

BEFORE A HEARING PANEL APPOINTED BY TIMARU DISTRICT COUNCIL

UNDER

clause 8B Schedule 1 of the Resource Management Act 1991 ("RMA")

IN THE MATTER OF

The Proposed Timaru District Plan – Hearing E –
Historic Heritage - Precision Securities Ltd re 16
Sefton St and 9 Sarah St, Timaru - Further Submission
on Submission of C Templeton – Submitter No 78

**EVIDENCE OF DAVID HARFORD
ON BEHALF OF PRECISION SECURTIES LIMITED**

Date: 23 JANUARY 2025

1. INTRODUCTION, QUALIFICATIONS & EXPERTISE

- 1.1 My name is David Harford. I am an independent Planning Consultant and Director of David Harford Consulting Ltd (DHCL). I have a Bachelor of Resource Studies (Lincoln University), and I am an associate member of the New Zealand Planning Institute ("NZPI"). I have been involved in resource management for both local government and in a private capacity for over 27 years.
- 1.2 In preparing this evidence, although this is not the Environment Court, I acknowledge that I have read the code of conduct for Expert Witnesses in the Environment Court Consolidated Practice Note (2014). I agree to comply with this Code of Conduct. This evidence is within my area of expertise, except where I state I am relying on what I have been told by another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
- 1.3 This evidence is given in support of the matters raised in the Planning Officers Section 42A of the RMA Historic Heritage and Notable Trees report on Submissions and Further Submissions prepared by Mr Andrew McLennan on 10th December 2024.
- 1.4 The property owner(s) Precision Securities Ltd lodged a further submission on the submission lodged by Mr Christopher Templeton (Submitter No 78).
- 1.5 I am authorised to give this evidence on behalf of Precision Securities Ltd.

2. SCOPE OF EVIDENCE

- 2.1 In preparing this evidence I have read the planning officer report of Mr McLennan and wish to record that it accurately describes the details of the further submission.
- 2.2 Further, I wish to record that I support and agree with the findings in the officer report rejecting the submission of C Templeton (Submitter No 78) as it relates to the building owned by Precision Securities Limited at 16 Sefton St and 9 Sarah Street, Timaru.

3. OVERVIEW & CONCLUSIONS FROM THE OFFICER REPORT AND SUBSEQUENT MATTERS

- 3.1 The officer report assessed the submission of C Templeton in sections 6.24.17 – 6.24.19.
- 3.2 As discussed within those sections, Precision Securities Limited, lodged a late further submission on the matter of the submitter seeking that the site at 16 Sefton and 9 Sarah Streets, be added to Schedule 3 of the Historic Heritage Chapter of the Proposed Timaru District Plan.
- 3.3 A heritage expert appointed on behalf of Timaru District Council, Dr Anne McEwan, undertook a site visit, and her findings were outlined in Sections 10.1 -10.4 of her evidence attached to the Officers report.
- 3.4 Dr McEwan concluded under 6.24.18 of the officer report, that the information presented by the submitter did not persuade her that the building meets the heritage criteria for inclusion in Schedule 3 of the Proposed Timaru District Plan.
- 3.5 The planning officer, Mr McLennan, agreed with that assessment that the building is not added to Schedule 3.
- 3.6 Mr Leech of Precision Securities Ltd, wrote in his letter to the Council dated 25th October 2024 (included in Appendix 4 of the Planning Officer Report), that the building should have no heritage status.
- 3.7 The building was once a boarding school facility for a brief time between 1895-1904 and has had other accommodation uses since that time. The key points for the owners were outlined in the further submission including the modifications to the building over time such that it is no longer in accordance with the original building. There is no evidence to suggest the building was ever worthy of any heritage status.
- 3.1 I consider that the submission of Mr C Templeton, should not be accepted. Page 19 of Table B13, lists the submitter, Christopher Terrence Templeton, submission point 78.2., and the relief/decision sought summary.
- 3.2 I agree with the Planning Officer's recommended responses to submissions and further submissions in Table B13 in Appendix 2 of his report.

4. CONCLUSION

- 4.1 For the reasons set out in the Officer's Report and in my evidence, the recommendation to reject the submission is supported.

David Harford

23 January 2025

