

From: Warren Frost
Sent: Tue, 22 Nov 2022 12:03:01 +1300
To: District Plan
Subject: Spatial Plan - Burkes Pass - District Plan Change 21 Submission
Attachments: District Plan Change 21 Submission 22 Nov 2022.pdf

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Dear Mackenzie District Council

Please find attached our submission on District Plan Change 21.

We look forward to hearing of the response.

Regards,

Warren & Maree Frost

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

Plan Change 21 Implementation of Spatial Plans

Details of Applicant:

Name: Warren & Maree Frost of Frost Investment Group

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Date: November 22, 2022

Contact Person: Warren Frost

We own a property in Te Kopi-o-Ōpihi / Burkes Pass 2034 Fairlie-Tekapo Road, SH8. (The one that appears on the bottom right of your introduction page) We have owned this property since August 2005. Over the past 17 years we have worked hard to regenerate the land we own to a natural bush setting which recognizes the area's ecology. We have also ensured that any additions we have made to the property by way of sheds or outbuildings are consistent with the area's Kaupapa.

Submission Details

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

- The development of a Heritage Precinct / Rural Character Area
- Improved walking and cycling connections

Support or oppose these provisions: Oppose as they stand.

Reasons for this submission:

The Burkes Pass Heritage Precinct / Rural Character Area.

Note: This is an issue that we feel very strongly about and is a significant injustice.

As we have previously submitted, we were concerned at the change from a Heritage Precinct to a Rural Character Area. The reason for our concern is that there is no clear indication of what is a "Rural Character" area.

In "*Kia Whakanuia Te Whenua*" page 96 – the editor Carolyn Hill the well-respected Heritage writes,

I see the truth of Kelly Davis's description above as I fly virtually over a landscape I am familiar with: Burkes Pass, a dusty line of pioneer buildings and holiday homes, becomes

Te Kopi-o-Ōpihi, a key travel route to the rich food sources in Te Manahuna (Mackenzie Basin).

P97 – A key purpose of Kā Huru Manu is the transmission of stories. The power of stories and storytelling in nurturing cultural identity is deeply known in Indigenous communities and is increasingly recognised in Western spheres. The importance of stories for understanding heritage and landscapes is a subject well covered in contemporary scholarly literature and is recognised by the UNESCO World Heritage Convention.

I question how much thought has been given to the story of this area, Te Kopi-o-Ōpihi? This is a story of many threads upon which the Mackenzie District Council have the opportunity to enhance or ignore. The story is of the landscape and how this ought to be protected, but also the uses of this land from early Māori settlers to Pakeha settlers and future settlers. The context for the future ought to be shaped by the past.

It seems to us that the change of name is a quasi-European colonial attempt to subjugate the land to fit a purpose. This is not the entire story of Te Kopi-o-Ōpihi. To continue down a line of thinking that the area has a Rural Character rather than a Heritage does little to honour the past or the present conventions of UNESCO and our own country.

We are disappointed at how the change from Heritage Precinct to Rural Character Area eventuated. We do not wish to labour the point, but request that there be considerable more thought into this critical part of the plan before there being any adoption of the change.

A Heritage Precinct will not necessarily impact future development of Te Kopi-o-Ōpihi, what it has the potential to do is to protect the stories that already exist and to augment those stories with further development sympathetic to the Heritage environment. In the same way that many cities have special character areas.

We would recommend that as part of the process a Heritage consultant be engaged to ensure that the present stories are protected and future stories can be clearly articulated.

Improved walking and cycling connections.

There seems to be a desire for greater future settlement in Te Kopi-o-Ōpihi. We are not opposed to this per se, so long as it is consistent with the heritage of the area. We note however that the improved walking and cycling connections have been dropped from the spatial plan that was originally proposed after consultation.

We would argue that this must go hand in hand with any future development of residential development for the following reasons:

- SH8 is a busy road, it is a transfer road with traffic travelling to Central Otago from Canterbury. The road outside our place can at times be nose to tail for long periods of time. Conversely, many people travelling south use this part of the road as a passing lane accelerating rapidly to pass southbound vehicles.

Also, travelling along this road are many cyclists. Improving cycle safety along SH8 may be outside of your brief, but it ought to be considered when considering this area plan. I don't want to be the person picking up someone from a fatal vehicle-cycle crash. Integrating a cycle way through the town would at least avoid the compressed nature of traffic travelling through this area.

- With increased residential density – there will be a need for increased recreational opportunity. A walking / cycleway as shown in the original spatial plan will certainly enable that. We would argue (as we have done previously) that this ought to be included and planned for.
- In time, the cycle/walk loop will be an attraction of its own, which will lend weight to Te Kopi-o-Ōpihi being a destination in its own right.
- With the planting planned, the cycle/walk loop provides an opportunity to tell the story of Ngāi Tahu and the role of this travel route to early Māori and Pakeha.

We seek the following decision from the Mackenzie District Council

- The name of the Burkes Pass Rural Character Area be changed back to The Burkes Pass Heritage Precinct to accurately reflect its intended nature.
- A Heritage consultant be engaged to develop design guidelines (as per the Tekapo Precinct).
- The Heritage Precinct be included in Plan Change 21.
- The walking and cycling connections advised in the original spatial plan be re-incorporated.

We DO NOT want to be heard in support of this submission.

We would consider presenting a joint case with similar submissions.

Appendix.

Hill, Carolyn Ed. For The Landscape Foundation (2021) *Kia Whakanui te Whenua (People Place Landscape)* Mary Egan Publishing.