

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

Plan Change 28 Historic Heritage

Details of Applicant:

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Date: 13th January 2025

I am a retired secondary teacher with formal qualifications in Physics, Surveying, and Planning who now lives at Burkes Pass about 40% of the time.

Together with my wife, Jane, we own two heritage cob cottages: Alma Cottage for about 40 years and Anniss cottage for about 20 years.

Over the years I have spent more voluntary time than I care to admit on heritage and community projects at Burkes Pass mainly in a “hands on” role including:

- Restoration of Alma Cob Cottage
- Continuing restoration work on Anniss Cob Cottage starting at a complete ruin.
- Part restoration and maintenance work on Highfield Cob Cottage including rebuilding cob wall and back lean-to, partly reroofing, drainage works, painting, erecting spouting, and regular gutter clearing and mowing for the last 20 years.
- Establishing and regular mowing of the Heritage Walk from the Cemetery through the township to Galaxy Lounge.
- Preparing and erecting interpretation panels for the heritage walk.
- Working on St Patricks Church including building an alarm system, installing security cameras, floodlighting, constructing a picket fence and gates, and helping with tree work.
- Fencing and planting cabbage trees for Cabbage Tree Flat,
- Assisting in the build of the Musterers Hut
- Planting and maintaining of entrance thresholds
- Construction of the entrance signs for the township and other signage,
- Tree work along the heritage walk
- Firewood fundraising for the Heritage Trust.
- Assisting the Te Kopi-o-Opihi Awa Restoration Project with planting, weed and pest control, fencing, watering, tracking, tree felling and mulching.
- Managing the BPHT web site and facebook pages and publishing the newsletters.

Submission

The specific provisions of the proposal that my submission relates to are as follows:

Historic Heritage

- **Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay**
- **Potential new individual heritage items**

1. I oppose the Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay adopted by the council Nov 2024
2. I support the Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay as recommended by heritage expert Richard Knott in his assessment 4 July 2024
3. I support the inclusion of all the heritage items recommended by Richard Knott especially the School Teacher's House, Burkes Pass Accommodation house (Former Paddy's Market Homestead) Elm Tree Cottage and Highfield Cottage.

The reason(s) for my submission are: (state in summary your reasons, and whether you seek any amendments)

1. My opposition to the Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay adopted by the council Nov 2024 is because the proposal is short-sighted and will not protect the heritage values viewed from the highway as intended. (see adopted overlay map in Appendix 3)

The reasons that the council adopted this reduced overlay are faulty:

- a. The council at their workshop of 10 Sept (see link to minutes and video in appendix 1 and 2) have ignored their own heritage expert recommendations and their own survey feedback which overwhelmingly supported the recommendations of Richard Knott 4 July 2024.
- b. Some councillors claimed that the heritage overlay would cause a traffic hazard and there would be inadequate parking for those wanting to stop and marvel at the heritage overlay! And that NZTA had not been consulted.
This is NOT true.
NZTA have been extensively consulted over a lengthy period by the Burkes Pass Heritage Trust and have mitigated the traffic problems to their satisfaction. These include allowing the BPHT to erect large Heritage Township signs and planting thresholds at the entrances to the township, extra widening on both sides for vehicles to pull off, a parking lay-by on each side of the road, reducing the speed limit from 100 to 60k/h and earthworks to improve sight lines on the corner.
At present, the vast majority that stop do so to view a local business and/or visit the toilet on the other side of the road. A heritage overlay on the council plans (which will have no signage) will certainly not cause a problem.
- c. The council removed three strips along the roadside from the original Heritage Overlay for reasons that they did not want to restrict individual property owners. But they already restrict property owners in the Low-Density Residential Zoning rules. However, these rules are insufficient for a heritage area.

The areas removed are:

- i. The strip between the Mount Cook Road Board house and the Old School. This contains the two sections and the site of the old Rabbit Board buildings both of which are areas prime for development.
- ii. The strip between the Hotel and the Church. These have existing buildings with designs reasonably compatible with heritage values but future redevelopment needs to be considered.

iii. The strip between the Mount Cook Road Board house and the Burkes Pass Accommodation house (the Former Paddy's Market Homestead)

I believe anyone who buys or bought one of these properties should realise that they are in a sensitive location in the heritage corridor as there are large signs at each end of the township to indicate this and especially that First National advertising for the sections stated "Seize the opportunity to own your own piece of paradise in the historic enclave of Burkes Pass". Some appropriate design and colour guidelines for structures can be expected. Indeed owners of properties may welcome some guidance for what is deemed appropriate.

d. The adopted overlay has been restricted to boxes around heritage items plus a fencing rule over the whole township to maintain an open space feel. This is essentially the original overlay recommended by Richard Knott (which includes the strips in c above) with the building design and colour guides removed while retaining the fencing rule.

I cannot see the value of a fencing rule to give visibility from the road corridor without a rule for design of structures that would be viewed. Inappropriate structures viewed from the road will severely impact on the heritage items and character of the township.

2. My support for the Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay as recommended by heritage expert Richard Knott in his assessment 4 July 2024 is because:

(see the attached assessment and overlay map in appendix 4 and 5)

- a. This overlay was developed by a heritage expert after inspection of the site, direct consultation with those involved and access to previous work of spatial planning.
- b. The extensive report based on accepted NZ heritage methodology states: "***Overall the area has high heritage significance and contributes to an understanding and appreciation of the history and cultures of the district and the district's identity and should be added to the schedule of heritage places within the Mackenzie District Plan.***"
- c. **This overlay has the best chance of achieving a heritage town concept.** This is a once-in-a-lifetime opportunity to conserve the heritage values of the township while permitting appropriate development.
- d. This overlay will enhance the economic well-being for the Mackenzie district in the same way as the Heritage Precincts in Otago: These being
 - St Bathans Heritage Precinct
 - Clyde Heritage Precinct
 - Old Cromwell Heritage Precinct
 - Ophir Heritage Precinct
 - Naseby Heritage Precinct
 - Arrowtown Residential Historic Management Zone

This is not a radical idea but a sensible business plan to protect the values that visitors come here for. Otago have the vision. Why not the Mackenzie?

- e. It should be noted that this overlay is already a compromise of ideas proposed by spatial planning and the first overlays proposed for the district plan. Mr Knott after consultation had already removed contentious items.
- f. The MDC's own survey showed that the vast majority of respondents (about 70%) supported this overlay, most giving reasons while 12% did not support it (most giving no reason)

3. My support for the inclusion of all the heritage items recommended by Richard Knott, especially the School Teacher's House, Burkes Pass Accommodation house (Former Paddy's Market homestead) Elm Tree Cottage and Highfield Cottage is because

- a. All heritage items, that have been identified as such using a heritage expert and accepted methodology, should have some protection for the future whether or not the present owner agrees. Once a heritage item is gone then it is gone for good.
- b. The School Teachers House, Burkes Pass Accommodation house (Former Paddy's Market Homestead) and Elm Tree Cottage are essential parts to the fabric of the Burkes Pass Heritage Township.
- c. Highfield Cottage should be included in the MDC register because it has had a huge community input to restore and weatherproof as well as significant community funding over the last 20 years.

4. Other Considerations

- a. There needs to be a provision to protect the view of heritage items from the road corridor. It seems there is no protection apart from the need for a resource consent (which may or may not be notified). There are 3 properties (the School, the School House, and Anniss Cottage) in which the front yard potentially could be subdivided or a structure built.
- b. The two new sections next to the old School that were removed from the heritage overlay have the potential to be subdivided many times which would vastly reduce the open space feel. These sections are in the Low Density Residential Zone which stipulates a minimum of 400 square metres. These sections are 4150 square metres.

Submission Request

- That the Te Kopi-o-Ōpihi / Burkes Pass Heritage Overlay **as recommended by heritage expert Richard Knott in his assessment 4 July 2024** be reinstated (including building guidelines)
- That all the heritage items recommended by Richard Knott be included on the heritage register.
- That for all the heritage items the following should be Non-Complying Activities
 - inappropriate alterations as viewed from the road
 - structures erected to compromise the view of the heritage item from the road.
- That sections in the heritage overlay have a minimum size appropriate to give an open space feel.

I wish to be heard in support of my submission

If others make a similar submission, I would **not** be prepared to consider presenting a joint case with them at any hearing.

Date: 13 Jan 2025

Graham Batchelor

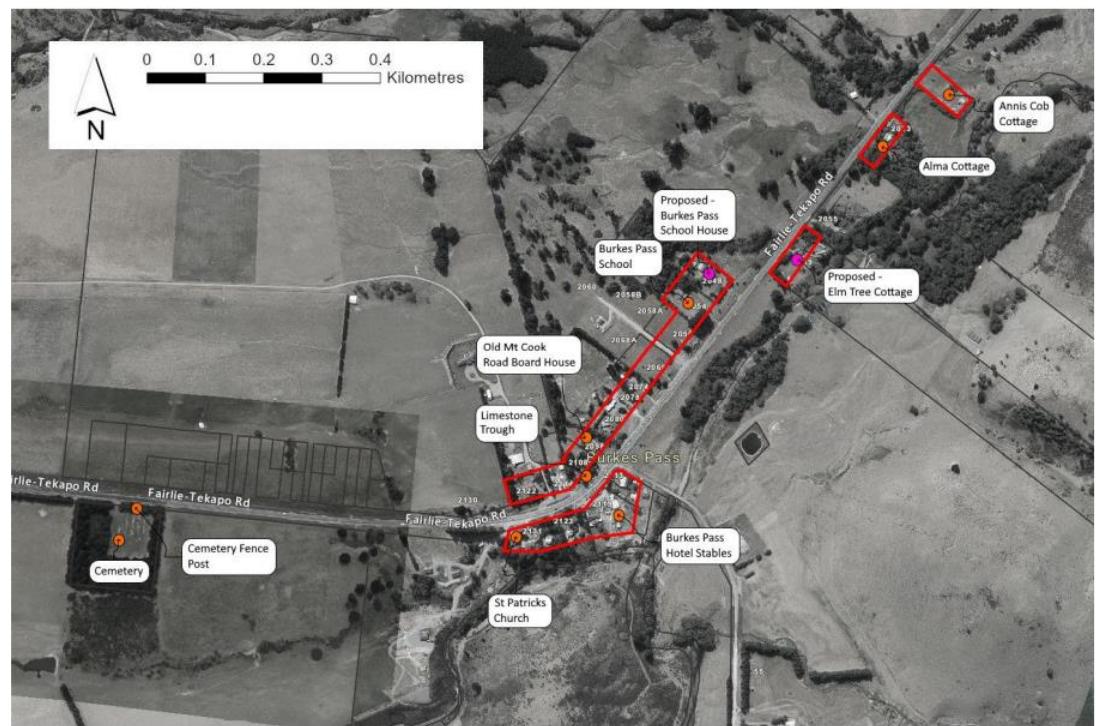
Appendix

1. Link to council workshop 10 sept 2024 where historic heritage at Burkes Pass was discussed:
<https://hsdocssuite.blob.core.windows.net/docassembler-web-publishing/4087fe93-8b51-43a1-8104-8329b500fafb/28c90b00-13ca-40f8-a269-411973ad6c91m/Council%20Workshop%20-%2010%20September%202024%20-%20Minutes.pdf?sv=2023-01-03&si=docassembler-web-publishing-18C143F0A12&sr=c&sig=MtRove4t0uZK38WJBP8ve7kY5tT6nhv8O3CCOzmyCM4%3D>
2. Link to video of workshop 10 Sept 2024 on youtube :
<https://youtu.be/kgd942vr9mU>
3. Council adopted heritage overlay Nov 2024 which I do **NOT** support: (Shown in purple boxes)



4. Richard Knott's detailed heritage report 4 July 2024 accompanies this submission

5. Richard Knott's Recommended Heritage Overlay 4 July 2024 which I **DO** support.



Mackenzie District Plan Review

Historic Heritage

Assessments

4th July 2024



Richard Knott Limited

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

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1. Summary

This report has been prepared as part of the Mackenzie District Plan Review– Stage 4, and in particular the review of the Historic Heritage provisions and schedule within the plan.

Engagement with rūnaka, owners of heritage items that are currently scheduled in the Operative Plan, with Heritage New Zealand Pouhere Taonga (HNZPT) and with the general public resulted in the identification of a number of potential new heritage items, and the opportunity to consider the setting associated with some existing heritage items.

Having carried out site visits to each site which has been assessed, the following changes are recommended to the Heritage Items Schedule and provisions to manage heritage values in the Mackenzie District Plan:

Proposed Heritage Overlay:

- 1) Burkes Pass Township

Proposed Additional Historic Heritage Buildings:

- 2) Opawa Homestead, 258 Rutherford Road, Albury
- 3) Elm Tree Cottage, 2059 State Highway 8, Burkes Pass
- 4) Burkes Pass School House, 2048 State Highway 8, Burkes Pass
- 5) Highfield Cottage, 1276 Fairlie-Tekapo Road
- 6) Former Fairlie Post Office, 39 Main Street, Fairlie
- 7) Fairlie War Memorial, State Highway 8, Fairlie
- 8) Twizel Heritage House and Machinery Display, Wairepo Road, Twizel

Addition of a plan identifying the setting for existing heritage items:

- 9) For the Church of the Good Shepherd (existing item H18) and the Statue of Sheepdog (existing item H45),

2. Introduction

This report has been prepared as part of the Mackenzie District Plan Review– Stage 4, and in particular the review of the Historic Heritage provisions and schedule within the plan. It has been prepared by Richard Knott. Richard has worked in the areas of heritage, special character, urban design and planning since 1989. He holds post graduate qualifications in all of these areas.

Direct engagement by the Council with rūnaka, owners of heritage items that are currently scheduled in the Operative Plan, with Heritage New Zealand Pouhere Taonga (HNZPT) and with the general public resulted in the identification of:

- A list of buildings to be assessed to identify whether they should be added to the list of scheduled heritage items in the District Plan.
- Burkes Pass and Twizel town centre to be assessed as to whether they should be identified as heritage precincts in the District Plan.
- Whether the Church of the Good Shepherd and Irishman Creek, already identified in the District Plan as heritage items, would benefit from the identification of a heritage setting.

Owners of the items/sites were initially contacted by the Council by letter. Richard Knott then contacted owners by telephone and email to arrange times for visits to take place. Where a landowner did not respond to the mail, email and telephone contacts made to them, a site visit was not undertaken onto their private land. Where a site visit was not possible, recommendations have not been made. The sites not assessed are identified in Section 7 below. Subsequent to the site visits, assessment has been prepared for each item/site/area. Site visits have been made to all sites where an assessment has been prepared.

In preparing this report Richard Knott was provided with assessments which had been prepared for some of the proposed buildings in 2014. A number of landowners indicated in conversation that they were unhappy that they had not been made aware of the preparation of these earlier assessments, or of the site visits which were carried out as part of their preparation (which from the photographs within them included entry to private land and to the interior of non-occupied buildings). As set out above the current assessment has taken a different approach; where a landowner did not provide permission to enter a site an assessment was not prepared.

The assessment of the heritage values of the buildings/sites included within the 2014 work has not been relied upon for the new assessments, ensuring that it is independent and not influenced by this earlier work. However, the research and history included within those assessments has been used; to not do so would have potentially led to significant additional cost to Council.

Richard Knott Qualifications and Experience

- Post Graduate Diploma Building Conservation, School of Conservation Sciences, Bournemouth University
- Master of Arts Urban Design, University of the West of England
- Bachelor of Planning
- BA(Hons) Town and Country Planning

Richard Knott Professional Memberships

- Institute of Historic Building Conservation, UK
- New Zealand Planning Institute
- Royal Town Planning Institute, UK (Chartered Town Planner)
- Institute of Highway Engineers

To expand his knowledge and understanding of global best practice in historic heritage, special character and visual impact matters Richard has undertaken overseas continuing professional development courses, including the 2016 University of Southern California Fundamentals of Heritage Conservation summer school and 2019 Planning Institute of Australia landscape and visual assessment training.

Example relevant experience

- Area wide heritage and conservation areas studies; identifying and designating new conservation areas/heritage areas (including a whole of city study for Hamilton City Council).
- Historic Heritage Assessments.
- Conservation Area Appraisals.
- Managing heritage assistance funds.
- Conservation plans for historic heritage buildings.
- Advice to a significant number of heritage building owners regarding re-use, alteration and repair, ranging from medieval to post-modern buildings.
- Assessment of many proposals to alter or demolish heritage buildings.
- Author of various conservation and heritage design guides.
- Masterplans for historic town centres, most recently a town centre Masterplan for Opotiki Town Centre.

3. Methodology for the Assessment of Historic Heritage

Assumptions

In preparing the assessments it is noted that the Council's preferred approach for the new Historic Heritage Chapter recommends that:

- An additional criterion be added to the criterion within the District Plan for assessing the historic heritage significance of heritage items.
- All existing items in Heritage Items Schedule of the Operative Plan be rolled over into the new plan, unless the physical condition of the heritage item is compromised to the extent that it can no longer retain its heritage significance, or the item no longer exists, or there is a resource consent provided for its demolition.
- The existing three categories of scheduled heritage items in the Operative Plan be combined into a single list, with one set of rules applying to all items (apart from relocation, where a two tiered approach is favoured).

This preferred approach is supported and informs the methodology for the assessments.

Criterion

The buildings/items/areas which have been proposed will be assessed to against the updated criterion set out below.

The items must exhibit high heritage significance against at least one of the criteria and contribute to an understanding and appreciation of the history and cultures of the district and the district's identity and be authentic or original condition to be considered for inclusion.

These criteria are broadly similar to those in the Operative District Plan, albeit that:

- The existing cultural criterion has been extended to include spiritual values
- Physical characteristics and architecture has been renamed Architectural and aesthetic
- Technological has been extended to include craftsmanship
- Environment and setting has been renamed Contextual
- Archaeological has been extended to include scientific values.

Historical and Social	Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;
Cultural and Spiritual	Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values; ¹
Architectural and Aesthetic	Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;

¹ The Cultural and Spiritual criteria is preliminary and will be amended to better reflect the distinct cultural characteristics for Te Manahuna / Mackenzie District, in consultation with Ngā Rūnaka.

Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

4. Assessment - Potential Heritage Overlays:

Burkes Pass Township

Date of site visits: 25th June 2023 and 16th February 2023

Recommendation and Summary of Heritage Values

Burkes Pass township is a surviving early European settlement township that enabled pastoral farming to become established in the Mackenzie area. It included accommodation, stables, blacksmith, stores, the church, administrative centre for the Mackenzie area, school and teachers house and worker dwellings. The township has undergone limited change since its original establishment and offers a clear insight into the life of early settlers.

Due to the limited change which it has undergone, and due to many original buildings and features still remaining, it is unique within the Mackenzie District, and likely for Canterbury and Nationally.

Overall the area has high heritage significance and contributes to an understanding and appreciation of the history and cultures of the district and the district's identity and should be added the schedule of heritage places within the Mackenzie District Plan.

Those places which most contribute to its significance are located along the State Highway, and include all historic buildings and structures within this area. However, these are interspersed with more recent development and open areas. As the more recent development does not actively impact the values of the area as a whole, it is not considered necessary to include these within the Heritage Overlay due to their overall spacious layout. Were the area more urban in character, with smaller lots and buildings which were closer to each other, it would likely have been appropriate to include them within the area. Likewise, whilst some of the open areas may have been used for social purposes, it is not considered necessary to further control their future development because of this.

The proposed boundary for the Burkes Pass Heritage Overlay is included as Appendix 2.

Background

Burkes Pass was named after Michael John Burke, a graduate of Dublin University, who discovered the pass leading into the Mackenzie Country in 1855. The village is the oldest European settlement in the Mackenzie District.

A dray track was cut through Burkes Pass in 1857–58, which soon became the main route for travellers into the Mackenzie basin. The Canterbury provincial engineer, Edward Dobson recommended a site for a service depot for coal, wood, and food supplies and centre for opening up the vast pastoral farming areas of the Mackenzie basin. Whilst a site was located for this, the first hotel (1861) was not established in that location, but at Cabbage Tree Creek in the valley behind where the current former hotel (1869) is today.

The town grew up around the hotel; first known as Cabbage Tree Creek, then Clulee, and finally Burkes Pass. Its heyday was 1890 to 1910 when there was a population of up to 143 and a three-teacher school.

The remaining township contains many of its original 19th century buildings, mainly along the Fairlie-Tekapo Road. This includes the St Patrick's Union Church (1871), School and School Teachers

House (1878), Mt Cook Road Board Office (later the District Council Chambers) (1876), Hotel Stables (1861), a remaining wing of the Hotel (1869), remains of the general stores, a range of homesteads and cottages.

Many of the buildings are constructed of weatherboard with corrugated iron roofing, although there are also three cod cottages; Alma, Anniss and Elm Tree cottages all dating from the 1870s/80s.

Remaining community facilities include the Burkes Pass Cemetery (first recorded burial 1873), the police pound for stray animals opposite the church (now within Paddy's Market Farm), the site of the ice skating rink (now altered) and the Dog Trial Hill (part of Aires Station) with remnants of wooden structures used by the Mackenzie Collie Dog club c. 1890, 3rd oldest in N.Z., the site of the original office was on the road verge by the hotel.

Whilst new development has taken place, newer dwellings are on similarly large lots to the remaining original buildings, with the generous space between buildings and significant building setbacks ensuring that they do not impact the spacious character of the village.

The village is sited on the source of the Opihi Awa, a major seasonal travelling route for Māori to gather mahinga kai, access Te Manahune/Mackenzie Basin and through to the West Coast for pounamu.



Figure 1: Site of the Burkes Pass Hotel (photo RKL 25 06 2023)



Figure 2: St Patrick's Union Church (photo RKL 25 06 2023)



Figure 3: Mount Cook Road Board Office (photo RKL 25 06 2023)



Figure 4: Mackenzie Collie Dog Trials, Burkes Pass, 1920s (from Albury Mob Facebook page)

Criterion	Comment/Assessment	
Historical and Social	<p>Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;</p>	<p><i>The establishment of Burkes Pass township is directly linked to the European settlement of the wider Mackenzie basin.</i></p> <p><i>It provided a key staging post and service depot which supported both the development of the surrounding area and the wider Mackenzie basin.</i></p> <p><i>These values are most directly illustrated by the buildings and structures along the State Highway. Whilst features such as the ice rink and dog trials hill are important to the history and social significance of the settlement, they make a lesser contribution.</i></p> <p><i>The Burkes Pass township has high historical and social significance.</i></p>
Cultural and Spiritual	<p>Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;</p>	<p><i>The Burkes Pass township has not been dominated by new development which could have diluted the ability to see and appreciate the original form of the settlement.</i></p> <p><i>Whilst the State Highway has overtime become better surfaced and busier, it still follows the general alignment of the original road.</i></p> <p><i>It is understood that the area has values to mana whenua, as the source of the Opihi Awa, although this has not been verified.</i></p> <p><i>As a result of the less than usual change which has taken place within the township, it more clearly displays the way of life in an early settlement within the Mackenzie area than other settlements. As such it has high cultural and spiritual significance.</i></p>
Architectural and Aesthetic	<p>Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;</p>	<p><i>A significant proportion of the buildings within the township were constructed with the 19th Century, close to the time of the establishment of the town. These generally have weatherboard elevations with corrugated iron roofs, timber joinery and traditional double hung sash windows or timber casements.</i></p> <p><i>However, there are three cob cottages, which are an important reminder of a form of construction adopted by early settlers.</i></p> <p><i>The simple building forms and materials utilised, along with the spacious lots and distance between</i></p>

		<p><i>buildings, also contribute to the character and amenity of the area.</i></p> <p><i>The township has high architectural and aesthetic significance.</i></p>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<p><i>The remaining cob buildings are an important illustration of a form of construction which was utilised by early settlers, and which has largely since fallen into disuse. Due to the existence of these buildings, the township has high technological and craftsmanship significance.</i></p>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	<p><i>Burkes Pass township is as a whole a landmark on the route from Fairlie to Tekapo.</i></p> <p><i>Further, it is located within a dramatic landscape setting, in particular when approached from the west, when it is viewed against the backdrop of the Albury Range.</i></p> <p><i>The township has high contextual significance.</i></p>
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<p><i>European settlement of the area dates to the mid-19th Century, with Māori history of the area dating prior to this. The area therefore can provide evidence and understanding about past events, activities, structures and people.</i></p> <p><i>The township has high archaeological and scientific significance.</i></p>

Twizel Town Centre Potential Heritage Overlay

Tasman Road and Mackenzie Drive, Twizel

Date of site visit: 15th February 2023

Recommendation and Summary of Heritage Values

Overall, due to the modifications which have taken place, the Town Centre exhibits no greater than moderate heritage values. A Heritage Overlay for Twizel is not recommended.

Background



Figure 5 The town Centre as it exists today (<https://www.thepress.co.nz/nz-news/350106920/destination-mackenzie-quiet-sleepy-then-it-went-boom>)



Figure 6: Twizel Town Centre under construction in 1971, (<https://www.thepress.co.nz/nz-news/350106920/destination-mackenzie-quiet-sleepy-then-it-went-boom>)

TWIZEL SHOPS

Work To Start Immediately

(N.Z. Press Association)

WELLINGTON, Jan. 30.

Construction of the first 10 shops in the new hydro-electric construction town of Twizel, will begin immediately, the Minister of Works (Mr Allen) said today.

The shops and related out-buildings should be completed within six months and applications to occupy them would be called soon in Dunedin, Christchurch and Wellington, he said.

Twizel was constructed as a worker's town for the Upper Waitaki hydroelectric scheme from 1968. It reached its maximum population of over 5000 in the mid 1970s, with the resident population dropping as the hydro scheme was completed in stages. Threatened with the town being disestablished, residents fought against this decision, and it became a Mackenzie County Council town in 1984.

Plans to begin construction of the first ten shops at a new Town Centre were reported in the Press in January 1970². The following month it was reported that the Ministry of Works had received hundreds of applications for occupation of the shops.³

In addition to the shops the Town Centre included the construction of a community centre, which the Press reported was to be opened in December 1971.⁴

The new town centre followed international trends and placed carparking at the periphery of the site, with the shops and community centre facing into a large public square and pedestrian spaces. These large car parks were accessed from Mt Cook Street and Mackenzie Drive, with a

large length of 90 degree on street parking supplementing this along Tasman Road. Buildings were linked by covered walkways to provide shelter from the sun in summer and inclement weather in winter. The open spaces between buildings appeared proportionate to the scale of the buildings, and included a large open area, which appears capable of being used for events and a more intimate space with trees providing shade during summer.

Since construction, whilst the majority of the shop buildings remain, the community centre has been demolished. This has created larger areas of open space. The small Council office building and

public toilet building have been constructed partly within the footprint of the removed buildings. The Four Square supermarket and Twizel Events Centre are set beyond the Mackenzie Drive car park, 80+ m from the remaining shops, separated by the car park and larger open space.

As a result of these changes the area no longer retains its cohesive appearance; the car park accessed from Mackenzie Street is now within the town centre, moving away from the pedestrian focused philosophy of the original layout. The larger open spaces do not reflect the spaces as originally constructed. These changes have significantly impacted the heritage values of the town centre area.

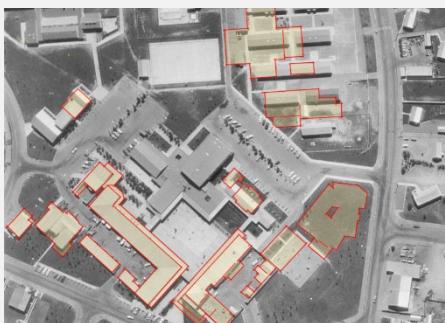


Figure 7: 1974 aerial photo with 2023 buildings outlined in red – outlines added by RKL (aerial photo sourced from retrolens.nz, licensed by LINZ)

² Press, Volume CX, Issue 32210, 31 January 1970, Page 44

<https://paperspast.natlib.govt.nz/newspapers/CHP19700131.2.195>

³ Press, Volume CX, Issue 32213, 4 February 1970, Page 1

<https://paperspast.natlib.govt.nz/newspapers/CHP19700204.2.6>

⁴ Press, Volume CXI, Issue 32769, 20 November 1971, Page 6

<https://paperspast.natlib.govt.nz/newspapers/CHP19711120.2.44.1>



Figure 8: One of the new buildings constructed on the edge of the town centre (photo RKL 15 02 2024)



Figure 9: Some of the original shops (photo RKL 15 02 2024)

Criterion		Comment/Assessment
Historical and Social	<p>Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;</p>	<p><i>Whilst the original shop buildings remain, and in part illustrate the original social significance of the town centre, the demolition of the original community centre buildings, the creation of larger areas of open space which lack cohesion or obvious purpose, and the construction of the supermarket and events centre beyond the original car park area, has had a significant impact on the historical significance of the area as an example of early 1970s town centre layout and design.</i></p> <p><i>As a result of the changes, the town centre only exhibits moderate historical and social significance.</i></p>
Cultural and Spiritual	<p>Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;</p>	<p><i>The Town Centre does not display any obvious cultural or spiritual value.</i></p>
Architectural and Aesthetic	<p>Values that demonstrate or are associated with: a particular style, period or designer, design values,</p>	<p><i>As originally constructed the Town Centre was a good example of early 1970s town centre design, drawing on the design of New Towns in Europe, to create car free environments where both shops and</i></p>

	<p>form, scale, colour, texture and material of the place;</p>	<p><i>community facilities were provided in a single location.</i></p> <p><i>The demolition of the original community centre buildings, the creation of larger areas of open space, and the construction of the supermarket and events centre beyond the original car park area, has had a significant impact on the historical significance of the area as an example of early 1970s shopping centre layout and design.</i></p> <p><i>As such, the Town Centre as existing today exhibits only moderate architectural and aesthetic heritage value.</i></p>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<i>The Town Centre does not display any obvious Technological or Craftsmanship heritage value.</i>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	<i>As a result of the changes which have been made the Town Centre as existing no longer displays consistency of design, and as such does display Contextual heritage value.</i>
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<i>The area was developed in the early 1970s and is unlikely to reveal any Archaeological or Scientific heritage value.</i>

5. Assessment - Potential new individual heritage items

Albury

Railway Station Master's House

State Highway 8, Albury

Date of site visits: 15th February 2023

Recommendation and Summary of Heritage Values

Due to the alterations which have been made to the building, including it being clad in plastic weatherboard, extensions, and alterations to the windows, along with the removal of the railway lines and buildings and structures associated with the railway (apart from the platform which in part remains), the building exhibits no greater than moderate heritage values. It is not recommended that it be added to the schedule in the District Plan.

Background

In 1872 the Canterbury Provincial Government decided to establish a branch line from Washdyke to Pleasant Point to serve the large agricultural hinterland. This line was finished in early December 1875 and opened on 24 December 1875.⁵ The line was further extended and reached Opawa (now Albury) in 1876.⁶ It is understood that the Station Masters house was constructed the following year, located immediately to the southeast of the platform. There was a platform, a station building on the platform and a shed to the east of this (north of the house, south of the shed); as illustrated in Figure 10. The line closed in 1968, and it is understood that the house was sold by New Zealand Railways in the early 1970s.

The railway line has been lifted and the platform has in time grassed over and the other buildings associated with the railway removed. The vehicular access from the State Highway has realigned to shorten the route to the house, and cuts over the position of the old platform.

The house has been extended over time, such that it is now significantly larger than the original. This includes an extension to the length of the building, with a shallower pitch ridged roof than the original building, an open car port on the end of this extension, and a lean-to on the east side of the building. The extensions incorporate timber casement windows rather than the double hung sash windows in the original building, and various windows in the original building have been altered from their original form (from double hung sash to casement or doors).

The elevations of the building have been clad in narrow plastic weatherboards, although what appears to be the wider and thicker original weatherboards remain the south gable of the original building (above the shallower pitch roof of the extension). The roof remains corrugated steel with a single plastered chimney; with corbelled detail at the top and two flues emerging from it. The north gable has attractive decorative bargeboards.

The changes noted above, and in particular the changes to the cladding and windows, have had a significant impact on the integrity of the building.

⁵ <https://www.heritage.org.nz/list-details/1991/Listing>

⁶ <https://www.stuff.co.nz/timaru-herald/news/118151527/albury-pubs-140th-anniversary-a-celebration-for-the-locals>



Figure 10: Cropped extract from Whites Aviation aerial photograph 1964, showing the station masters house, goods shed and station buildings (<https://natlib.govt.nz/>)



Figure 11: (top left) The building as existing, from the northwest. Note the altered cladding, altered windows in both elevations, and the lower pitch extension added on the south (photo RKL 15 02 2024)

Figure 12: (top right) The building as existing, from the east. Note the altered windows, the lower pitch extension added on the south and the lean-to extension (photo RKL 15 02 2024)

Figure 13: (bottom left) Remains of the original platform to the right (its edge is marked by the end of the wire supporting the red marker) (photo RKL 15 02 2024)

Criterion	Comment/Assessment	
Historical and Social	<p>Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;</p>	<p><i>The house is directly associated with the railway, which itself was a very significant step towards providing improved transport links, which would in turn allow the further settlement of the area. However, the significance of this has been superseded by the further extension of the railway to Fairlie, which has developed into a far larger settlement.</i></p> <p><i>The historical significance of the building has been undermined by the installation of the plastic weatherboard which impacts the overall integrity of the building. As such, the building has only moderate historical and social heritage significance.</i></p>
Cultural and Spiritual	<p>Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;</p>	<p><i>No cultural or spiritual values are known.</i></p>
Architectural and Aesthetic	<p>Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;</p>	<p><i>Whilst it is possible to still understand the original form of the building, it has been significantly altered and extended since it was first constructed. This is aided by the extensions being clearly identifiable, with different roof forms and window designs.</i></p> <p><i>The previous assessment of the building, Arlene Baird, Davie Lovell-Smith 12 September 2014, states that:</i></p> <p><i>'Described by New Zealand Railways as a "Station Master's House, Second Class", this building is believed to be the only original example left in New Zealand from that era and design. New Zealand Railways replaced these houses with larger more functional designs from 1900 onwards.'</i></p> <p><i>This statement is not referenced and I am not able to verify it. However the changes to the original</i></p>

		<i>building, including altered windows and cladding, have had a significant impact on its integrity. As such the building only has moderate architectural and aesthetic interest.</i>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<i>The use of materials, finishes and/or technological or constructions methods of the house is not unusual.</i> <i>The house does not display technological and craftsmanship heritage value.</i>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	<i>The relationship of the building to the railway, platform and railway buildings was significant. However with the removal of these features it is not possible to understand this former relationship.</i> <i>As such the building does not have contextual heritage significance.</i>
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<i>The building was constructed prior to 1900, and therefore has the potential to provide information about past events, activities, structures or people.</i> <i>However, with the clearings of much of the surrounding land through the removal of the railway lines and the associated buildings, along with the alterations which have been made to the house, this potential has been reduced.</i> <i>The building has moderate architectural or scientific value.</i>

Opawa Homestead
258 Rutherford Road, Albury

Date of site visit 15th February 2023

Recommendation and Summary of Heritage Values

Opawa Homestead is a surviving early homestead, which has social significance not only to Albury and the local area, but nationally as the location of the first national Ice Hockey championship.

Whilst the homestead has been significantly altered since it was first constructed in around 1862, as it stands the building has a cohesive appearance and reflects elements of the arts and crafts/craftsman styles. It is well maintained, is in good condition and has an ongoing use as a boutique bed and breakfast.

Overall the building has high heritage significance and contributes to an understanding and appreciation of the history and cultures of the district and the district's identity and should be added to the schedule of heritage places within the Mackenzie District Plan.

Background

The previous assessment, Arlene Baird, Davie Lovell-Smith 19 October 2014, provides a history of the property and building:

'The Homestead property originally comprised of Runs 223 and 318. In 1856 Kennaway and Delamain applied for Run No. 223 as it backed their station Rollesby. In 1859 they also applied for Run No. 318, Mount Nessing on the southern side of the Opawa River. Opawa was sold to Isaac Brentnall Sheath in 1862 and the homestead was constructed. In May 1864 Sheath also purchased Albury. This was a time of religion at the homestead with Opawa being the base for Catholics in the area, prior to St Paul's Catholic Church being built in Albury. Mass for the local community was held here on a regular basis.

In 1868 wool prices slumped and Sheath lost Albury. In 1869 he sold Opawa to F.G. Dalgety and in October 1870 it was sold again to John and Robert Rutherford. In 1878 John bought out Robert's share of Opawa. All the Mackenzie stations suffered great losses in the 1895 winter. Opawa's leasehold fell due in 1903 and in the same year he sold his freehold to the Crown. The government subdivided the land into the Chamberlain Settlement, John retained the 640 acres around the homestead. Upon his death in 1924 the Opawa homestead block was sold.

Opawa was extensively altered after Rutherford's departure and it changed hands many times. On 25th June 1937 Opawa was the site of the inaugural meeting of the New Zealand Ice Skating Association. This was held after local farm workers had played the initial game for the Erewhon Cup on a rink constructed with the aid of draught horses and which is still remaining as a pond in front of the house.

The landscaped grounds were laid out by Alfred Buxton (1872-1950), who was considered to be one of the most significant landscape gardeners in New Zealand in the first half of the twentieth century. These grounds are still in excellent condition with extensive mature planting along the entrance drive and open lawns and fishponds to the front of the homestead.'

This history is consistent with that given on the owner's website. The property is currently run as a bed and breakfast.

The building appears to have originally been constructed as a single level homestead and over time has been extended both into the roof space, with the addition of dormer windows and gables, and in footprint.

The elevations are consistently constructed of weatherboard, with a corrugated iron roof. The front roof is now dominated by two large shingle clad gables; it appears that these were added in the 1920s. There is a single orange brick chimney on the roof slope between these. Shingles are used on the many dormer windows and smaller gables added to the house. The shape and detailed design of windows varies. Whilst some double hung sash windows remain, the majority appear to be side hung casements, divided by glazing bars. Their shape and proportion varies. They generally have simple external architraves around them, in contrast to the remaining sash windows which have moulded timber architraves. The change to side hung timber casement windows and the relatively shallow pitched roofs and shingles of the gables and dormers together reference the arts and crafts/craftsman style popular at the time.

At the rear wings have been added and further extensions added to the roof, which result in the building having a complex roof form.

Overall the building appears in good condition, despite its complex roof form which brings the need for systematic regular maintenance. Changes to streams beyond the site have left the former ponds to the front of the house dry and these are now altered to be used for outdoor seating, and a historic barn away from the house has been partly demolished for health and safety reasons.



Figure 14: Front (north) elevation (photo RKL 15 02 2024)



Figure 15: Side (west) elevation (photo RKL 15 02 2024)



Figure 16: View from northwest (photo RKL 15 02 2024)



Figure 17: View from the south (photo RKL 15 02 2024)



Figure 18: Homestead circa 1925, just after the second gable was added (from Albury Mob Facebook page)



Figure 19: Erewhon Cup Tournament 1948 Albury, South Island, New Zealand
(<https://www.nzicehockey.co.nz/about/>)

Criterion	Comment/Assessment	
Historical and Social	<p>Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;</p>	<p><i>Whilst the ownership of the building and land has changed many times, it is still directly associated with the early settlement of the area, and has played an important role in the community, including being the home of ice hockey in New Zealand with local farm workers playing their initial game there in 1937 for the Erewhon Cup.</i></p> <p><i>The Homestead therefore has high Historical and Social heritage significance.</i></p>
Cultural and Spiritual	<p>Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;</p>	<p><i>The homestead is seen as the home of ice hockey in NZ. Photographs of ice hockey games at the Homestead appear on the New Zealand Ice Hockey Federation website, and I therefore conclude that they consider the Homestead to be significant to the establishment and growth of their sport in New Zealand⁷.</i></p> <p><i>The Homestead therefore has high cultural and spiritual heritage significance.</i></p>
Architectural and Aesthetic	<p>Values that demonstrate or are associated with: a particular style, period or</p>	<p><i>The building has undergone change over time, which has resulted in significant alterations to the architecture of the building. As it stands the building</i></p>

⁷ Te Ara, the encyclopedia of New Zealand, states 'In 1937 at a tournament at Ōpawa, South Canterbury, teams competed for the Erewhon Cup. On the same occasion the New Zealand Ice Skating Association (NZISA) was formed. After previous attempts to break away from the NZISA, supporters of ice hockey formed the New Zealand Ice Hockey Federation in 1986.' <https://teara.govt.nz/en/ice-sports/page-3>

	designer, design values, form, scale, colour, texture and material of the place;	<i>has a generally cohesive appearance and reflects elements of the arts and crafts/craftsman styles. As such it has high architectural and aesthetic historic significance.</i>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<i>The use of materials, finishes and/or technological or construction methods of the house is not unusual. The house does not display technological and craftsmanship heritage value.</i>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	<i>The Homestead is located in a remote location with large stands of trees on three sides. It is not a building which is viewed within the landscape, which is a landmark or which necessarily contributes to the identity of the local area.</i> <i>The loss of the ponds to the front of the site, which were previously a significant feature of the setting of the Homestead, and which were in wintertime used for ice hockey, has degraded the context of the building.</i> <i>Overall, the building does not exhibit contextual significance.</i>
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<i>The building was constructed prior to 1900, and therefore has the potential to provide information about past events, activities, structures or people. This includes the early national ice hockey competitions which were held there.</i> <i>The building has high archaeological or scientific value.</i>

Burkes Pass

Burkes Pass Ice Rink 237 Rollesby Valley Road, Burkes Pass

Date of site visit: 16th February 2023

Recommendation and Summary of Heritage Values

Due to the alterations made to the ice rink, with the use of mechanical equipment, it exhibits no greater than moderate heritage values. It is not recommended the Ice Rink be added to the schedule in the District Plan.

Background

The Burkes Pass Ice rink is an open-air seasonal rink formed by flooding a levelled area from the adjacent Burgess Creek. It is contained by earth banks. The adjacent hillside and surrounding trees offer shade, and encourage the low temperatures needed for ice to form.

It is understood that it has been in existence since the 19th Century, although from conversations with the landowner (Mr Allan) it appears that it has gone through phases of use, rather than having been in use every winter. This includes being active in the 1990s.

Having visited the rink, it is clear that work has taken place in recent time to improve the retaining banks and form of the rink using mechanical diggers, rather than by hand. The shape and form of the banks is now different to what they would have been historically. This has significantly impacted the historical integrity of the original ice rink.



Figure 20: The ice rink during summertime (photo RKL 16 02 2024)



Figure 21: The ice rink during summertime (photo RKL 16 02 2024)

Criterion		Comment/Assessment
Historical and Social	Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional,	<p><i>At times during its history, the ice rink has played an important social role for the Burkes Pass community. However, the historic integrity of the ice rink has been undermined by the upgrade of the banks and its shape and form using mechanical machinery, which has altered its overall form and appearance.</i></p>

	economic, political or other patterns;	<p><i>In addition, there are other ice rinks within the region. Without a thematic study, which is beyond the scope of this project, it is not possible to determine whether there are other examples of ice rinks which are more complete and/or less altered, and of greater heritage value, or whether this rink is of greater value than others (albeit that a visit was made to the Fairlie ice rink, which without detailed study, appears to be more complete and to have remained in constant use each winter, rather than intermittent winter use).</i></p> <p><i>As such, the ice rink has only moderate historical and social heritage significance.</i></p>
Cultural and Spiritual	Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;	<i>No cultural or spiritual values are known.</i>
Architectural and Aesthetic	Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;	<i>The modifications which have been made to the rink, using mechanical machinery, have a negative impact on its aesthetic values. As such the ice rink has no architectural or aesthetic heritage values.</i>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<i>There is nothing unusual in the original form and construction of the ice rink. It does not display any technological or craftsmanship values.</i>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or	<p><i>The ice rink is not easily seen. It is remote from the majority of historic buildings within the Burkes Pass area.</i></p> <p><i>The ice rink does not have contextual heritage value.</i></p>

	streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<i>It is understood that the site was used as an ice rink before 1900. However, the use of mechanical equipment to upgrade the rink may have inadvertently damaged any evidence of past use. Overall, the ice rink likely has limited potential to provide understanding regarding past events, activities, structures and people.</i>

Elm Tree Cottage
2059 State Highway 8, Burkes Pass

Date of site visit: 16th February 2023

Recommendation and Summary of Heritage Values

Elm Tree Cottage is constructed of cob. It is associated with the early settlement of the area and is an important illustration of a form of construction which was utilised by early settlers, and which has largely since fallen into disuse. Its simple, functional vernacular design is typical of the cob cottages in the area. It has heritage significance and contributes to an understanding and appreciation of the history and cultures of the district and the district's identity and should be added to the schedule of heritage places within the Mackenzie District Plan.

Background

Elm Tree Cottage is an occupied cob cottage, located adjacent to the State Highway, within Burkes Pass township. It is positioned perpendicular to the road.

Views of the cottage are limited by a tall hedge planted along the roadside boundary of the site.

The previous assessment, Arlene Baird, Davie Lovell-Smith (with information provided by Jane Batchelor BPHT) 3 September 2014, states:

'William Anniss was an immigrant who arrived in Lyttleton on the 'Columbus' in September 1873. He built this cottage in the 1880s and occupied it with his wife and 9 children up until their deaths in the early 1900s. The cottage changed ownership many times over the next few decades until it was bought by a neighbouring land owner in 1952, whose interest was in grazing the land. In 1984 the cottage was sold to John Anderson of Timaru, by which time the building had deteriorated considerably. Mr Anderson made major repairs including reinstating windows, repairing damaged walls, rebuilding verandah and fitting a kitchen, bathroom, sunroom and storeroom.

The cottage is currently known as Elm Tree Cottage but was previously known as Whytes Cottage.'

William Anniss' brother, John Anniss built the house 370m to the northeast (already scheduled, Anniss' Cottgae, item H83), which he and his family occupied until 1911 before they relocated to Curraghmore Station.

Like Anniss' Cottage, and the other cob cottages in the local area, the cottage is a basic linear form, with a gabled ridged roof running along the width of the building. A covered verandah has been added to the front (facing northeast) and a timber framed lean-to at the rear with corrugated iron cladding (facing the direction of the current vehicular access). There is a car port integrated into the southeast end of the building.

Windows are all timber casements (these are likely replacements).

I understand that significant work was carried out to the cottage in the 1980s to bring it back into good repair.



Figure 22: Front elevation, with added verandah (photo RKL 16 02 2024)



Figure 23: Rear elevation, showing the timber frame, corrugated clad extension (photo RKL 16 02 2024)

Criterion		Comment/Assessment
Historical and Social	Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;	<i>The building is associated with the early settlement of the area and as such has high historical and social heritage significance.</i>
Cultural and Spiritual	Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;	<i>No cultural or spiritual values are known.</i>
Architectural and Aesthetic	Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;	<p><i>The simple, functional vernacular design of the building is typical of the cob cottages in the area, built during this period of early settlement.</i></p> <p><i>The covered verandah and rear extension have been added to meet the functional requirements of the owners, rather than being designed to meet any particular architectural style.</i></p>

		<i>The building has high architectural and aesthetic significance.</i>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<i>This cob building is an important illustration of a form of construction which was utilised by early settlers, and which has largely since fallen into disuse. For this reason, the building has high technological and craftsmanship significance.</i>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	<i>The cottage is located within the Burkes Pass township. Whilst a feature of the township are the large lots and space between dwellings, the adherence of the dwelling to this means that it is read as being in keeping with, and as an integral part of, the township as a whole.</i> <i>As such it contributes to the heritage significance of the township as a whole and has high contextual heritage significance.</i>
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<i>The building was constructed prior to 1900, and therefore has the potential to provide information about past events, activities, structures or people.</i> <i>The building has high archaeological or scientific value.</i>

Burkes Pass School House
2048 State Highway 8, Burkes Pass

Date of site visit: 16th February 2023

Recommendation and Summary of Heritage Values

The Burkes Pass School House is associated with the early settlement of the area, and played an important role in the life of the township, supporting the ability to run the school, which would have been a central part of day to day life for children and their families. It has high heritage significance and contributes to an understanding and appreciation of the history and cultures of the district and the district's identity and should be added the schedule of heritage places within the Mackenzie District Plan.

Background

The Burkes Pass Heritage Trust have indicated that the school house was built at the same time as the School in 1878/9, as the residence for the schoolteacher, by Mr George Filmer, a contractor from Timaru. As was the case with the timber for the school, it is likely that the pit sawn timber for the school was carted from Kakahu Bush by Mr Bill Burgess and Mr Frank Popperwell by bullock teams.

When the school closed, the school house was taken over by the YHA in 1958. Each room had tiered bunks. There were 12 beds for men and six for women. It was in use by the Youth Hostel Association before the Tekapo YHA accommodation was in place. In 1966, 651 people stayed at the hostel but by 1969 Burkes Pass was no longer a desirable stopover for travellers and the YHA closed.

The school house is now again used as a single residence.

The school house building is constructed with weatherboard elevations under a corrugated iron roof. It has a single original brick chimney (this appears unused, with a new flue in the rear roof slope appearing active). The main building is a simple rectangular form, with two steps up to the central front door, framed by a tall double hung sash window to each side. There is a ridged roof porch over the front door, with simple detailing on each side. There is a lean-to on the rear. Most other windows are also tall double hung sash windows (recognising the high ceiling height in the house), although there is some variation in the lean-to, including a pair of full height glass doors.

Whilst the house requires exterior maintenance, it appears in generally good condition. Schist dry stone walls have been constructed by the current owner on the site frontage. Whilst these have been well built, they are not a feature which is characteristic of the local area.



Figure 24: View from the state highway berm (photo RKL 16 02 2024)



Figure 25: Three quarter view of front and side elevations (photo RKL 16 02 2024)



Figure 26: View of rear of building (photo RKL 16 02 2024)



Figure 27: The building is set above ground level at the front, but at ground level by the rear of the lean-to (photo RKL 16 02 2024)

Criterion		Comment/Assessment
Historical and Social	Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;	<p><i>The building is associated with the early settlement of the area. In addition, as the school masters house it played an important role in the life of the township, supporting the ability to run a school which would have been a central part of day to day life for children and their families.</i></p> <p><i>The building has high historical and social heritage significance.</i></p>
Cultural and Spiritual	Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place;	<p><i>No cultural or spiritual values are known.</i></p>

	significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;	
Architectural and Aesthetic	Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;	<p><i>The simple double fronted design and timber frame and weatherboard construction, is typical of buildings of the period, although more formal in appearance than the cob cottages built by some of the settlers during this period of early settlement.</i></p> <p><i>The building has high architectural and aesthetic significance.</i></p>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<p><i>The building does not display any particular technological or craftsmanship heritage values.</i></p>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	<p><i>The cottage is located within the Burkes Pass township. Whilst a feature of the township are the large lots and space between dwellings, the adherence of the dwelling to this means that it is read as being in keeping with, and as an integral part of, the township as a whole.</i></p> <p><i>In addition, the location of the building on the lot adjacent to the school, emphasises the important relationship between the two buildings.</i></p> <p><i>As such it contributes to the heritage significance of the township as a whole and has high contextual heritage significance in its own right.</i></p>
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<p><i>The building was constructed prior to 1900, and therefore has the potential to provide information about past events, activities, structures or people.</i></p> <p><i>The building has high archaeological or scientific value.</i></p>

Burkes Pass Hotel/Accommodation house

2119 State Highway 8, Burkes Pass

Date of site visit: 16th February 2023

Recommendation and Summary of Heritage Values

Whilst the building assists with illustrating the history and evolution of Burkes Pass township, it has been significantly rebuilt. Overall, the building, and retained west wing, if considered independently or together, exhibits no greater than moderate heritage values.

It is not recommended that either the building as a whole, or the west wing independently, be added to the schedule in the District Plan.

Notwithstanding this recommendation, it is noted that the building would make a positive contribution to the heritage values of a Burkes Pass Heritage Overlay.

Background

The Burkes Pass Hotel is perhaps the most memorable, and most visible building in the township. Located on the outside of a bend in the road, in the centre of the township, it is visible to traffic travelling in both directions along the State Highway. Added to this is the current retail use of the surrounding land, which encourages people to stop and spend time looking around the township.

A dray track was cut through Burkes Pass in 1857–58, which soon became the main route for travellers into the Mackenzie basin. The Canterbury provincial engineer, Edward Dobson recommended a site for a service depot for coal, wood, and food supplies and centre for opening up the vast pastoral farming areas of the Mackenzie basin. Whilst a site was located for this, the first hotel (1861) was not established in that location, but at Cabbage Tree Creek in the valley behind where the current former hotel (1869) is today.

The current former hotel building incorporates the remains of the original 1869 building. The town grew up around the hotel; first known as Cabbage Tree Creek, then Clulee, and finally Burkes Pass.

The original stables at the Hotel are already scheduled; item H85.

The original core of the building was the central section built in 1869, with the east and west wings, with front facing gables added in the 1870s/1880s. A fire destroyed all but the west wing in 1994.

The centre section of the building and east wing have been subsequently rebuilt, and the surviving west wing plastered to match. A bay window has subsequently been added to the front of the west wing.

Viewed from the street the hotel has an appearance broadly similar to that prior to the fire, albeit with the addition of the bay window discussed above. The casement windows along the west elevation of the building have likely been added after around 1910, so are a further alteration to the building.



Figure 28: View towards the front of the west wing (photo RKL 16 02 2024)



Figure 29: Views of the rear elevation and side elevation of the west wing (photos RKL 16 02 2024)



Figure 30: Photograph of the Hotel, likely 1860s. Provided by Burkes Pass Heritage Trust (from an album called 'New Zealand Views', South Canterbury Museum)



Figure 31: Burkes Pass Hotel. Labelled as 1875. Provided by Burkes Pass Heritage Trust (from Mackenzie District Archives)

Criterion	Comment/Assessment	
Historical and Social	<p>Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;</p>	<p><i>The establishment of the hotel has been fundamental to the growth of the Burkes Pass settlement. Throughout its history, including the uses on the site today, it has encouraged travellers to stop and spend time in Burkes Pass. It has provided a social venue for the community, and hosted formal meetings of predecessors to the Mackenzie District Council.</i></p> <p><i>However, the historical and social integrity of the building has been significantly reduced by the loss of the original building and the east wing, and the many changes made to the surviving west wing. This includes plastering the formerly weatherboard building, the addition of the bay window on the front gable and changes to other windows. As such, as it stands, the building has only moderate historical and social heritage significance.</i></p>

Cultural and Spiritual	Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;	<i>No cultural or spiritual values are known.</i>
Architectural and Aesthetic	Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;	<i>Whilst the building as existing, including the surviving west wing, emulates the hotel as it existed prior to the fire (and from the late 19th century), the building lacks integrity as it has been significantly rebuilt, and altered, such that it could be considered to be a new building. The use of plaster for the elevations is not authentic to the original building. As such, the building (and the west wing, if considered separately) only has moderate architectural and aesthetic heritage significance.</i>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<i>The building does not display any particular technological or craftsmanship heritage values.</i>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	<i>The building is a recognisable landmark, being located in a prominent position on the outside of a bend and visible to traffic travelling in both directions along the state highway. However, the contextual integrity of the building has been significantly reduced by the loss of the original building and the east wing, and the many changes made to the surviving west wing. This includes plastering the formerly weatherboard building, the addition of the bay window on the front gable and changes to other windows. As such, as it stands, the building has only moderate contextual significance.</i>

Archaeological or Scientific	<p>Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.</p>	<p><i>The building was constructed prior to 1900, and therefore has some potential to provide information about past events, activities, structures or people. However the loss of much of the original building in a fire, and its subsequent rebuild will have reduced that potential.</i></p> <p><i>The building has moderate archaeological or scientific value.</i></p>
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Highfield Cottage
1276 Fairlie-Tekapo Road

Date of site visit: 16th February 2023

Recommendation and Summary of Heritage Values

Highfield Cottage is constructed of cob. It is associated with the early settlement of the area and is an important illustration of a form of construction which was utilised by early settlers, and which has largely since fallen into disuse. Its simple, functional vernacular design is typical of the cob cottages in the area. It has heritage significance and contributes to an understanding and appreciation of the history and cultures of the district and the district's identity and should be added to the schedule of heritage places within the Mackenzie District Plan.

Background

Highfield Cottage is an unoccupied cob cottage, located on the edge of woodland above the Firewood Stream and Opihi River, close to the Mt Dobson Ski Field Road.

The Burkes Pass Heritage Trust (BPHT) estimate the building to have been likely constructed in the 1870s (although this is not verified). Like the other cob buildings in the local area, the cob used consists of mixed clay, manure and chopped tussock.

The previous assessment, Arlene Baird, Davie Lovell-Smith (with information provided by Jane Batchelor BPHT) 5th September 2014, indicates that the original occupants of Highfield Cottage were Donald and Helen Bain, who immigrated to New Zealand from Scotland in 1874 aboard the ship Pleiades. Mr Bain was one of the original selectors of land in the Burke survey district where he resided until his death at Highfield in April 1904. Mr and Mrs Bain's hospitable home at Highfield was apparently a welcome shelter for many a weary traveller over the years. Mrs Bain was a maternity nurse for the whole of the Mackenzie Country for a great number of years and often had to ford flooded rivers on horseback and travel many miles over snow covered tracks.

The cottage was later used to house seasonal labourers and as additional accommodation. A second house was built near the cob cottage about 50m west along the bank. It has been said that this was a converted stable and possibly built of stone. This building has since been demolished although the foundations are still visible.

Highfield Cottage featured in a short film called 'Embers' in September 2003, about a soldier coming home to his wife from WW2 after fighting the Japanese.

The cottage is a basic linear form, with a gabled ridged roof running broadly north-south (with the front of the cottage facing broadly east). There is a cob lean-to on the rear. A board and batten extension has been added at the west end, with the roof continuing over this. At east end at the rear there is a corrugated iron extension. The BPHT indicated that this was used as a dairy. There is a valley roof between this and the main building; this was leaking and caused significant damage to this section of the cob structure, causing the BPHT to rebuild this section of the wall. The windows in the cob structure are mainly double hung sash windows, with three-light, side-hung casements in the board and batten extension.

Whilst I understand the BPHT have carried out significant repair work to the building, it remains in poor condition.

The exterior of the cob walls is coated in a roughcast plaster/render. This appears very hard to touch and may be cement based. In areas it has a hollow sound when tapped, suggesting that it is detached from the cob behind. It is likely that this hard material could be causing damage to the cob; the cob cannot breathe with the impenetrable plaster over it. Any water ingress will damage the cob with the harder plaster remaining undamaged.

It is noted that the concrete flashing around the single chimney is not meeting the roof and is likely allowing water into the building.



Figure 32: View from the southeast, showing the end and front elevations (photo RKL 16 02 2024)

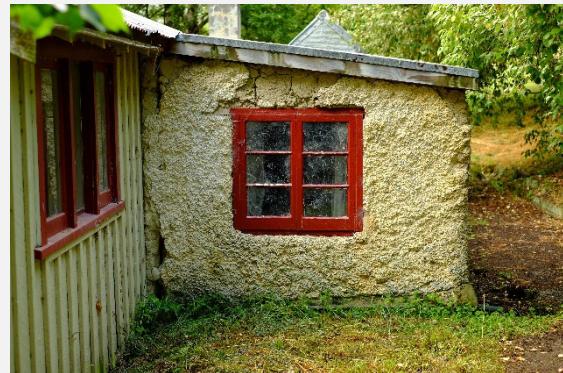


Figure 33: Cob lean-to at the rear (the other elevations of this are timber framed) (photo RKL 16 02 2024)



Figure 34: View along the front elevation of the building (showing the board and batten extension) (photo RKL 16 02 2024)



Figure 35: Chimney (photo RKL 16 02 2024)

Criterion		Comment/Assessment
Historical and Social	Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;	<i>The building is associated with the early settlement of the area and as such has high historical and social heritage significance.</i>

Cultural and Spiritual	<p>Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;</p>	<p><i>No cultural or spiritual values are known.</i></p>
Architectural and Aesthetic	<p>Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;</p>	<p><i>The simple, functional vernacular design of the building is typical of the cob cottages in the area, built during this period of early settlement.</i> <i>The extensions have been added to meet the functional requirements of the owners, rather than being designed to meet any particular architectural style.</i> <i>The building has high architectural and aesthetic significance.</i></p>
Technological and Craftsmanship	<p>Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;</p>	<p><i>This cob building is an important illustration of a form of construction which was utilised by early settlers, and which has largely since fallen into disuse. For this reason, the building has high technological and craftsmanship significance.</i></p>
Contextual	<p>Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and</p>	<p><i>The cottage is located in a remote location with large stands of trees around it. It is not a building which is seen within the landscape, which is a landmark, or which necessarily contributes to the identity of the local area.</i></p>

Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<i>The building was constructed prior to 1900, and therefore has the potential to provide information about past events, activities, structures or people.</i> <i>The building has high archaeological or scientific value.</i>
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Single Hill Buildings

Rollesby Valley Road

Date of site visit: 15th February 2023

Recommendation and Summary of Heritage Values

Whilst the buildings together clearly illustrate the history and evolution of farming within the local area, this is a working farm, and each building has been adapted and changed over time to meet the needs and requirements of the five generations of the Ross family who have run the farm.

Without a larger thematic heritage study, which is beyond the scope of the current project, it is not possible to determine whether there are other examples of stations which are more complete and/or less altered, and of greater heritage value.

Together the buildings exhibit no greater than moderate heritage values. It is not recommended that they be added to the schedule in the District Plan.

Background

The Single Hill Station includes a range of buildings around the homestead, including the chicken house, stables, woolshed (shearing shed) and killing house.

The previous assessment, Arlene Baird, Davie Lovell-Smith 5 September 2014, set out the history of the station:

'Burkes Pass Station was originally owned by the Kennaway brothers and Fred Delamain. It consisted of 25,000 acres and was stocked in 1858 with 3000 sheep. By 1863 the station consisted of 30,000 acres and passed to Charles Ensor and his brother with Archdeacon Octavius Mathias. Ensor renamed the station after his family home Rollesby Manor House in Norfolk, England.

The station was sold on to A B Smith in 1872 and then on to Captain Hayter in 1882. Rollesby was subdivided in 1894 into two blocks that were taken over by the Government, Single Hill and Knobbies Stations were formed. The Ross family farmed Single Hill from around the turn of the century and lived in Burkes Pass Village as there was no living accommodation on Single Hill at this stage. They later built the present cottage by adding on to a two roomed grain store that was there.'

It is clear that the house has evolved and grown over time, to meet the needs of the fifth-generation current owners/farmers. As a result, the building does not have a coherent design or appearance, with a range of window designs, and obvious repairs and alterations to the elevations. It has weatherboard elevations under a (replacement) corrugated roof. The exterior of the homestead is showing the results of the harsh environment and requires a repaint. Immediately adjacent are two sleepouts and other outbuildings; these are in poor condition. The other buildings are beyond the residential yard area. The largest of these is the woolshed, which whilst appearing in good, well-maintained condition, has some structural issues (which have caused the front elevation to develop a significant bulge).



Figure 36: Woolshed (photo RKL 15 02 2024)



Figure 37: Front of farmhouse (photo RKL15 02 2024)



Figure 38: Bulging front elevation of woolshed and interior of woolshed (photos RKL 15 02 2024)



Figure 39: Rear of farmhouse (photo RKL 15 02 2024)

Criterion		Comment/Assessment
Historical and Social	Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;	<p><i>The buildings together clearly illustrate the history and evolution of farming within the local area. However, this is a working farm, and they have each been adapted and changed over time, to meet the needs and requirements of the five generations of the Ross family who have run the farm.</i></p> <p><i>Without a larger thematic heritage study, which is beyond the scope of the current project, it is not possible to determine whether there are other examples of stations which are more complete and/or less altered, and of greater heritage value.</i></p> <p><i>Overall, given the continued change and evolution of the buildings, they have moderate historical and social significance.</i></p>
Cultural and Spiritual	Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other	<p><i>No cultural or spiritual values are known.</i></p>

	belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;	
Architectural and Aesthetic	Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;	<i>The buildings respond to their function, and do not display any particular architectural or aesthetic heritage values.</i>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<i>The buildings do not display any particular technological or craftsmanship heritage values.</i>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	<i>The buildings are located in a remote location. Whilst the woolshed is viewed within the landscape, it is only seen by visitors to the farm and is not a 'public' landmark and does not otherwise contribute to the identity of the local area.</i>
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<i>Whilst it is likely that the homestead was constructed post 1900, the land was used for farming before that date. As such the Station has moderate potential to provide information about past events, activities, structures or people.</i>

Fairlie

Former Fairlie Post Office

39 Main Street, Fairlie

Date of site visits: 15th February 2023 (undertaken from public land)

Recommendation and Summary of Heritage Values

THE PRIME MINISTER,

A VISIT TO FAIRLIE.

NEW POST OFFICE OPENED.

Sir Joseph Ward, M.P., Mr. Buxton, M.P., and Master Pat Ward, journeyed from Timaru to Fairlie by the morning train yesterday to open the new Fairlie post office, the party being joined at Pleasant Point by Mr. T. Foden, the Postmaster. Fairlie, the Prime Minister was welcomed by Mr. F. R. Gillingham, chairman of the Mackenzie County Council. After refreshments had been served the party, of Messrs. Gledhill and Thorlley, who conduct the Mount Cook motor service, was inspected. The Prime Minister and party were then taken to a long tour of the district in a couple of motor-cars, and on returning Sir Joseph was entertained at luncheon by the members of the Mackenzie County Council.

After luncheon the party went to the new post office, a large and substantially built wooden structure, which combined with the usual offices for the collection of postal, telegraphic and savings bank business, provided a comfortable office for the postmaster. The building cost £813 17s 6d. The chairman of the Mackenzie County Council introduced the Prime Minister.

The Prime Minister said that Fairlie was a fine example of the benefits of closer settlement. These benefits were not limited to all over New Zealand, and made for the development of a contented and prosperous community. The scheme of closer settlement was to be extended in the near future, when 70,000 acres of land, in addition to the ordinary Crown lands of the country, would be made available to the people for settlement. The splendid results of the Government's closer settlement policy were to be seen at Timaru, where the exports had grown from year to year, until Timaru was now one of the most important export places in New Zealand. The exports of Timaru had increased by 130 per cent, the largest increase in the same period for any place in New Zealand. He was glad to see that the road was being brought closer and closer to Mount Cook, because Mount Cook was a most important asset to the dominion. It must inevitably attract an increasing number of visitors, and the more roads and the more to spend money in Fairlie. With improved roads, new bridges and an excellent motor service, he felt sure that when the public began to realise how easy and comfortable a motor tour of the country of the pastoral areas in Fairlie would be, the traffic through Fairlie would be rapid. In the course of his visit the Prime Minister surveyed the post office in Fairlie, the Premier said that in 1862 a mail service from Timaru to Tekapo via Fairlie was established, the mail being carried on horseback. In 1869 a contract was made with Messrs. Gardner and Cobb for the conveyance of mails by coach. The first post office at Fairlie was established in 1870, and the place in charge in 1872. In 1890 the number of the delivery of other articles rose from 10,647 in 1887 to 45,968 in 1907. In conclusion, Sir Joseph Ward congratulated the district on the progress and marked an appropriate end to the contractor for the building, Mr. T. Foden, on the way his work had been carried out.

Mr. T. Buxton, M.P., of Geraldine, made a speech in the course of which he thanked his constituents for their support at the recent poll, and stated that he would always endeavour to see that the district was justly treated.

The Prime Minister then formally declared the new post office open, and after inspecting the building, left by train for Timaru en route for Christchurch. These cheques were given for Sir Joseph Ward as the train steamed out of Fairlie Station.

The building was the first Post Office building constructed in Fairlie, independent of the railway station. Its construction responded to the very significant increase in letters being sent by the towns growing population.

The architecture of the building reflects that used for other Canterbury post offices at the time, with its formal style and composition reflecting the civic importance of the building. Whilst the building has been extended since it was originally constructed, the extensions have, appropriately, been carried out in keeping with the design of the building as originally constructed; they were added relatively soon after the building's original construction.

Whilst there have been some external alterations to the building since it was extended, the building maintains its integrity.

Overall the building has high heritage significance and contributes to an understanding and appreciation of the history and cultures of the district and the district's identity and should be added the schedule of heritage places within the Mackenzie District Plan.

Background

The Post Office was originally constructed in 1909; an earlier post office had been located in the Railway Station and had been destroyed, and the temporary post office to replace this had been destroyed by fire. As reported in the Star, and various other newspapers at the time, it was opened by the Prime Minister.

Since its construction, and as illustrated by comparing the photographs of the building included as Figures 41 to 44, the building has been substantially extended since it was initially constructed, although the gable, windows and ornamental panel below, of the existing Main Street elevation can clearly be identified in the 1912 photograph of the building.

Figure 40:

STAR (CHRISTCHURCH),
ISSUE 9442, 16 JANUARY
1909, PAGE 7
<https://paperspast.natlib.govt.nz/newspapers/TS19090116.2.94>

This Post Office building was constructed by Thomas Foden in a style similar to many post office buildings of this era in Canterbury⁸. The building has weatherboard elevations under a corrugated iron roof. As existing it has three small roof gables facing Main Street; the two outer gables are above narrow projecting wings. Facing Kirke Street, the building has a single gable facing the street, with an extension with lower gabled roof projecting from the main building parallel to the street boundary. This is shown as a hipped roof on earlier photographs and comparison of earlier aerial photographs to current aerial photographs confirms that it has been shortened. The current gable appears out of keeping with the remainder of the building. In addition, this extension includes varied window designs; 2 x double hung sash windows (albeit that the upper sash is divided into two panes not nine as other windows on the street elevations are) and a three light wide casement window with horizontal transom.

There are three painted brick corbelled chimneys on the rear section of the building (not street facing roof slopes). Each chimney has a single clay pot.

The whole of the surroundings to the building are concrete paved.

The building appears unused and is falling into disrepair; some gutters are misaligned, and paintwork is flaking.



Figure 41: Main Street elevation (photo RKL 15 02 2024)



Figure 42: View from the intersection of Main Street with Kirke Street (photo RKL 15 02 2024)



Figure 43: Main Street elevation 1912 (Muir & Moodie. Te Papa (O.001536))



Figure 44: Kirke Street elevation (photo RKL 15 02 2024)

⁸ Assessment by Arlene Baird, Davie Lovell-Smith 19 September 2014

Criterion	Comment/Assessment	
Historical and Social	<p>Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;</p>	<p><i>The building is the first purpose-built post office building in the town, independent of the railway station. It is significant to note that in the lead up to its construction there was a significant increase in the number of letters being sent within the town, due to towns increase in population.</i></p> <p><i>A post office building is a key feature of a growing town, providing connection to the wider region, country and world. As such, it has high Historical and Social significance.</i></p>
Cultural and Spiritual	<p>Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;</p>	<p><i>No cultural or spiritual values are known.</i></p>
Architectural and Aesthetic	<p>Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;</p>	<p><i>Whilst the building has been extended since it was originally constructed, the alterations were carried out relatively soon after its construction (prior to 1947 based upon Whites Aviation photographs) and have been designed to continue the architecture of the building as originally constructed.</i></p> <p><i>The building has a formal appearance, as would be expected of a civic building of the period, with a number of gable roofs adding to this appearance. The use of double hung sash windows contributes to this. The building is located on a corner, and addresses both streets as frontages.</i></p> <p><i>The weatherboard elevations and corrugated iron roof are typical of the period, as are the retained brick chimneys.</i></p> <p><i>The building has high architectural and aesthetic heritage significance.</i></p>
Technological and Craftsmanship	<p>Values that demonstrate or are associated with: the nature and use of materials,</p>	<p><i>The use of materials, finishes and/or technological or constructions methods of the building are not unusual.</i></p>

	finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<i>The house does not display technological and craftsmanship heritage value.</i>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	<i>The site is a corner location. The building appropriately addresses both streets. It is a local landmark.</i> <i>It has high contextual heritage value.</i>
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<i>The building was not constructed until 1907. As such it may not have the potential to provide information about past events, activities, structures or people.</i>

Fairlie War Memorial

State Highway 8, Fairlie

Date of site visits: 15th February 2023

Recommendation and Summary of Heritage Values

The replacement Fairlie War Memorial has high commemorative value; it therefore has high cultural and spiritual heritage significance and contributes to an understanding and appreciation of the history and cultures of the district and the district's identity and should be added the schedule of heritage places within the Mackenzie District Plan.

Background⁹



The original Fairlie war memorial was unveiled on 16 December 1929. The original memorial was made from locally-sourced glacial boulders and limestone blocks.

By the 1990s the stone had deteriorated and in 1999 the original memorial was decommissioned and a new one built. The new memorial is made from Oamaru stone and retains the original marble plaques, which list the names of those from the district who lost their lives in war. A block of the old cenotaph and a record of its history have been placed as a time capsule at its base and some 30 Anzac rose bushes used in the landscaping.

The memorial was relocated a short distance to its current position after State Highways 8 and 79 were realigned.

In 2016 a further 35 First World War and seven Second World War names were added to a new plaque on the memorial following research by local historians.

Criterion		Comment/Assessment
Historical and Social	Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;	<p><i>Whilst the original memorial was erected in direct relation to WW1, likely by close relations to those soldiers who lost their lives, and subsequently adapted and updated following this, the existing replacement memorial is less strongly linked to this event (and the other more recent events commemorated on the memorial) due to the passage of time, and the more distant relationship of remaining relatives.</i></p> <p><i>The memorial has moderate historical and social heritage significance.</i></p>

⁹ Informed by <https://nzhistory.govt.nz/media/photo/fairlie-war-memorial>

Cultural and Spiritual	Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;	<i>By virtue of being a war memorial, the structure has high commemorative value; it therefore has high cultural and spiritual heritage value.</i>
Architectural and Aesthetic	Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;	<i>The design of the memorial is typical, rather than being unusual.</i> <i>It does not have any particular or unusual architectural or aesthetic value.</i>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<i>The use of materials, finishes and/or technological or constructions methods of the memorial are not unusual.</i> <i>The memorial does not display technological and craftsmanship heritage value.</i>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and	<i>The memorial is not large in scale relative to the size of SH8, Allandale Road (SH79), Denmark Street and the open space between these. It is set away from the intersection.</i> <i>As a result the memorial, whilst visible from the street, is not a particularly prominent feature.</i> <i>Overall, it has moderate contextual heritage value.</i>
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical	<i>The replacement memorial was constructed in 1997. As such, it is unlikely to provide information about past events, activities, structures or people.</i>

	or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.
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Twizel

Twizel Heritage House and Machinery Display

Wairepo Road, Twizel

Date of site visits: 15th February 2023

Recommendation and Summary of Heritage Values

The house is typical of the houses erected by the Ministry of Works in Twizel, many of which have been modified and altered over time. It remains true to its original form and as such it illustrates the way of life in Twizel in the 1970s. It is associated with the Ministry of Works workers, who worked on the Upper Waitaki hydroelectric scheme. As such it has high heritage significance and contributes to an understanding and appreciation of the history and cultures of the district and the district's identity and should be added the schedule of heritage places within the Mackenzie District Plan.

Background

Twizel was constructed as a worker's town for the Upper Waitaki hydroelectric scheme from 1968. It reached its maximum population of over 5000 in the mid 1970s, with the resident population dropping as the hydro scheme was completed in stages. Threatened with the town being disestablished, residents fought and it became a Mackenzie County Council town in 1984.

The Press reported in September 1968 that work was beginning on the roads in the area, and that the first houses at Twizel will be those used at Otematata during the construction of the Benmore and Aviemore dams, and that all housing will be built around a big community centre where shopping, education, and recreational facilities will be provided. There will be primary and secondary schools, public swimming pool, two Rugby grounds and soccer field, gymnasium, bowls rink and tennis courts, library, tavern, cinema, and R.S.A. hall.¹⁰ The newspaper reported in February 1970 that the first residents had moved into a house in Twizel.¹¹

The layout adopted for the streets in the town consisted of a main large curvilinear loop road (Mackenzie Drive) with a series of small loops on the outside and inside of this. Green spaces provide links between these, towards the Town Centre, enabling residents to walk or cycle most of the way to the town centre without the need to use streets. The loop road layout and green links are illustrative of contemporary town planning philosophy and early 1970s town layout and design.

¹⁰ PRESS, VOLUME CVIII, ISSUE 31776, 5 SEPTEMBER 1968, PAGE 1

https://paperspast.natlib.govt.nz/newspapers/CHP19680905.2.7?items_per_page=10&query=Twizel+houses&snippet=true&sort_by=byDA#print

¹¹ PRESS, VOLUME CX, ISSUE 32213, 4 FEBRUARY 1970, PAGE 8

https://paperspast.natlib.govt.nz/newspapers/CHP19700204.2.51?items_per_page=10&page=7&query=Twizel+house&snippet=true&sort_by=byDA



Figure 45: House being moved onto site in Twizel
(<https://www.facebook.com/48575942482911/photos/a.485768184829035/6336854179720377/?type=3>)

The accommodation provided included huts and shared accommodation for single men, and family housing. The houses were generally of standard design, although over the years many have been altered and modified. The house at Wairepo Road, adjacent to the machinery display, is a standard 76 sqm Ministry of Works "Reg 130" house, which has been renovated and fitted out (including all furniture and chattels) to reflect how it would have appeared in the 1970s. The existing location is not the original position of the house (or of any house, being an area of open space). It was moved to the land in March 2023. The viewing decks erected around the building to allow easy viewing of its interior from outside are not original features and are not characteristic of original features.¹²



Figure 46: The MoW 'Reg 130' house (photo RKL 15 02 2024)

The adjacent machinery display includes a range of heavy vehicles and equipment which had been used in the construction of the Upper Waitaki hydroelectric scheme and associated works. These are movable items. I note that other Councils (for example QLDC in relation to the Kingston Flyer) have considered that it is not appropriate to add items which can be moved and relocated to heritage schedules). I agree with this view and have not assessed the machinery. This assessment therefore considers the house only.

Criterion		Comment/Assessment
Historical and Social	Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;	<p><i>The construction of the Upper Waitaki hydroelectric scheme and its associated construction of Twizel township is an important event in New Zealand history.</i></p> <p><i>The campaign to retain the town, which had originally envisaged to be only temporary, and it being taken over by Mackenzie County Council in 1984¹³ is an important event in the social history of New Zealand.</i></p> <p><i>Whilst the house has been relocated to its existing site, it is still illustrative of the high esteem which</i></p>

¹² <https://www.odt.co.nz/star-news/star-districts/star-south-canterbury/twizel-house-trapped-time>

¹³ A Case Study of Twizel, Taylor et al, Taylor Baines and Associates, 2000

		<i>people hold for the town; it has high historical and social significance.</i>
Cultural and Spiritual	Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;	<i>The building has been fitted out as it might have been in the 1970s. As such it illustrates the way of life in Twizel in the 1970s. It is associated with the Ministry of Works workers, who worked on the Upper Waitaki hydroelectric scheme.</i> <i>The house has high cultural and spiritual significance.</i>
Architectural and Aesthetic	Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;	<i>The house has been retained in a form which illustrates how it would have appeared in the 1970s, albeit disrupted by the addition of the viewing decks around the outside of the building.</i> <i>As such it clearly demonstrates the architectural style of the transportable homes used for MoW residential developments in the 1970s.</i> <i>The house has high architectural and aesthetic heritage values.</i>
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;	<i>The use of materials, finishes and/or technological or construction methods of the house is not unusual.</i> <i>The house does not display technological and craftsmanship heritage value.</i>
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are	<i>The building has been moved from its original location. Its new setting is a reserve; it does not contribute positively to any heritage values of its new context.</i> <i>The house does not display any contextual heritage value.</i>

	recognised and contribute to the unique identity of the environment; and	
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.	<i>The building was originally constructed, and the local area developed, in the early 1970s and is unlikely to reveal any Archaeological or Scientific heritage value.</i>

6. New Heritage Settings

Church of the Good Shepherd and Sheep Dog

Having undertaken a site visit, a new heritage setting is recommended for the Church of the Good Shepherd (item H18) and the Statue of Sheepdog (item H45), as shown in Figure 47.



Figure 47: Draft proposed setting for items H18 and H45

7. Sites Not Visited

As set out above, in some cases the approval of the landowners was not obtained for a site visit. Where a site visit was not possible, recommendations have not been made:

- Irishman Creek – no response from owners.
- Paddy's Market Homestead – There was some confusion regarding the feedback form which included both Paddy's Market Homestead and a boundary keepers hut, which were each located on land in different ownerships. As a result the correct landowner was not contacted by letter and the correct land owner details were not provided to enable them to be contacted by telephone or email. The boundary keepers hut was not visited as the feedback form confirmed that it was a ruin, no more than a few stones high.
- Rollesby Cob Killing House – no response from owners.

Sites put forward by submitters that are no longer existing:

- Donnie Cottage



Richard Knott MNZPI MRTPI IHBC IHE

Director, Richard Knott Limited

23rd June 2024

Richard Knott Limited

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8. Appendices

Appendix 1 – Richard Knott CV

Appendix 2 – Boundary Map – Proposed Burkes Pass Heritage Overlay

Appendix 1 – Richard Knott CV

Richard Knott

Historic Heritage, Urban Design, Masterplanning and Planning Specialist (1)

Qualifications

BA(Hons) Town and Country Planning, 1988
Bachelor of Planning, 1989
MA Urban Design, 1995
PG. Diploma Building Conservation, 2002

Affiliations

Member New Zealand Planning Institute
Chartered Town Planner (Member of Royal Town Planning Institute, UK)
Member Institute of Historic Building Conservation, UK
Member Institute of Highway Engineers, UK

Selected Training/Conferences

NZPI Conference (2024, 2023 and 2018)
NZPI Planning for Māori Values (Advanced) (October 2019)
Planning Institute of Australia, Landscape and Visual Assessment (October 2019)
University of Southern California; Fundamentals of Heritage Conservation (July/August 2016)
Open Polytechnic; Resource Management Act and Local Government Act (Certificate of Proficiency) (2016)

Professional History

2014 – Present: Richard Knott Limited, Director.
2010 - 2014: AECOM, Associate Director Design + Planning (national team leadership role).
2009 - 2010: Manukau City Council, Group Manager Urban Design (included responsibility for all Historic Heritage Matters in the City)
2007 - 2009: Manukau City Council, Principal Specialist Heritage and Urban Design
2005 - 2007 Bournemouth Borough Council, UK, Principal Planning Officer Urban Renewal and Design
1997 – 2004 Conservation Officer and Design and Implementation roles
1989 – 1997 East Dorset District and Mendip District Councils Planning Officer roles

Historic Heritage Experience

- Whole of Hamilton study to identify potential Historic Heritage Areas (heritage precincts); all assessments, reports and expert evidence.
- Heritage specialist for QLDC for historic heritage submissions made to their Draft District Plan, including expert witness at hearing and assistance with appeals.
- Assisting QLDC to establish appropriate boundaries for the PDP Medium Density Residential zone for Arrowtown.
- Updating the Arrowtown Design Guide as part of the Queenstown PDP
- Technical advice to a significant number of heritage building owners regarding re-use, alteration and repair, ranging from medieval to post-modern buildings
- Assessment of many proposals to alter or demolish heritage buildings
- Historic Heritage Assessment of potential historic buildings and areas in Auckland, Hamilton and Mackenzie District (ongoing)
- Kingseat Hospital, Area Analysis, Auckland
- Relocation and refurbishment of Heritage Cottages, Flat Bush and King Tawhiao's Cottage, Māngere
- Managing the Manukau City Council Heritage Assistance Fund
- Managing Heritage Grants at Borough of Poole, UK
- Conservation Plan for Listed Guildhall, Poole, UK (built 1761)
- Branksome Park, Poole UK, Conservation Area Appraisal
- Sandbanks, Poole, UK Conservation Area Survey
-

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Richard Knott

Historic Heritage, Urban Design, Masterplanning and Planning Specialist (2)

Expert Witness Experience

I appeared as an expert witness, for urban design, historic heritage and special character matters at many resource consent hearings.

I have also provided expert evidence to the Environment Court and attended Environment Court Expert Conferencing and Mediation.

Hearings Commissioner Experience

Since 2011 I have sat on around 60 hearings for Auckland Council, Hamilton City Council, Tauranga City Council, Taupo District Council, Whangarei District Council and South Wairarapa District Council.

My experience includes roles as both chairperson and panel member for both district plan and resource consent hearings. These have varied in hearing duration and complexity of issues.

I am a current member of the Auckland Council and Tauranga City Council 'IPI'/NPS-UD hearing panels; I have a good understanding of the requirements and expectations of the NPS-UD (and how the legislation has changed since my work to advise QLDC on the boundaries of the Arrowtown medium density area).

Other Experience

I have significant experience of working in all areas of planning, urban design, heritage and special character. This experience includes leading planning teams and projects, as well as specialist input into all areas of planning including:

- District Plan Changes
- Subdivisions
- Land Use Consents
- Urban Design Studies
- Masterplans
- Structure Plans
- Design Guides
- Comprehensive Development Plans
- Policy formulation
- Historic Buildings (evaluation and alteration)
- Heritage Precincts

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Appendix 2 – Boundary Map – Proposed Burkes Pass Heritage Overlay

