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Sent: Wed, 23 Nov 2022 07:57:13 +1300
To: District Plan
Cc: 'daniel richards'
Subject: Submission to Plan Change 21
Attachments: District Plan Change 21 Submission 23 Nov 2022 (Laura and Dan Richards).pdf

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To whom it may concern,

Please find attached our submission for the District Plan Change 21 in regards to the Burkes Pass spatial plan. If any further information is required please don't hesitate to get in contact.

Many thanks,

Laura Batchelor | BLA, 1st Class Honours; BSc | Landscape Architect



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

Plan Change 21 Implementation of Spatial Plans

Details of Applicant:

Name: Daniel & Laura Richards

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Date: 23 Nov 2022

Contact Person: Laura Richards

My (Laura's) parents, Jane and Graham Batchelor, own a property at Te Kopi-o-Ōpihi, Burkes Pass which is home to two historic cob cottages (Alma and Annis Cottages) which have been/or are currently being restored for future generations, along with a significant amount of native bush and riparian planting (all grown from locally sourced seed).

I have been regularly visiting Burkes Pass for 36 years and have witnessed the immense amount of work that has gone into the founding of the Burkes Pass Heritage Trust (BPHT) and years spent volunteering to preserve local history, regenerate native bush, and create safer spaces and recreational opportunities for the local community.

Burkes Pass is also a special place for my husband Dan, and we both very much want to see the heritage here (both Ngai Tahu and early European) protected and celebrated rather than dismissed over the opportunity for land development or personal benefit.

I am also a landscape architect, who has worked on several developments, including many subdivisions, reserves, public and historic spaces along with residential design (some in Castle Hill, historic Arrowtown and Naseby), and largely my view on the spatial plan has been guided by this experience.

Submission Details

The specific provisions of the Proposal this submission relates to are:

- The Burkes Pass Rural Character Area / Heritage Precinct
- Residential Zones **and the need for Design Guidelines and Covenants**
- Improved recreational opportunities and walking tracks

Support or oppose these provisions: **Oppose as they stand.**

Reasons for this submission:

The Burkes Pass Rural Character Area / Heritage Precinct.

Note: This is an issue that we feel very strongly about and is a significant injustice.

We are upset at the lack of communication and proper planning process for the Burkes Pass spatial plan. One of the biggest outcomes of the early community meetings was the inclusion of a "Heritage Precinct" to protect the special heritage character of the area moving forward.

Unfortunately, more recently, what had been the "Burkes Pass Heritage Precinct" was then altered to a "Rural Character Area" after one outspoken community member expressed concern. Unfortunately, the plan was then altered and published without any further consultation from the wider community. We are alarmed at the lack of official process and unprofessionalism.

Burkes Pass or Te Kopi-o-Ōpihi, was the original European pioneer township in the McKenzie country and of important significance to Maori in pre-European times, in particular the Opihi river and surrounding wetlands for the collection of mahinga kai. These heritage characteristics are what make a town interesting to explore, visit and live in and should be highlighted and celebrated wherever possible, and in this case need to be protected by a heritage precinct.

It should also be noted that the "Heritage Precinct" and "Rural Character Zones" terms need to be clearly defined alongside the planning documents to avoid any confusion as to what they mean.

To me, a "Rural Character Zone" simply reflects the more recent European farming character, and I am not sure how this would be shown through design in any meaningful way, where as a "Heritage Precinct" could protect and celebrate both Maori and early settler history as well as provide a way to weave in more modern development in a thoughtful manner.

Low Density Residential Zone for Te Kopi-O-Ōpihi/ Burkes Pass, Large Lot Residential Zone, and Mixed-Use Considerations

While it is inevitable that there will be future residential development within Burkes Pass, I think it is vital that any development that occurs within the "Heritage Precinct" or "Rural Character Zone" is sympathetic to the historical surroundings. As part of this, a clear design guideline and strict covenants need to guide architectural and landscape design, and every new development or residential dwelling within the zone must show that they have considered the surrounding character with professionally drawn plans to be granted consent (as for other small areas such as Arrowtown, Tekapo or Castle Hill). A heritage team (potentially including a planner, architect, landscape architect and representative from Ngai Tahu) should be engaged for this purpose.

A clear example of bad residential development within the Burkes Pass heritage precinct is the newly developed subdivision between the former schoolhouse (belonging to John Emery) and the historic Rabbit Board Managers House. This seems to have been developed to fit in as many small dwellings as possible, with disproportionately large sheds and plastic water tanks on show, with one large sparse highway to access all, without any thought as to character or aesthetics and as a result looks unsightly (one of the worst I have seen). There has been NO

effort to landscape this whatsoever (with exception of a cheap timber fence along the front boundary) and in fact a section of carefully planted eco-sourced native shrub plantings has been removed as a part of the development without any consultation to the BPHT. This is entirely avoidable and careless and is exactly why we need a heritage precinct and controls to monitor development.

I am not opposed to development, or individuals making money from subdividing land, but it must be done in meaningful manner that does not damage the character of the township or take away from the community. It is worth mentioning that the Burkes Pass community is made up of more than just the large landowners surrounding the township, but also those who own smaller farmlets and dwellings (historical or modern) or those passing through or renting, and each should have equal opportunity for input into the spatial design – and zoning should most certainly not be defined by a single landowner on special request.

Improved walking and cycling connections

As Burkes Pass grows there will be a requirement for more recreational opportunities and walking/cycling tracks. The spatial plan is a great opportunity to start planning for those and could connect walkways which are already in existence (The Heritage Walk) and those that are currently being developed by the community (The Opihi Walk).

If you visit any successful small towns (again such as Arrowtown or Castle Hill, or even many of the large new subdivisions around Christchurch or Canterbury), they all have large reserves, playgrounds and walking tracks throughout which make them pleasant and interesting places to visit and live in and adds to the character of each area. It provides an opportunity to bring local nature and wildlife back into the township and an opportunity to tell the story of Ngāi Tahu as well as the early settlers and their experiences within Burkes Pass.

The original plan took this into account and included a walkway around the residential zone and down the length of the Opihi River, which would have been ideal. Again, we disagree with the uninformed changes to the proposed new plan which seems to have removed all of these without explanation.

We 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 consultant or consulting team be engaged to develop design guidelines and covenants (as per other small heritage townships or character developments of significance).
- The Heritage Precinct be included in Plan Change 21.
- The Residential Zones to be carefully ruled by design guidelines and covenants if to fall within the Heritage Precinct.
- The additional walkways reinstated as per the original spatial plan.

We DO want to be heard in support of this submission.

We would consider presenting a joint case with similar submissions.