

From: MDCSendmail@mackenzie.govt.nz
Sent: Sun, 20 Nov 2022 12:24:32 +1100 (AEDT)
To: District Plan
Subject: Mackenzie District Council - Submission on Proposed Plan Change to the Mackenzie District Plan

A new Submission on Proposed Plan Change to the Mackenzie District Plan has been received.

Plan Change Number

Which
Plan
Change
number?: 21

Details of Applicant

First
Name: Alex
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Customer
number (if
known):

Contact
person:
Contact
person
Telephone
No:

Submission Details

The
specific
provisions • The Burkes Pass Rural Character Area / Heritage Precinct • Low Density Residential Zone for Te Kopi-O-Opihi/ Burkes Pass • Large Lot Residential Zone. • Mixed Use Zone for Te kopi-O-Opihi/ Burkes Pass

of the
Proposal
my
submission
relates to
are as
follows:
I support /
oppose
these
provisions:

I oppose

The
reason(s)
for my
submission
are:

I Agree with the proposed plan change put forward by the Burkes Pass Heritage Trust in their submission, in which they state; 'The Burkes Pass Rural Character Area / Heritage Precinct'. Note: This is an issue that we feel very strongly about and is a significant injustice. This has been omitted from Plan Change 21. It should have been included, or signalled, just like the Takapo/ Lake Tekapo Precinct has with its very detailed description. The "Burkes Pass Rural Character Area" has been overlaid on the original Burkes Pass Heritage Precinct but is not defined in any way. This area is considered to have special heritage character and provides the township with a distinctive identity and a unique opportunity. The controls applicable within the precinct would be intended to ensure that development within this area are sympathetic to the heritage character of the township. The boundaries of the precinct are clearly designed to include the heritage features and protect their amenity value. The proposed Burkes Pass Heritage Precinct was THE major feature of the original Spatial Plan and point of difference to other spatial plans in the Mackenzie. The late change of name to this area is a result of flawed planning procedure as outlined in the appendix. This area needs engagement of a Heritage Precinct consultant to consider its name and design requirement which is fit for purpose. 'Low Density Residential Zone for Te Kopi-O-Opihi/ Burkes Pass and Large Lot Residential Zone' The low or large lot density residential zones are not suitable for the Burkes Pass Rural Character Area / Heritage Precinct. Much more work needs to be done on identification of design elements for this heritage area. It is also inconsistent that a Large Lot Residential Zone is suitable for Kimbell but not Burkes Pass. 'The Mixed Use Zone' This zone is not suitable for the Burkes Pass Rural Character Area/ Heritage Precinct because it is not consistent with heritage values. It is also inappropriate that a range of commercial activities can be carried out unconditionally in residential areas; e.g. someone setting up a firewood business in their backyard with excessive chainsaw noise for most of the day. Specific worker accommodation (for workers out of the area and in greater numbers than normal residential accommodation) is not appropriate for Burkes Pass rural character.

I seek the following decision from the Mackenzie District Council:

- The name of the Burkes Pass Rural Character Area be changed back to The Burkes Pass Heritage Precinct to accurately reflect its intended nature.
- A Heritage Precinct consultant be engaged to develop design guidelines (as per the Tekapo Precinct).
- The Heritage Precinct be included in Plan Change 21.
- The Residential Zone, outside the heritage precinct, truly reflect the rural character of Burkes Pass.
- Mixed use zone be considered inappropriate for Burkes Pass.

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

I do not

If others make a similar submission

I would or would not be

I would not

prepared to consider presenting a joint case with them at any hearing:

Additional information for this submission:

I recently moved to Burkes Pass with my young family and have always been attracted to small community groups. I would not like to see Burkes Pass go down the same path of unfettered development and expansion as modern industrialist humans seem so apt in accelerating everywhere they go. Rural areas are so easily lost this way and so too all the benefits they bring. thanks for your time :) Alex

Attach a supporting document:

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