

Richard Knott Limited

Urban Design | Masterplanning | Built Heritage
Town Planning | Landscape and Visual Assessment

To: Independent Hearing Panel, Mackenzie District Plan Review, Phase 4

From: Richard Knott

Date: 9th June 2025

Re: Church of the Good Shepherd and the Statue of Sheepdog - Proposed Heritage Overlay

Introduction

- 1 At the Hearing on the 28th May 2025, the Independent Hearings Panel asked that:
 - a. I consider the effects of altering the proposed Heritage Overlay for the Church of the Good Shepherd, Tekapo by removing Section 15 Block II Tekapo VILL (**Section 15**) in its entirety
 - b. That Dave Pearson, heritage specialist for the Church Property Trustees be given the opportunity to provide his input, and that he confirms whether or not he agrees with my views on this matter. Mr Pearson has added his comments alongside each paragraph in this memo.
- 2 Section 15 is identified on the plan below:

Comments:
Dave Pearson B Arch ANZIA



Figure 1: Plan identifying Section 15 Block II Tekapo VILL (prepared by RKL, based on aerial photo from Mackenzie e-plan)

- 3 I remain of the opinion, as set out in my report 'Mackenzie District Plan Review, Historic Heritage - Response to Submissions, 7th April 2025' (**my report**), that the Church has High heritage significance and that the space around the

Church and the views of it within its surrounding natural environment make a significant contribution to its heritage values.

- 4 Given that Area A, that part of the proposed Overlay on the landward side of Pioneer Drive, is zoned Low Density Residential, I also remain of the opinion that it is very important to set the correct boundaries for the Overlay to ensure the continued protection of the heritage values of the Church. I do not consider that the zone provisions provide this protection.
- 5 I note that the aerial photographs on the Mackenzie e-plan, Mackenzie Maps on the Canterbury GIS viewer and Google Maps, and the Street View images¹ on Google Maps, are all out of date in so much as they all predate Area A² site being fenced and planted with a large number of native plants. This information cannot therefore be relied upon for an assessment of the appropriate boundaries for the overlay area.
- 6 In order to provide feedback to the Panel I have therefore called upon the knowledge that I gained from my site visits to the Church and its surroundings, where I visited the area to specifically consider the appropriateness of the creation of a new Overlay to protect the setting of the Church, and the potential boundaries of this.
- 7 I undertook these site visits at different times of the year:
 - a. February 2024
 - b. July 2024
 - c. March 2025
- 8 I have also consulted the many photographs that I took during these site visits.
- 9 I note that Mr Dickson, Mackenzie DC, GM Corporate, Commercial and Planning, has established that the fences which have been erected around Area A do not follow the site boundaries, and in places are set well within the site. This is particularly the case along the southeast boundary; the boundary with the existing dwelling at 24 Pioneer Drive and the empty lot to the front of this, 23 Pioneer Drive.
- 10 In order to consider the potential suitability of an Overlay with Section 15 removed, I have considered the two main viewpoints that I considered in my report, both of which are key arrival points for visitors to the Church:
 - a. From the south of the Church, close to the eastern end of the pedestrian bridge; an elevated vantage point.
 - b. From the east of the Church from Pioneer Drive.
- 11 I did not consider other viewpoints, for the same reasons as set out in my report.

¹ Mr Pearson included these Street View images in his evidence.

² Area A is that part of the proposed Overlay which is on the inside of Pioneer Drive.

12 I have utilised one photograph from each viewpoint to consider the reduced overlay. These photographs were taken during my March 2025 site visit. I have marked the photographs and a plan to show various views. These are included in this memo as:

- a. Figure 2 - Plan showing the two key viewpoints considered (this is a composite illustration showing all information)
- b. Figure 3 – Plan showing Viewpoint 1 and annotated photograph from Viewpoint 1
- c. Figure 4 – Plan showing Viewpoint 2 and annotated photograph from Viewpoint 2

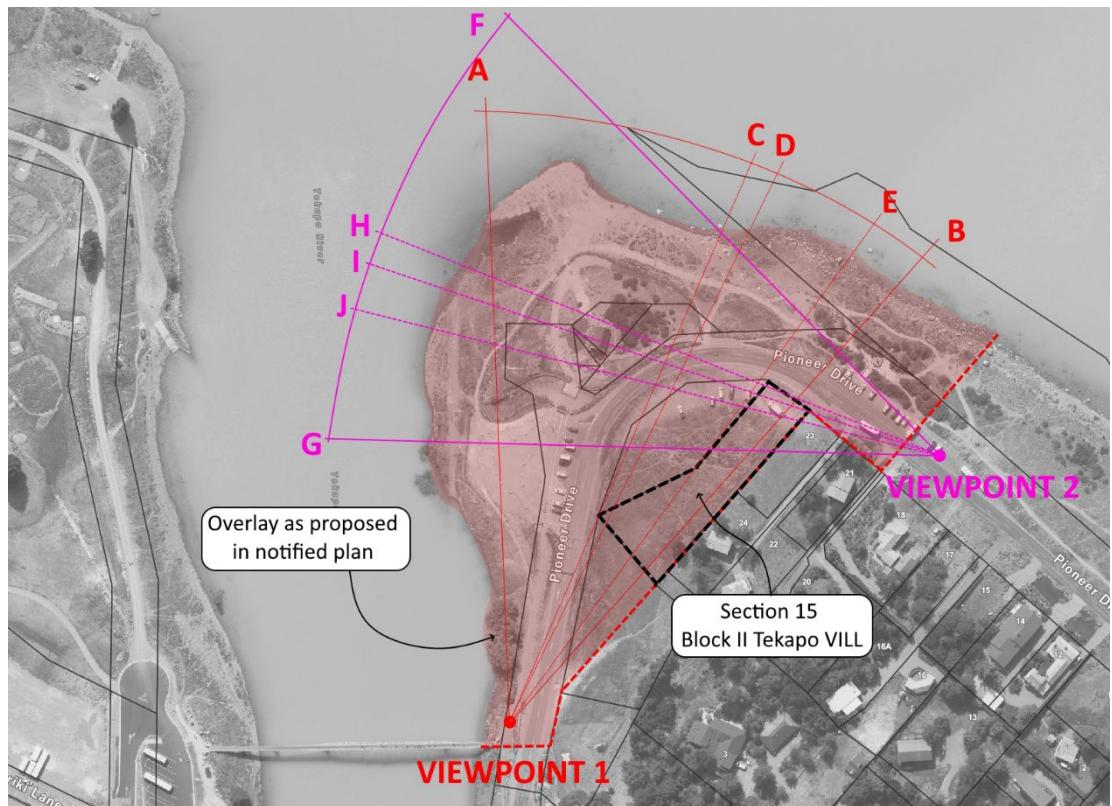


Figure 2: Plan showing the various viewpoints considered (prepared by RKL, based on aerial photo from Mackenzie e-plan)

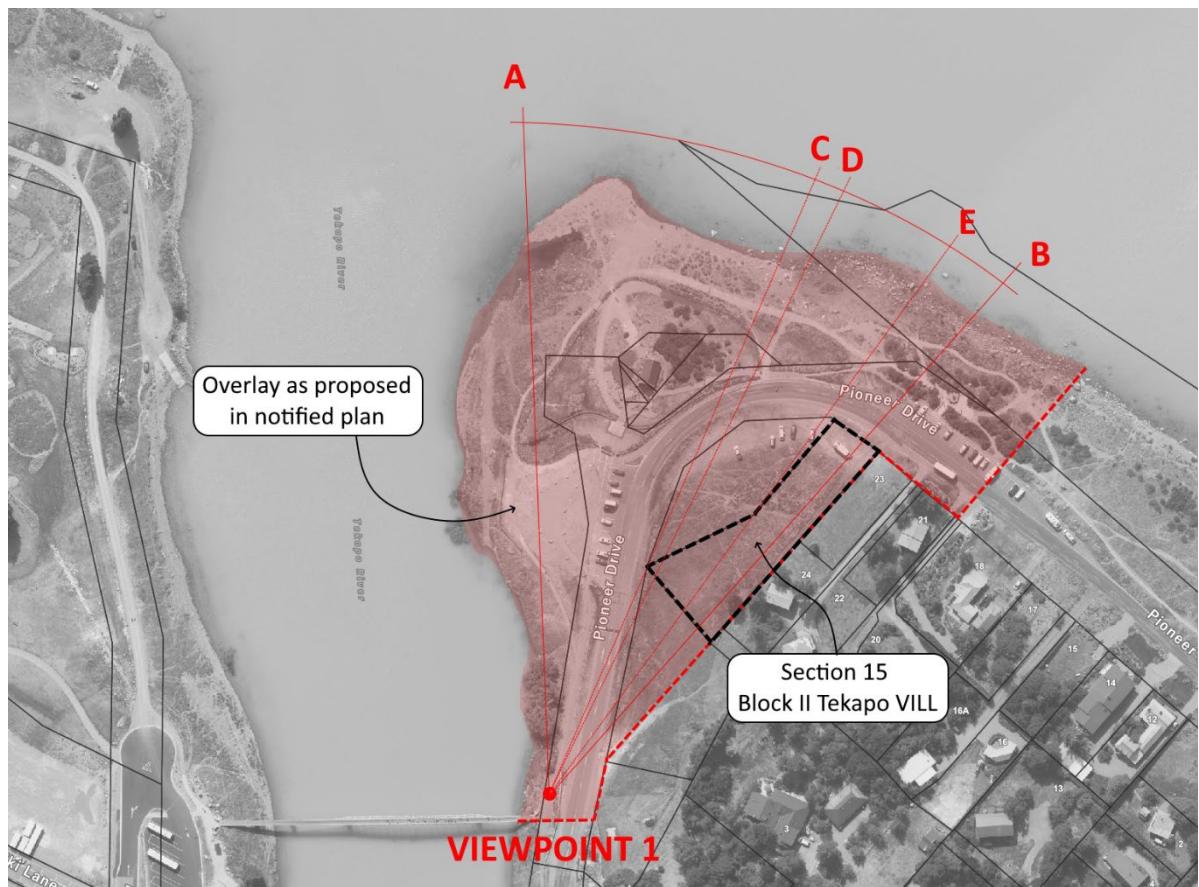


Figure 3: Plan showing Viewpoint 1 and annotated photograph from Viewpoint 1 (photo RKL 4th March 2025, annotations added by RKL)

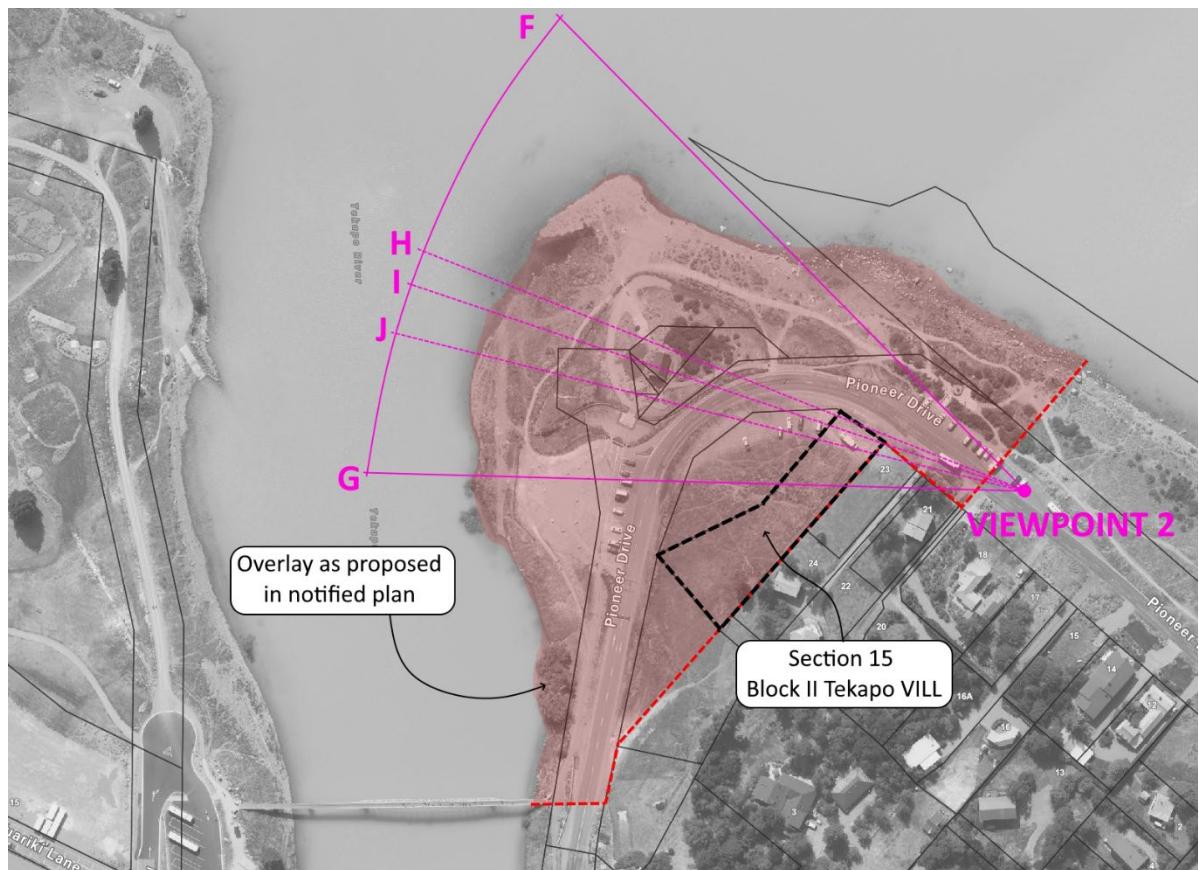


Figure 4: Plan showing Viewpoint 2 and annotated photograph from Viewpoint 2 (photo RKL 4th March 2025, annotations added by RKL)

Analysis of Views

Viewpoint 1, A-B (complete photograph)

Viewpoint 2, F-G (complete photograph)

- 13 The complete horizontal area visible in each photograph (a 44.2 degree view – based upon the camera and lens combination used for the photographs, my recollection of where I stood when I took each photograph and key features visible in the photographs).
- 14 Having considered these views, I consider that it is not necessary for the whole of Area A shown on the photographs to be within the Overlay to provide the impression of openness and space around the Church and to ensure that it is viewed within a natural environment, and so maintain its heritage values i.e. a narrower view from these locations could achieve this.

Viewpoint 1, A-C, excluding Section 15 from the Overlay

Viewpoint 1, A-D, excluding Section 15 from the Overlay and taking account of 4.5m front yard setback

- 15 On a clear day, the mountains are visible behind the lake in this view.
- 16 I consider that the construction of five buildings on Section 15, in line with the Low Density Residential Zone and subdivision standards, within the shaded area of these views (**D-B**) would be detrimental to the setting of the Church. They would take away from the impression of openness and space around the church and would be seen in the foreground of the wider natural environment, which currently makes a significant contribution to the heritage values of the Church.
- 17 I do not consider that maintaining only A-C or A-D free from development is sufficient to maintain the apparent openness around the Church or allow the Church to be viewed in the wider natural environment; the uninterrupted view of the Church and its backdrop would be too narrow.
- 18 From Viewpoint 1, I do not consider that removing Section 15 from the Overlay would lead to an outcome which would maintain the heritage values of the Church, whether or not account is taken on the required front boundary setback.

Viewpoint 2, F-H, excluding Section 15 Block II Tekapo VILL from the Overlay

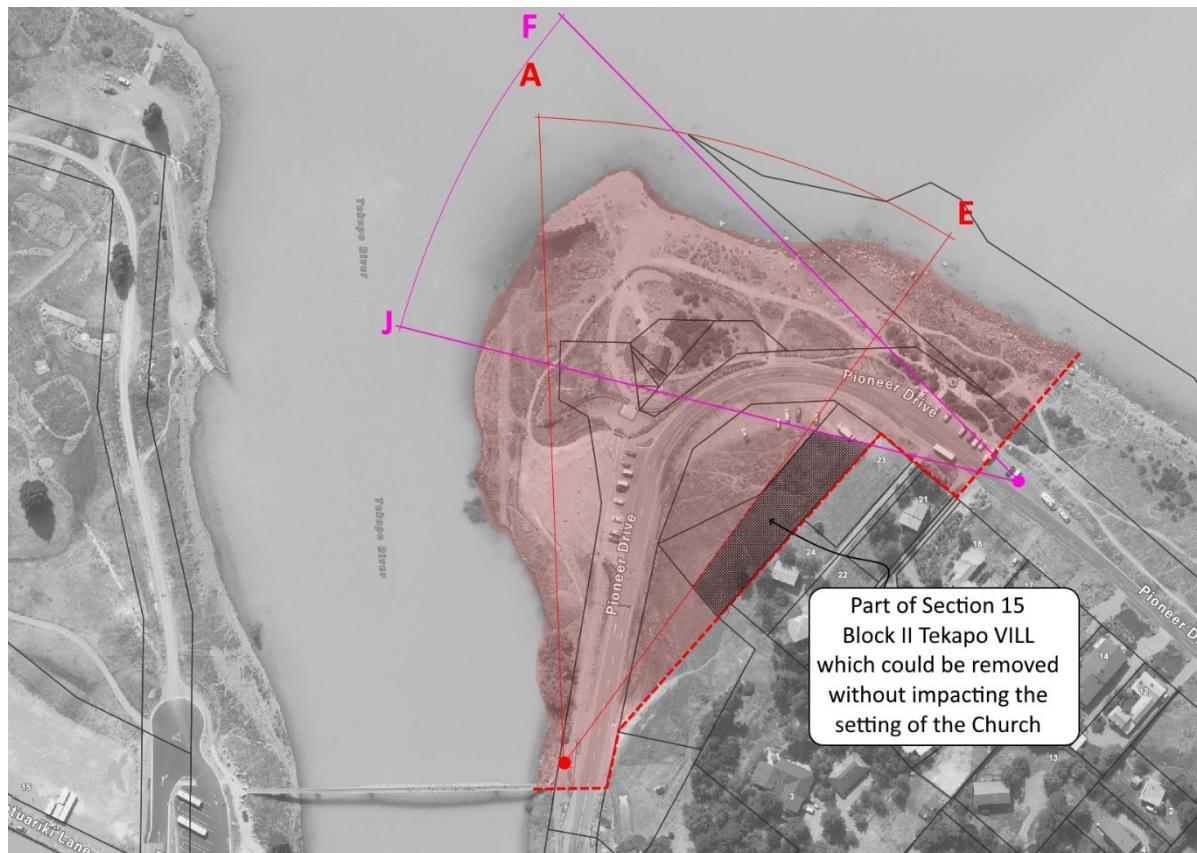
Viewpoint 2, F-I, excluding Section 15 Block II Tekapo VILL from the Overlay and taking account of 4.5m front yard setback

- 19 Removing Section 15 from the Overlay would allow buildings to be developed on the land in line with the Low Density Residential Zone and subdivision standards. These buildings would be viewed immediately in front of the Church (or in the case of F-I, they would overlap views of the Church).
- 20 This would impact the impression of space and openness around the Church.
- 21 From Viewpoint 2, I do not consider that removing Section 15 from the Overlay would lead to an outcome which would

maintain the heritage values of the Church, whether or not account is taken on the required front boundary setback.

Alternative Option

- 22 In view of my findings above, I have considered an alternative scenario for each Viewpoint, where the majority of Section 15 would be removed from the Overlay, and which based on my assessment of the views would maintain the impression of openness and space around the Church and which would ensure that it is viewed within a natural environment. This would maintain its heritage values.
- 23 The Viewpoint photographs illustrate that buildings constructed within viewshafts C-E and H-J could potentially significantly impact heritage values of the church, and it is therefore important to include these areas within the overlay.
- 24 This is illustrated by:
 - a. **Viewpoint 1, A-E**
 - b. **Viewpoint 2, F-J**
- 25 The part of Section 15 Block II Tekapo VLL which would be removed from the overlay in this scenario is illustrated in Figure 5.



Conclusion

- 26 I have considered the potential removal of Section 15 from the proposed Heritage Overlay for the Church of the Good Shepherd, Tekapo.
- 27 I consider that the removal of the whole of Section 15 would not lead to an outcome which would maintain the heritage values of the Church, whether or not account is taken of the required front boundary setback.
- 28 I consider that the alternative option considered above and illustrated by Viewpoint 1, A-E and Viewpoint 2, F-J, which removes the majority of Section 15 from the Overlay, represents a more appropriate option as based on my assessment of the views, it would maintain the impression of openness and space around the Church and would ensure that the Church is viewed within a wide natural environment, and so maintain its heritage values.



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