not withdraw its submissions relating to the above points and requests that these are given due consideration.

Additional Information

Subsequent to Heritage New Zealand's submission the applicant has made available additional visual representations by Fearon Hay, as well as Dr Marion Read's Landscape and Visual Effects Report dated 8th October 2014.

On 11 November 2014 Heritage New Zealand staff met on site at Queenstown Cemetery with Graham Wilkinson of Brecon St Properties Ltd (BSPL), the owner of 34 Brecon St which adjoins the Cemetery. Discussion at the site meeting centred on a potential land swap involving the realignment of Cemetery Rd to act as a buffer between the Cemetery and future buildings at 34 Brecon St.

Write to: Otago/Southland Area Office, Heritage New Zealand, PO Box 5467, DUNEDIN 9058
Visit: 4th Floor, Queens Building, 109 Princes Street, DUNEDIN; Tel: 03 477 9871; Fax: 03 477 3893
Email: infodeepsouth@heritage.org.nz Web: www.heritage.org.nz

Queenstown Cemetery

Heritage New Zealand would like to take this opportunity to expand on its submission point relating to potential effects of the plan change on the Queenstown Cemetery.

The Queenstown Cemetery has significant heritage and amenity values. Its position above the township and its historical outlook would have been purposefully chosen at the time, and accordingly the potential impacts of the proposed plan change on this setting and outlook should be considered carefully.

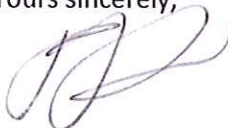
Heritage New Zealand considers that the additional and amended provisions proposed on page 54 of Mr Bryce's section 42A report would ensure that future development of land adjoining the Cemetery is duly considered by applicants and decision makers. In addition to the height of new buildings, factors such as building design, bulk, massing and orientation will influence how well any future buildings on these sites relate to the Cemetery and its heritage values. Heritage New Zealand considers that the proposed policies will enable such factors to be taken into account as part of any resource consent to develop the sites in the future. Heritage New Zealand therefore supports the recommendations on page 54 of the section 42A report.

In terms of mitigating the effects of future development at 34 Brecon St on the Queenstown Cemetery, Heritage New Zealand considers that there is merit in investigating the option of a land swap between the Council and BSPL involving a realignment of Cemetery Rd so that it would run between the northerly boundary of 34 Brecon St and the Cemetery. The road realignment would create a permanent buffer 15-20m wide that would provide an open space between the cemetery and any new buildings on 34 Brecon St. The provision of such open space would provide benefits to the setting of the cemetery in terms of retaining a sense of openness; avoiding or mitigating the adverse effects caused by new buildings; and potentially protecting to a certain extent, views out of the Cemetery.

Heritage New Zealand also understands that the stopping and realignment of Cemetery Rd may result in consideration by Council of increased building height on 34 Brecon St. Heritage New Zealand has not made specific recommendations as to appropriate height limits on this land. Heritage New Zealand considers that the Council, if well informed on heritage values and the risks posed to these, is best-placed to balance the relevant matters and come to a decision on this. If an agreement is reached by the parties involved we hope that the Council will be able to reach a balanced view on the benefits of a buffer in relation to any increase in building height.

Thank you for your consideration of the above points. If clarification on any of the above matters is required, please contact me on 03 470 2366 or jodea@historic.org.nz.

Yours sincerely,



Jane O'Dea
Heritage Advisor (Planning)