

To: Independent Hearings Panel

From: David Pearson

Date: 18 June 2025

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

1 Introduction

At the Hearing on 28th May 2025, the independent Hearings Panel asked that:

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.

Following the Hearing, Mr Knott undertook a further assessment of the area surrounding the Church of the Good Shepherd. In his statement, he provided diagrams showing views from two different locations, one approaching the church from the south along Pioneer Drive and the other from the southeast, also along Pioneer Drive. He then included photographs with a 44.2-degree view, as might be taken with a camera. His conclusion was that part of Area 'A' abutting the section at 24 Pioneer Drive could be excluded from the Heritage Overlay. However, a diagram included in his statement indicates that he believes that the majority of the land within Area 'A' should still be included in the overlay.

2 Response to Mr Knott's Memo

The two images that Mr Knott included showed views from two different locations, each looking towards the church from two viewpoints along Pioneer Drive. As noted above, the images he included were as if taken with a camera having a 44.2-degree view. In reality, the view from these viewpoints would be much wider and would take in more of the surrounding area as described below.

Viewpoint 1

Viewpoint 1 appears to be located on a slightly elevated position on a footpath near the end of the footbridge which spans across the Tekapo River. The image provided includes part of the road and a section of the footpath leading from the footbridge. Also seen from this viewpoint is a carpark along the side of the road which appears to contain an array of vehicles including SUVs. Across the road is the area of land in question, known as Area 'A'. In the far distance the church can just be seen.

In reality, if one approaches the church by motor vehicle along Pioneer Drive, the road is more prominent and larger vehicles such as camper vans almost obscure the church as seen in the Google image on the following page.



The view of the church as seen from RK Viewpoint 1

Viewpoint 2

The image that Mr Knott includes as that taken from Viewpoint 2 includes a section of Pioneer Drive, part of Area 'A' and a view of buildings in Tekapo township on the other side of Tekapo River, including the dome of the Dark Sky project.

Looking at the aerial photograph in his statement, Viewpoint 2 appears to be located further back along Pioneer Drive than the image would suggest. In reality, the view from that location is likely to include cars parked in a parking area adjacent to the statue of the Sheep Dog. It would also include a larger expanse of roadway, a private dwelling at no 24 Pioneer Drive and part of Area 'A'. In the distance, the roof of the church can be just made out.



The view of the church as seen from RK Viewpoint 2

3 Conclusion

Viewed from both directions, the church can just be seen amongst a clutter which includes the roadway, parked cars and other vehicles and various buildings. As a result, the church is not prominent when viewed from either direction. Some elements, in particular, the carparks and vehicles parked thereon, in my opinion, actively detract from the heritage values of the church.

In reality, a view of the church that is uncluttered by other elements in the landscape such as the carparks and buildings cannot be fully obtained until one is half way around the bend in the

road. The church is then seen as it was originally conceived in isolation on its elevated mound against a background of the sky, the lake and the mountains.



View of the Church of the Good Shepherd as viewed from the bend in Pioneer Drive

At this point, the area of land known as Area 'A' is behind the viewer and does not contribute significantly to the visitor experience and in fact is unlikely to even feature in the viewers' consciousness. I believe this would still be the case if Area 'A' was developed in accordance with the development controls contained within the 'low density' zoning.

Objective HH02 in the Proposed District Plan aims to ensure that the historic heritage values of the Church of the Good Shepherd and the sheepdog statue are maintained. In my evidence given at the hearing I stated at paragraph 48 that *"In my opinion, Objective HH02 would still be satisfied without the inclusion of Area 'A'"*. I remain of that opinion.

Dave Pearson, B Arch ANZIA

19 June 2025