

District Plan – Submission on Proposed Plan Change to the Mackenzie District Plan

Plan Change 28 Historic Heritage

Details of Applicant:

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Myself & my wife Megan Allan bought the existing Burkes Pass Accommodation & Gallery in February 2019 & have since been running it successfully as the Burkes Pass Country Motels. We purchased the property for a variety of reasons. We had already been living & working in the Mackenzie district for 5 years(having rented in Burkes Pass, owned a house in Fairlie & both working in Lake Tekapo) we knew the area & we knew we could make this a successful business. We didn't want to live in Lake Tekapo for a variety of reasons but wanted to live in a **beautiful** semi-rural **historic** village.

Submission

The specific provisions of the proposal that my submission relates to are as follows:

Historic Heritage

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

I oppose the Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay adopted by the council Nov 2024

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

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.

The reason(s) for my submission are: (state in summary your reasons, and whether you seek any amendments) 3

My opposition to the Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay adopted by the council Nov 2024 is because the proposal is short sighted and will not protect the heritage values viewed from the highway as intended.

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

- a. The council at their workshop of 10 Sept 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 true. 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 for reasons that 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 that I am in a great position to argue against the removal of these strips as my property (Burkes Pass Country Motels) has been removed from the Heritage Overlay in the Nov 2024 proposal. Although our property has no significant historical structures or value compared to others it is part of the town & like the other properties it should be covered under the Heritage Overlay. I am prepared to have a few rules & guidelines such as paint colours & certain design guidelines to maintain the integrity of the village as a whole.

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

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. My support for 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 is 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

o 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)

o That all the heritage items recommended by Richard Knott be included on the heritage register.

o 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 acknowledge that the information above and all other information provided in this submission will be made publicly available.

I **do not** wish to be heard in support of my submission. As such, I **would not** consider making a joint hearing with others with similar submissions.

22 January 2025

Philip Quelch