

District Plan – Submission on Proposed Plan Change to the Mackenzie District Plan Plan Change 28 Historic Heritage

Details of Applicant:

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Over the years I have visited Burkes Pass to spend time with relatives and I keep up to date with developments via the Burkes Pass Heritage Trust newsletters. I have read and learnt from Dr Jane Batchelor's published works 'Alma Cottage', 'On Bronze Tussocked Terrace' and 'On High Ground'. They give historical background to land use in the Mackenzie district. They provide detail on local history, record community participation and promote interest in the Mackenzie District.

I therefore write to support the submissions of Graham Batchelor, Dr Jane Batchelor and the work of the Burkes Pass Heritage Trust.

I submit that recognising and retaining the heritage values of the Mackenzie District is vital in planning for its future.

The Specific Provisions of the proposal that my submission relates to are:

Historic Heritage

- **Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay**
- **Potential new individual heritage items**

1. The adopted by the council Nov 2024 - I oppose this.

2. The Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay as recommended by heritage expert Richard Knott in his assessment 4 July 2024 - I support this.

3. The inclusion of all the heritage items recommended by Richard Knott especially the school teachers house, Burkes Pass Accommodation house (former Paddy's Market homestead) Elm Tree cottage and Highfield cottage. - I support this.

Submission

1. I oppose the Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay adopted by the council Nov 2024 because the proposal is short sighted and will not protect the heritage values viewed from the highway as intended. (see adopted overlay map in appendix 3)

The reasons that the council adopted this reduced overlay are faulty:

a. The council at their workshop of 10 Sept (see link to minutes and video in appendix 1 and 2) have ignored their own heritage expert recommendations and their own survey feedback which overwhelmingly supported recommendations of Richard Knott 4 July 2024.

b. Some councillors claimed that the heritage overlay would cause a traffic hazard and there would be inadequate parking for those wanting to stop and marvel at the heritage overlay! And that NZTA had not been consulted.

This is NOT the case.

NZTA have been extensively consulted over a lengthy period by the Burkes Pass Heritage Trust and have mitigated the traffic problems to their satisfaction. These include allowing the BPHT to erect large Heritage Township signs and planting thresholds at the entrances to the township, extra widening on both sides for vehicles to pull off, a parking lay by on each side of the road, reducing the speed limit from 100 to 60k/h and earthworks to improve sight lines on the corner.

At present the vast majority that stop do so to view a local business and/or visit the toilet on the other side of the road. A heritage overlay on the council plans (which will have no signage) is certainly not going to cause a problem.

c. The council removed three strips along the roadside from the original Heritage Overlay because they did not want to restrict individual property owners.

These are:

i. The strip between the Mount Cook Road Board house and the Old School. This contains the two sections and the site of the old rabbit board buildings both of which are areas prime for development.

ii. The strip between the Hotel and the Church. These have existing buildings with designs reasonably compatible with heritage values but future redevelopment needs to be considered.

iii. The strip between the Mount Cook Road Board house and the Burkes Pass Accommodation house (the former Paddys Market Homestead) I believe anyone who buys or bought one of these properties should realise that they are in a sensitive location in the heritage corridor as there are large signs at each end of the township to indicate this. Some appropriate design and colour

guidelines for structures can be expected. Indeed owners of properties may welcome some guidance for what is deemed appropriate.

d. The adopted overlay has been restricted to boxes around heritage items plus a fencing rule over the whole township to maintain an open space feel. This is essentially the original overlay recommended by Richard Knott (which includes the strips in c above) with the building design and colour guides removed while retaining the fencing rule.

I cannot see the value of a fencing rule to give visibility from the road corridor without a rule for design of structures that would be viewed. Inappropriate structures viewed from the road will severely impact on the heritage items and character of the township.

2. I support the Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay as recommended by heritage expert Richard Knott in his assessment 4 July 2024 because:

(see report and overlay in appendix 4 and 5)

a. This overlay was developed by a heritage expert after inspection of the site, direct consultation of those involved and access to previous work of spatial planning.

b. The extensive report based on accepted NZ heritage methodology states: ***“Overall the area has high heritage significance and contributes to an understanding and appreciation of the history and cultures of the district and the district’s identity and should be added to the schedule of heritage places within the Mackenzie District Plan.”***

c. **This overlay has the best chance of achieving a heritage town concept.** This is a once in a lifetime opportunity to conserve the heritage values of the township while permitting appropriate development.

d. This overlay will enhance the economic wellbeing for the Mackenzie district in the same way as the Heritage Precincts in Otago: These being

- St Bathans Heritage Precinct
- Clyde Heritage Precinct
- Old Cromwell Heritage Precinct
- Ophir Heritage Precinct
- Naseby Heritage Precinct
- Arrowtown Residential Historic Management Zone

This is not a radical idea but a sensible business plan to protect the values that visitors come here for. Otago have the vision. Why not the Mackenzie?

e. It should be noted that this overlay is already a compromise of ideas proposed by spatial planning and the first overlays proposed for the district plan. Mr Knott after consultation removed items that were contentious.

f. The MDC own survey showed that the vast majority of respondents (about 70%) supported this overlay, most giving reasons while 12% did not support it (most giving no reason)

3. I support the inclusion of all the heritage items recommended by Richard Knott especially the school teachers house, Burkes Pass Accommodation house (former Paddy's Market homestead) Elm Tree cottage and Highfield cottage because

a. All heritage items that have been identified as such using a heritage expert and accepted methodology should have some protection for the future whether or not the present owner agrees. Once a heritage item is gone then it is gone for good.

b. The School Teachers House, Burkes Pass Accommodation house (former Paddy's Market homestead) and Elm Tree cottage are essential parts to the fabric of the Burkes Pass Heritage Township.

c. Highfield cottage should be included in the MDC register because it has had a huge community input to restore and weather proof as well as significant community funding over the last 20 years.

Submission Request

- That the Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay as recommended by heritage expert Richard Knott in his assessment 4 July 2024 be reinstated (including building guidelines)
- That all the heritage items recommended by Richard Knott be included on the heritage register.
- That for all the heritage items the following should be Non Complying Activities
 - inappropriate alterations as viewed from the road
 - structures erected to compromise the view of the heritage item from the road.

I do not wish to be heard in support of my submission.

Robyn Thomson

21 Jan 2025

Appendix

1. Link to council workshop 10 sept 2024 where historic heritage at Burkes Pass was discussed appears to be no longer available.
2. Link to video of workshop 10 Sept 2024 on youtube :
<https://youtu.be/kgd942vr9mU>
3. Council adopted heritage overlay Nov 2024 which I do NOT support: (Shown in purple boxes)



4 Richard Knott's detailed Historic Heritage Assessments Report 4 July 2024

Please give full consideration to Richard Knott's comprehensive and thorough Historic Heritage Assessments report prepared as part of the Mackenzie District Plan Review.

5. Richard Knott's Recommended Heritage overlay 4 July 2024 which I DO support

Appendix 2 – Boundary Map – Proposed Burkes Pass Heritage Overlay

