

## Presentation to the hearing panel plan change 28 Historic Heritage. Graham Batchelor

### Slide 1

#### Introduction.

*Good Morning*

My name is Graham Batchelor. I live part time at Alma Cottage Burkes Pass.

I am basically the "go to" guy for the Burkes Pass Heritage Trust and have spent many hundreds of hours in a voluntary capacity over the last 35 years. Those things are listed in my submission and I don't need to say any more about that.

### Statement

I support everything that Jane has just said but would especially like to emphasize 4 points and take you for a quick walk up the Burkes Pass Heritage Trail.

#### Slide 2 consultation and notified versions of heritage overlay

1. **Point 1** I support the recommendations of the 42A report by planner Emma Spalding and by Richard Knott, the heritage expert, that the TKO/BP overlay is amended to return to the July 2024 "consultation version"

#### Slide 3 consultation version with areas removed - zoomed in on strips removed

- Zooming in you can see the three strips along the road frontage that were removed and the guidelines for development of those areas. The most important one is area 1 being the link between the School and School Teacher's house and the main township. *(and I quote)* together with
- As stated in the report "Without the overlay providing continuity along the road frontage, there would be greater potential for unsympathetic buildings to be constructed close to the road, which would undermine the heritage values of the listed items, and the legibility of the heritage values of the township as a whole."
- The rules for these strips – The pitched roof, entrance and colour requirements will assist with visual compatibility between old and new buildings *"*

#### Slide 4 School teachers House

2. **Point 2.** I support adoption to the heritage register of all the new items identified in the report especially the school teacher's house and Elm Tree Cob cottage as they are an essential part to the fabric of the Burkes Pass Heritage Township.

#### Slide 5 Front yards of Anniss, School and School Teachers house

3. **Point 3** I believe that there are 3 heritage items that need more protection than is stated in the report, to keep unrestricted visibility from the road. Anniss Cottage, The school and The school teachers house all, of which have large front yards and could be seen as desirable building sites.

- The recommendation is for a restricted discretionary activity status.

- I believe that a Non complying status, although not a lot different to a RDA, signals a greater protection emphasis to these yards. The report says 'Non-complying activities can be useful for situations where it is intended that consents only be granted in exceptional circumstances' : that is, the affects are minor and that is exactly the protection needed for these yards.

There is still a pathway for minor construction like say a woodshed but not a big barn or large water tank (as have popped up lately in other parts of BP)

#### **Slide 6 Economic well being**

*councils* *at least -*  
**4 Point 4** Central Otago *support the economic wellbeing of their communities* with 5 heritage precincts mainly celebrating the gold mining. Mackenzie has none. Burkes Pass heritage overlay celebrates early pastoral farming. *THE concept is not radical,*  
 so my question is Otago can do it: What is wrong with The Mackenzie?

#### **A Walk up the Heritage Trail**

*wander*  
 Now I will take you a quick wander up the heritage walk to illustrate a few things.

#### **Slide 7 Heritage walk sign Slide 8 Anniss cottage**

We start at the Anniss cottage end and walk towards the "CBD". Note the huge front yard that needs protection from development in front of the cottage.

**Slide 9 – 11** We head through the native trail with a peak through to Anniss cottage.

**Slide 12, 13** We come to Alma cottage. A HNZ category 2. A better view is gained looking through the gate.

**Slide 14 – 16** We continue through the board walk on the wetland. A peak at Alma Cottage and a magnificent vista of the Two Thumbs Range.

**Slide 17 – 19** Through another wooded area to the interpretation panel for Elm Tree Cottage.

**Slide 20 – 22** Now we break into mown area lined with an avenue of trees. A first peak at the cute School Teacher's house.

**Slide 23 – 24** Right next door is the old school. Both buildings are an important part of the historic fabric of the town and should never have the view impeded by any development.

**Slide 25 – 26** Moving on to the 60k signs, the native threshold plantings and heritage entrance sign. All are part of the mitigation of the traffic problem to which the BPHT can take credit for.

**Slide 28 – 29** Immediately next to the school are the two very large vacant sections beside the road in the new subdivision.

**Slide 30** These sections could be subdivided.

The right slide shows what could happen if they are not included in a heritage overlay – 6 sections (2m side yards 25m building) with designs incompatible with heritage.

I find that unacceptable

*along the road*

The left slide shows the worst case scenario if the sections were included in a heritage overlay – a maximum of 4 sections

.each complying with a design guide compatible with the neighbouring heritage buildings and .provide an open space feel.

I find this is acceptable.

**Slide 31** One of these sections has been sold. At <sup>a</sup> the council workshop several councillors expressed concern that they did not want to restrict owners. But my take on this is that anyone who bought a section with large Heritage Township signs at each end and advertising to “Seize the opportunity to own your own piece of paradise in the historic enclave of Burkes Pass” should expect there to be some guidelines to be compatible with the theme.

Indeed they might welcome guidelines so that they know what is deemed appropriate.

**Slide 32** Moving on we come to the Rabbit Board house. Although it is not recommended for the register, it still has a significance in the story of the township. Note the distraction in the background of one of several relocatables.

**Slide 33** This relocatable is out of character with the township but it is behind the proposed overlay and back far enough not to be too much of a distraction. There is plenty of space out the back for non heritage development. Perhaps some sort of screening would be appropriate.

**Slide 34, 35** An example of a recently constructed fence which would not comply with the fencing rules. It hides the old rabbit board sheds which also contribute to the story.

**Slide 36 – 37** Looking across the road is the vista of Albury Range. <sup>although</sup> Not considered as a significant or outstanding natural landscape, it is pretty marvellous from the centre of a township. In the foreground is Cabbage tree Flat. The cabbage trees were re-established by the BPHT 10 to 15 years ago and are doing well.

**Slide 38 -40** Almost at the CBD. But first the magnificent Mt Cook Road Board Office that is beautifully restored. It is category 2 and recently awarded a prestigious 'Blue Plaque' by HNZPT, *(Heritage N2)*

\* Often people stop for picnics here.

**Slide 41- 42** The Musturers Hut – a replica built by BPHT from an old bus shelter and full of interesting stuff and a book full of old stories. The old limestone trough is on the council register.

**Slide 43** We are now in the core of the CBD – 3 creeks and the remains of the old hotel which many visitors find fascinating.

*This is.*

**Slide 44 – 45** But there are other businesses that need support of this heritage overlay. The Motels are making a real effort and so are Alpine Views. There are other farm stays nearby too. The more there is for visitors to see and do the more the community will prosper.

**Slide 46** The former Paddys Market Homestead unofficially renamed The Burkes Pass Accommodation House is all potential.

**Slide 47** Across the road is strip 3 that was removed from the overlay. The link between the hotel and the church. It is fine for now but what if in 10 or 20 years time that someone who wants to escape the suburbia of Tekapo buys one of these properties, cut the trees for the vista of the Two Thumbs range and build a big ugly new house?

**Slide 48, 49** An finally on high ground is St Patricks church. The jewel in the crown category one building now owned and maintained by BPHT.

I hope you agree that Burkes Pass is a unique and very special place and deserves to stay that way.  
The best way for that to happen is to return to the original overlay.  
Thankyou for hearing me out!

- The residence Ass<sup>n</sup> claim is not supported by the evidence of submissions or the council Survey (76). for original overlay 2 against
- Of the 2 individuals that ~~then~~ object to original overlay — their property was removed from it & this will not be affected.