

## **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: 22nd January 2025

I am a retired library assistant and booking coordinator and reside in Christchurch. I am a committee member of Historic Places Canterbury, a branch of Historic Places Aotearoa (Patron: Dame Anne Salmond)

Over the last 55 years I have visited and stayed in Burkes Pass on many occasions. I am a member and supporter of Burkes Pass Heritage Trust. I have donated many heritage items (chamber pot, storage pot, jelly moulds) into the care of Jane and Graham Batchelor of Alma Cottage.

I have close family connections through marriage to the Hayter family, early and prominent settlers in the area, and have promoted the Burkes Pass Heritage Trust publications, and the works of Jane Batchelor et al related to the area within my family and wider community.

As I am partially disabled I have been unable to support the endeavours of the BPHT in a physical manner (eg I am unable to assist with planting or cobbing) but have supported Open Days and purchased items to contribute to fundraising.

#### **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 teachers 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 at fault:**

- 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 strongly 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 enjoy the heritage values of the township, and that NZTA had not been consulted.
- c. However, I believe the Burkes Pass Heritage Trust have consulted extensively with NZTA and have mitigated the traffic problems to NZTA's satisfaction.
- d. 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 most of those who do stop do so to check out a local business and/or visit the toilet across the road. A heritage overlay on the council plans (which will have no signage) is certainly not going to cause a problem in this respect.
- e. 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. These 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 be well aware that they are in a sensitive location in the heritage corridor. Some appropriate design and colour guidelines for structures can be expected and indeed are now standard in many circumstances. Indeed owners and potential buyers of properties in heritage areas should welcome guidance on appropriate design and colour.

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

I cannot see the point of a fencing rule to give visibility from the road corridor without a rule for the 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 report and overlay in appendix 4 and 5)

- a. This overlay was developed by a heritage expert after inspection of the site, direct consultation of 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 much needed opportunity to conserve the heritage values of the township.
- d. This overlay will enhance the economic wellbeing of the Mackenzie district in the same way as the Heritage Precincts in Otago: These are:

- St Bathans Heritage Precinct
- Clyde Heritage Precinct
- Old Cromwell Heritage Precinct
- Ophir Heritage Precinct
- Naseby Heritage Precinct
- Arrowtown Residential Historic Management Zone

The above areas are a joy to visit and to touch the past while living in the present. The overlay (July 2024) is a sensible business plan to protect the values that visitors come to NZ, Otago and South Canterbury to see.

The July 2024 overlay is already a compromise on the ideas contained within the first overlays proposed for the district plan. After consultation Mr Knott removed items that were contentious.

- e. The MDC's own survey showed that the vast majority of respondents (about 70%) supported the July 2024 overlay.

**3. My support for the inclusion of all the heritage items recommended by Richard Knott, especially the school teachers 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, for the benefit of NZ and the wider community.
- 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 witnessed huge community input into restoration and retention, as well as significant community funding over the last 20 years.

## **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.

**I do not wish to be heard in support of my submission.**

I understand that this submission will be made public.

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

Date: 22 January 2025

Janette Kear

## 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. Link to Richard Knott's detailed heritage report 4 July 2024:  
[https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/0376cbc7a9578dce9a42a2d72128381e7729bbf9/original/1720341060/0bc5646a5c1dd4ae2a2f73afdc9844e8\\_Direction\\_of\\_Travel\\_-\\_Historic\\_Heritage\\_-](https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/0376cbc7a9578dce9a42a2d72128381e7729bbf9/original/1720341060/0bc5646a5c1dd4ae2a2f73afdc9844e8_Direction_of_Travel_-_Historic_Heritage_-)

[Heritage Assessment - 04\\_07\\_2024.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIFWFOUYFI%2F20250113%2Fap-southeast-2%2Fs3%2Faws4\\_request&X-Amz-Date=20250113T082818Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=167a82dc9fda78d7a2aec1a5075122a850bca03218549e316f842a18e2902ea](https://Heritage-Assessment - 04_07_2024.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIFWFOUYFI%2F20250113%2Fap-southeast-2%2Fs3%2Faws4_request&X-Amz-Date=20250113T082818Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=167a82dc9fda78d7a2aec1a5075122a850bca03218549e316f842a18e2902ea)

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

