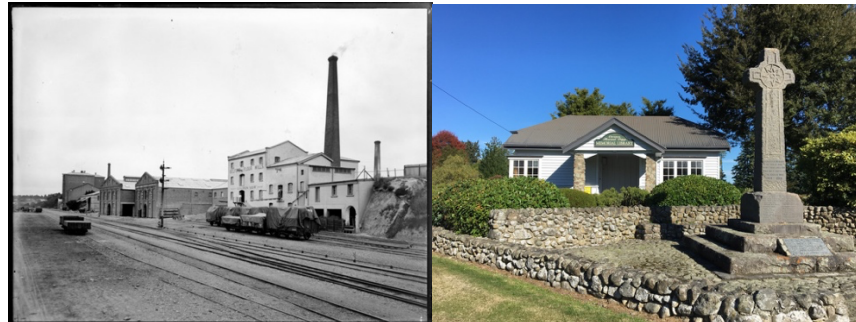


# Timaru District Council Proposed District Plan Historic Heritage Review



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HERITAGE  
CONSULTANCY  
SERVICES

## Overview

In 2018 Heritage Consultancy Services [HCS] was engaged by Timaru District Council [TDC] to review the Schedule of Heritage Items in the Operative District Plan [ODP], to prepare a new schedule for the Proposed District Plan [PDP] and to provide input to the heritage provisions in the PDP. HCS liaised with council officers, attended TDC Heritage Steering Group [HSG] meetings and elected member workshops, led community engagement sessions, undertook fieldwork and site visits, and met with individual owners as part of the historic heritage review. Assessment criteria and a heritage report template were developed by HCS and outputs generated by HCS included a historic overview report, individual heritage item assessment reports and memos in regard to buildings and structures that were assessed but not recommended for scheduling. HCS also liaised with Heritage New Zealand Pouhere Taonga during the review process and was attentive to information and feedback received from local experts, key stakeholders and property owners.

## Assessment Criteria & Methodology

In order to give effect to the Resource Management Act [RMA] and the Canterbury Regional Policy Statement [CRPS] in regard to the assessment of historic heritage resources, HCS recommended assessment criteria [see below] and devised a report template for historic heritage resources [Appendix 1]. The former are the same as in the Christchurch District Plan because they had already been robustly 'road tested' and also give effect to the CRPS; the latter was designed to explain succinctly the reasons for scheduling and facilitate informed resource consenting processes. At the same time Christchurch City Council's ranking methodology [Appendix 2] was adopted so as to create a robust and defensible framework for ranking items in the PDP.

Historic heritage assessment criteria:

- a. **Historical and social value:**  
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;
- b. **Cultural and spiritual value:**  
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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;
- c. **Architectural and aesthetic value:**  
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;
- d. **Technological and craftsmanship value:**  
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;
- e. **Contextual value:**  
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
- f. **Archaeological and scientific significance value:**  
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.

These assessment criteria are restated, in abbreviated form, in Policy HH-P1 'Identification and assessment of heritage items' in TDC's Draft District Plan:

Identify Heritage items that contribute to an understanding of Timaru District's history, identity and cultural and historic themes, and assess their significance in relation to the following values:

1. historic and social; and
2. cultural and spiritual; and
3. architectural and aesthetic; and
4. technological and craftsmanship; and
5. contextual; and
6. archaeological and scientific.

## Preparation of the PDP Heritage Schedule

In addition to a review of the heritage schedule in the ODP, HCS reviewed a number of reports that had been previously commissioned by TDC and from those identified buildings and structures that warranted assessment for potential inclusion in the PDP schedule. The approach taken was to triage the lists of buildings and structures that had been compiled by previous consultants and then, applying the heritage assessment criteria, create a list of possible heritage items for further research.

Previous reports investigated by HCS are as follows:

- 'Timaru Inner City Heritage Audit' – B Bracefield & D Holman, 1995.
- 'Temuka Heritage Audit' – B Bracefield, 1999.
- 'Timaru District Built Heritage Inventory' – Opus International Consultants, 2004.

The list of Heritage New Zealand Pouhere Taonga [HNZPT] was also given due consideration and additional potential heritage items were volunteered by members of the public and key stakeholders via a community engagement process that included drop-in meetings with Dr McEwan in Timaru, Temuka and Geraldine in July 2018. HCS also identified additional potential heritage items based on the historic overview report and fieldwork undertaken in 2018/2019.

## Engagement & Consultation

HCS liaised with and provided information to TDC council staff, elected members and the Heritage Steering Group during the course of the heritage review project.

Dr McEwan attended several HSG meetings to present information about the heritage review project and solicit feedback from group members. Attendance at the first HSG meeting on 17 September 2018, for example, involved outlining the approach being taken to the review in order to give effect to the RMA and the CRPS. Later engagements with the HSG centred on the heritage values of specific items recommended for inclusion in the PDP and in a number of instances feedback from the HSG led to a revision of the ranking of items that were considered to have a high level of significance to the people of Timaru district. Minutes from HSG meetings provide further information about the interaction between HCS and the group.

Liaison with HNZPT involved site visits to selected properties in 2019 and an exchange of heritage information where differences of opinion arose as to the level of significance of a heritage item.

The recommended PDP heritage schedule was reviewed by the HSG and TDC advised all affected owners of the inclusion of their property in the schedule before the draft plan was released to the public. Subsequently some owners chose to meet with Dr McEwan and council planning staff to raise their concerns and/or have their questions answered about the potential impact of heritage scheduling; none of these meetings altered the recommendation to schedule provided by HCS to TDC.

## Heritage Documentation

HCS furnished TDC with assessment criteria, a ranking methodology and a heritage report template to underpin the preparation of the heritage schedule to be included in the PDP.

The preparation of a Historic Overview Report, authored by Dr John Wilson, created the baseline information upon which each individual heritage assessment ultimately rests. The overview identifies the key historic themes and developments that shaped Timaru district and thus gave rise to the environment in which individual heritage items and areas embody the history and cultures of the people of Timaru district. Each individual heritage assessment report is predicated upon the historic overview and is a summary document underpinned by a digital research file. All of this material offers TDC, heritage property owners and the wider public access to the evidence that establishes and supports the significance of the district's historic heritage resources.

## PDP Heritage Schedule Outcome

The Schedule of Historic Heritage Items in TDC's draft PDP [SCHED3] encompasses 205 individual items, a number of which are 'new' heritage items that are not scheduled in the ODP, as well as two historic heritage areas [Stafford Street & Caroline Bay]. The schedule is intended to give effect to RMA s6(f) and thus protect Timaru district's significant historic heritage resources from inappropriate subdivision, use and development. The historic character values present in the town centre of Temuka and Timaru's city centre have been acknowledged in the Town Centre and City Centre Zone provisions in the PDP.







**HISTORICAL AND SOCIAL SIGNIFICANCE**

XX

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

XX

**ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

XX

**TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

XX

**CONTEXTUAL SIGNIFICANCE**

XX

**ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

XX

**SUMMARY OF HERITAGE SIGNIFICANCE**

XX

**HERITAGE CATEGORY**

XX

**REFERENCES**

- (provide a list of research sources, both primary and secondary)
- (append historic and current Certificate of Titles & survey plans)
- (attach historic photographs and other key research material)
- (append aerial view showing extent of scheduling / setting of historic heritage item)

<b>REPORT COMPLETED</b>	XX
<b>AUTHOR</b>	XX
<b>REPORT UPDATED</b>	XX
<b>AUTHOR</b>	XX
<b>PEER REVIEWED</b>	XX
<b>REVIEWER</b>	XX

## Appendix 2

Methodology for ranking historic heritage items; extract from the Christchurch Replacement Plan s42 report.

### 6.1.7. Overall Assessment of 'Significance' or 'High Significance'

An overall significance assessment – Assessment Statement - is written as a paragraph at the end of the template. Aspects of significance which justify the overall significance or high significance rating are summarised. The overall significance assessment weighs up significance under all the criteria to come to an overarching assessment. Standard wording is used to state whether the place is of overall 'significance' or 'high significance' based on thresholds for overall significance (Figure 6). This involves consideration all the values as identified and assessed together as a whole.

### 6.1.8. Figure 6: Thresholds for overall significance – Assessment Statement

Thresholds for Overall 'Significance'	Thresholds for Overall 'High Significance'
The item meets the thresholds for one	The item meets the thresholds for one or

18

Notified 25 July 2015



## Chapter 9 - Natural and Cultural Heritage

or more of the criteria at the significant or high level AND	more of the criteria at a high level, AND
Has overall heritage value that means it is of significance to the Christchurch District (Christchurch and Banks Peninsula) because it conveys aspects of its contextual/ thematic development and thereby contributes to the Christchurch District sense of place and identity, AND;	Has overall heritage value that means it is of high significance to the Christchurch District (Christchurch and Banks Peninsula) because it conveys <b>important</b> aspects of its contextual/ thematic development and thereby make an <b>important</b> contribution to its sense of place and identity, AND;
Has sufficiently credible and truthful evidence (documentary and physical fabric) (see ICOMOS New Zealand Charter 2010 definition for <i>authenticity</i> <sup>1</sup> ) to justify that it is of overall significance to the Christchurch District, AND;	Has <b>strongly</b> credible and truthful evidence (documentary and physical fabric) (see ICOMOS definition for <i>authenticity</i> ) to justify that it is of overall high significance to the Christchurch District, AND;
Overall the item is sufficiently whole or intact including its meaning and sense of place as well as physical fabric to clearly demonstrate it is of significance to the Christchurch District (see ICOMOS New Zealand Charter 2010 definition for <i>Integrity</i> <sup>2</sup> ).	Overall the item is <b>particularly</b> whole or intact including its meaning and sense of place as well as physical fabric to <b>strongly</b> and clearly demonstrate it is of high significance (see ICOMOS New Zealand Charter 2010 definition for <i>Integrity</i> ) to the Christchurch District.