

From: Caroline Thomson
Sent: Tue, 15 Nov 2022 23:49:38 +1300
To: District Plan
Subject: Burkes Pass Spatial Plan
Attachments: C.Thomson Submission to District Plan Change 21.docx

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Dear Sir/Madam

Attached is my submission to the District plan for Burkes Pass.

Thanks very much,

Regards,

Caroline Thomson

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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:

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Date: 15 Nov 2022

Contact Person: Caroline Thomson

I have frequently holidayed at Burkes Pass for well over 25 years and have appreciated the amazing work that the Burkes Pass Heritage Trust has done to enhance the whole area, with the restoration of heritage buildings, signage at significant buildings and natural plantings.

This sort of area is rare and in overseas countries it would be treasured and protected.

Even in New Zealand it is seen as an enormous asset and revenue earner (an example being the Cromwell heritage area). This Burkes Pass area should be recognized and protected as a Heritage precinct.

Submission Details

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

- The naming of the Burkes Pass area as **Rural Character Area** instead of **Heritage Precinct** as was originally presented at meetings and on the original plan
- 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

Support or oppose these provisions: Oppose as they stand.

I do not intend to present this submission at a meeting.

Reasons for this submission:

The Burkes Pass Rural Character Area / Heritage Precinct.

Note: This is an issue that we feel is a significant injustice.

The Heritage Precinct 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. It is more or less maintaining the status quo rather than protecting the area 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 were 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 to make sure it 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.

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 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, should truly reflect the rural character of Burkes Pass.
- Mixed use zone be considered inappropriate for Burkes Pass.

Appendix.

Flawed planning process for the adoption of the spatial plan for Burkes Pass

The MDC should not base the new District Plan for Burkes Pass based on the adopted Burkes Pass Spatial Plan as the planning process and notification did not follow proper procedure.

The Spatial Plan was developed through two rounds of positive and enthusiastic formal community engagement and presented to the community as the finished plan in an (undated) letter from the Planning Manager, Aaron Hakkaart about March 2021.

Opportunity to comment on final plans in the Mackenzie District were advertised on Facebook for the main centres but from the notice we interpreted that it did not include Burkes Pass as that was to come later. However according the OIA correspondence the council did notify on their website to include Burkes Pass. This was most confusing and causing people to miss the critical drop-in meeting and lost the opportunity to support the final version.



OIA information released stated that *“As it was only drop-ins or informal meetings there were no minutes”* but *“notes were made for presentation to Councillors as points of discussion”*. Oral communication with the Chief Planner indicated that one or two residents *“strongly pushed back”* on some features of the plan but he refused to identify them.

One of those notes was to change the proposed *“Heritage Precinct”* to *“the Burkes pass Rural Character Area”*. The Heritage Precinct was **the** major key feature of this Spatial Plan.

OIA information released state that *“The changes were not notified, rather Council adopted the final document.”*

We strongly believe that such major changes should not be made on the basis of:

- An informal drop-in meeting especially at one where the notification was confusing.
- Comments and those making them were not recorded and no minutes were taken at all.
- There was no formal consultation opportunity.

We strongly request that the Spatial Plan be revisited with proper formal consultation with the community before being adopted by the District Plan.