

HH – Historical heritage

Feed-back No.	Section	Sub-section	Plan Provision	Feedback	Relief sought
49.96	HH – Historical heritage	General		<p>Support [redacted] supports the recognition of Historic Heritage Areas in the District Plan and the methods of identification and assessment.</p>	
143.37	HH – Historical heritage	General		<p><i>Historical Heritage</i></p> <ul style="list-style-type: none"> · Provides a framework for identification of heritage buildings and their protection and adaptive re-use. · Historic heritage (HHA) and historic character (HCA) areas are also recognised and provided for (mainly Timaru (HHA1, HHA2, HCA2) and Temuka (HCA1) central core). · The provisions provide for the following, which are of note to [redacted]: - Require specific designs for new buildings within the HHA through a consenting process. There are also restrictions on removal/demolition of all buildings (whether contributing or not) imposed in the HHA under rule HH-R15, and in the HCA under rule HH-R20. - There are no specific additional height or bulk/location controls noted, but a discretionary activity consent status for all new buildings in such areas. [redacted] understand that the buildings comprised within the HCA and HHA Overlays across the City Centre Zone are the driver in Council’s rationale to restrict permitted building heights to 10m within the majority of the zone. - New buildings in HCA are permitted under rule HH-R18 and underlying zone provisions also apply. However, additions to existing and/or new buildings requires consent as a restricted discretionary activity under rule HH-R19. This inconsistent with rule HH-R18. <p><i>Historic Heritage (Support in part)</i></p> <ul style="list-style-type: none"> · [redacted] support provisions that provide for the protection and adaptive re-use of identified historic heritage features (both buildings and areas). · [redacted] would support the evidence based identification of heritage features, and specific buildings within a broader HHA. · [redacted] do not support the requirement for a discretionary activity consent for the demolition of buildings in HHA, where that building does not contribute to the values of that area. The Council should carry out a robust assessment of these areas to determine what buildings do and which do not contribute to character. They should not be subject to any demolition restrictions. · HHA requirements around new buildings should be more enabling around what needs to be provided for or what requires assessment/consideration (e.g. provide restricted discretionary activities with clear matters for discretion and/or assessment criteria). <p><i>Historic Character (Oppose)</i></p> <ul style="list-style-type: none"> · [redacted] note that “historic heritage” is a qualifying matter under the NPSUD, meanwhile “character” is not a qualifying matter as its not referenced under Section 6 of the RMA. · Therefore, “Character” is not a qualifying matter as Character is not necessarily worthy of management in a District Plan as oppose to “Heritage”, which has supporting evidence determining its value. · [redacted] request that the HCA is removed from the Plan. · In addition, while not contained in this chapter specifically, [redacted] acknowledge that the presence of the HCA and HHA Overlays is the driver behind restricting permitted building heights to 10-12m within the majority of the City Centre Zone, even where the Overlays do not apply. [redacted] support the identification and protection of historic heritage and character. However, restricting building heights to the degree proposed in the City Centre Zone is not an appropriate method to protecting contributing features to historic heritage and character, particularly where the Overlays do not apply. 	<p>Consider submission in entirety - requests regarding specific provisions are listed in the following submission points.</p>

100.10	HH – Historical heritage	General	General	<p>██████ believes that heritage resources help to teach us about the past and the cultures of those who came before us, but we note that this seldomly appropriately reflects rural or pastoral heritage as ‘valued’. There is an opportunity as part of this process to also celebrate the District’s rural heritage and the history of our early pioneering farmers.</p> <p>Our overriding principle is that our heritage is protected in most part, by appropriate partnerships with landowners of those properties. Support, incentives, and education is critical as to what is on that property, why it is important and how to manage and protect where necessary, its values.</p> <p>As a general position, it is our view that Council must consider private property rights and not over-regulate the management of these sites and buildings.</p>	
101.15	HH – Historical heritage	General	General	<p>Council could consider listing four further historic sites in “SCHED3 - Schedule of Historic Heritage Items” in the Timaru District Plan. These are:</p> <ul style="list-style-type: none"> · Dr Andrew Sinclair’s Grave Reserve – a Local Purpose Reserve managed by the Department; · Indigenous forest saw milling remnants including saw pits, tramway cuttings at Peel Forest Park Scenic Reserve. Access to these features may also be located on Council managed unformed road reserve; · Mt Harper Ice Rink; · Richmond Hut. <p>The Department can supply Council with further information on their values.</p>	
121.5	HH – Historical heritage	General	General	<p>The rules provided for historic heritage items and areas deliver an adequate baseline for the control of activities that may have actual or potential adverse effects on historic heritage values. We note that further rules in which have relevance to historic heritage area provided in under:</p> <p>DISTRICT-WIDE MATTERS</p> <ul style="list-style-type: none"> · TREES – Notable trees · SASM – Sites and areas of significance to Māori · SUB – Subdivision <p>GENERAL DISTRICT-WIDE MATTERS</p> <ul style="list-style-type: none"> · EW – Earthworks <p>However, the ██████ encourages further provisions for the protection and identification of archaeological values within the Plan. Additional activities for consideration should include:</p> <ul style="list-style-type: none"> • Land disturbance/earthworks <ul style="list-style-type: none"> ○ The ██████ supports a precautionary approach to the management of historic heritage (archaeological) values. However, current rules rely on accidental discovery protocols (ADP)^[1] to mitigate the risk of adverse effects on historic heritage (archaeological values). If there is a perceived risk, particularly where recorded archaeological sites are in the or wider project area or in high risk environments (i.e. coastal and fluvial environments), reliance on an ADP is not appropriate and an archaeological assessment should be undertaken. Additionally, further advice should be sought from Heritage New Zealand Pouhere Taonga. This will avoid time and cost delays if archaeological material is encountered during works that are not covered by any required resource consent or archaeological authority. ○ There should be no threshold to the limit of land disturbance/earthworks volumes that trigger a resource consent under the Plan. These activities pose one of the greatest threats to site preservation and any level of works can adversely effects sites and values. Exceptions maybe provided in areas where previously modification is known. For example, utility trenches and roads, although excavations in urban areas have shown the preservation of archaeological remains underlying these previous excavations. • Farming, forestry, planting <ul style="list-style-type: none"> ○ These activities can impact archaeological sites and values if not managed correctly and rules should be provided to protect scheduled historic heritage and cultural values from inappropriate activity and use. 	

				[1]SASM-R1: PER-3: Accidental Discovery Protocol					
49.150	HH – Historical heritage	Introduction	Archaeological Authority Process	<table border="1"> <tr> <td>Query</td> <td>Change requested: ‘Heritage New Zealand Pouhere Taonga (HZNPT)’ should be Heritage New Zealand Pouhere Taonga (HNZPT)</td> </tr> <tr> <td>Query</td> <td>Changes requested: ‘If you discover a previously unknown archeological (spelling should be archaeological) site (e.g. when you are doing earthworks) you must stop any work that could affect it and contact NZHPT (old acronym, should be HNZPT) for advice on how to proceed’</td> </tr> </table>	Query	Change requested: ‘Heritage New Zealand Pouhere Taonga (HZNPT)’ should be Heritage New Zealand Pouhere Taonga (HNZPT)	Query	Changes requested: ‘If you discover a previously unknown archeological (spelling should be archaeological) site (e.g. when you are doing earthworks) you must stop any work that could affect it and contact NZHPT (old acronym, should be HNZPT) for advice on how to proceed’	
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49.83	HH – Historical heritage	Objective		<table border="1"> <tr> <td>Support</td> <td>██████ supports the recognition of Historic Character Areas in the District Plan and the methods of identification and assessment.</td> </tr> </table>	Support	██████ supports the recognition of Historic Character Areas in the District Plan and the methods of identification and assessment.			
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43.34	HH – Historical heritage	Objective	HH-06 Historic character areas The ch	<i>Retain as proposed or preserve the original intent.</i>					
49.168	HH – Historical heritage	Objectives	Policies	<table border="1"> <tr> <td>Support</td> <td>██████ supports the recognition of Historic Heritage Areas in the District Plan and the methods of identification and assessment.</td> </tr> </table>	Support	██████ supports the recognition of Historic Heritage Areas in the District Plan and the methods of identification and assessment.			
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49.45	HH – Historical heritage	Objectives	HH-O1 Identification and documentation of hi	<table border="1"> <tr> <td>Support</td> <td>██████ supports the wording of Objectives 01-03</td> </tr> </table>	Support	██████ supports the wording of Objectives 01-03			
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43.48	HH – Historical heritage	Objectives	HH-O1 Identification and documentation of hi	<i>Retain as proposed or preserve the original intent.</i>					

49.48	HH – Historical heritage	Objectives	HH-O2 Protection of values	Support	██████ supports the wording of Objectives 01-03
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43.41	HH – Historical heritage	Objectives	HH-O2 Protection of values Timaru Dis		<i>Retain as proposed or preserve the original intent.</i>
103.1	HH – Historical heritage	Objectives	HH-O2 Protection of values Timaru Dis		<i>On behalf of the ██████████ I would like the whole ██████████ includes all the ████████ property extending from near the ██████████ to and including the paddock opposite ██████████</i>
49.11	HH – Historical heritage	Objectives	HH-O3 Active use of heritage items	Support	██████ supports the wording of Objectives 01-03
49.95	HH – Historical heritage	Objectives	HH-O3 Active use of heritage items	Support	██████ supports the wording of Objectives 01-03
43.43	HH – Historical heritage	Objectives	HH-O3 Active use of heritage items Herit		<i>Retain as proposed or preserve the original intent. Consistent with the CRPS, which encourages adaptive re-use.</i>
43.50	HH – Historical heritage	Objectives	HH-O4 Identification and documentation of hi		<i>Retain as proposed or preserve the original intent.</i>
43.32	HH – Historical heritage	Objectives	HH-O5 Historic heritage areas The int		<i>Retain as proposed or preserve the original intent.</i>
49.91	HH – Historical heritage	Policies	Rules	Query	There does not appear to be any reference in this section to rules in EW relating to earthworks in the setting of a heritage item (there is a specific rule in SASM but not in HH)
49.165	HH – Historical heritage	Policies	Rules	Query	There does not appear to be any reference in this section to rules in EW relating to earthworks in the setting of a heritage item (there is a specific rule in SASM but not in HH)
49.37	HH – Historical heritage	Policies	HH-P2 Heritage item categories	Support	██████ supports the criteria and methods of identifying the significance of heritage items.
49.160	HH – Historical heritage	Policies	HH-P2 Heritage item categories	Support	██████ supports the criteria and methods of identifying the significance of heritage items.
90.5	HH – Historical heritage	Policies	HH-P2 Heritage item categories Class		<i>The number of heritage buildings in the District is increasing significantly, whilst we support heritage, the need to maintain heritage requires significant funding.</i>

				<p><i>Issue</i></p> <p><i>Whilst we support heritage buildings being retained and protected, the scale proposed results in significant financial pressures being put on local business owners who are the key drivers behind initiatives such as the CBD Hub Strategy.</i></p> <p><i>Our ██████████, who is a ██████████ has provided feedback on the matter in terms of earthquake strengthening and the practicalities of doing so. The vast number of Heritage Buildings requires an external party to fund the majority of repairs and the practicalities of retaining the proposed heritage buildings is limited. No alternative financial incentives have been provided as part of the provisions. Whilst an upgrade would be cheaper than a new building, the upgrade would not provide more ergonomic design as a new building would.</i></p> <p><i>The fundamental issue of retaining heritage buildings in any District is the financial cost of upkeep and in this case, earthquake strengthening. The Council own numerous buildings surrounding the Theatre Royal where heritage is being retain, this hub is an area that we support.</i></p> <p><i>Solution</i></p> <p><i>The need for Council to provide financial incentives is paramount if they wish to see the main street survive in competition with big box retail whom have 100% earthquake compliant buildings and ultimately future proof businesses. This may be through grants system which has seen the success of the Dunedin City Council in saving their heritage.</i></p> <p><i>Consequently, without adopting mechanisms which are outlined in the 'Saving the Town Heritage Toolkit, restrictive provisions cannot be implemented in the forthcoming District Plan.^[1] Ultimately, Council will need to implement a Heritage Fund in order to sustain such restrictive provisions. Reducing the number of heritage buildings or omitting resource consent costs are two mechanisms that could catalyse the earthquake strengthening of the town centre.</i></p> <p>[1] https://www.heritage.org.nz/resources/saving-the-town</p>	
49.90	HH – Historical heritage	Policies	HH-P4 Repairs, maintenance, internal alterat	<p>Query</p> <p>██████ supports this policy but considers point 1. should make reference to scheduled interior elements e.g. ‘enabling strengthening elements that are not externally visible and do not adversely affect scheduled interior elements’</p> <p>However, we note that these need to be clearly defined and identified in the schedule.</p>	
49.118	HH – Historical heritage	Policies	HH-P4 Repairs, maintenance, internal alterat	<p>Query</p> <p>██████ supports this policy but considers point 1. should make reference to scheduled interior elements e.g. ‘enabling strengthening elements that are not externally visible and do not adversely affect scheduled interior elements’</p> <p>However, we note that these need to be clearly defined and identified in the schedule.</p>	
49.26	HH – Historical heritage	Policies	HH-P6 Relocation of heritage items within o	<p>Query</p> <p>██████ view relocation as a last resort when all other options of retaining the heritage item in situ have been considered. We therefore fully support point 1, but consider that points 2-4 should only apply where the applicant can prove that all in-situ alternatives have been considered.</p>	
49.176	HH – Historical heritage	Policies	HH-P6 Relocation of heritage items within o	<p>Query</p> <p>██████ view relocation as a last resort when all other options of retaining the heritage item in situ have been considered. We therefore fully support point 1, but consider that points 2-4 should only apply where the applicant can prove that all in-situ alternatives have been considered.</p>	

43.47	HH – Historical heritage	Policies	HH-P7 Management of heritage settings	<i>Retain as proposed or preserve the original intent.</i>	
49.1	HH – Historical heritage	Policies	HH-P1 Identification and assessment of herit	Support	█████ supports the criteria and methods of identifying the significance of heritage items.
49.151	HH – Historical heritage	Policies	HH-P1 Identification and assessment of herit	Support	█████ supports the criteria and methods of identifying the significance of heritage items.
43.38	HH – Historical heritage	Policies	HH-P10 Identification and assessment of hist	<i>Retain as proposed or preserve the original intent.</i>	
49.10	HH – Historical heritage	Policies	HH-P8 Demolition of Category B heritage ite	Query	█████ is concerned about the wording of point 3 – this is very loose – for example there is no clear definition of what prohibitive means.
49.94	HH – Historical heritage	Policies	HH-P8 Demolition of Category B heritage ite	Query	█████ is concerned about the wording of point 3 – this is very loose – for example there is no clear definition of what prohibitive means.
49.156	HH – Historical heritage	Rules		Query	█████ are concerned that it is not made sufficiently clear that if a building is identified on both the Heritage Schedule and also in a Heritage Area, which rule takes precedence (as they are often different)
49.73	HH – Historical heritage	Rules	HH-R4 Internal alterations to a heritage ite	Support	█████ supports the rules and identified status for activities relating to Scheduled Heritage Items
49.110	HH – Historical heritage	Rules	HH-R4 Internal alterations to a heritage ite	Support	█████ supports the rules and identified status for activities relating to Scheduled Heritage Items
49.29	HH – Historical heritage	Rules	HH-R18 New buildings and internal alteratio	Query	█████ questions whether it is clear enough that the permitted internal alterations mentioned here do not relate to significant interiors. However, we note that these need to be clearly defined and identified in the schedule.
49.179	HH – Historical heritage	Rules	HH-R18 New buildings and internal alteratio	Query	█████ questions whether it is clear enough that the permitted internal alterations mentioned here do not relate to significant interiors. However, we note that these need to be clearly defined and identified in the schedule.
49.21	HH – Historical heritage	Rules	HH-R1 Maintenance	Support	█████ supports the rules and identified status for activities relating to Scheduled Heritage Items

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49.149	HH – Historical heritage	Rules	HH-R1 Maintenance and repair of a heritage i	Support	██████ supports the rules and identified status for activities relating to Scheduled Heritage Items
49.63	HH – Historical heritage	Rules	HH-R10 Demolition of a Category A heritage i	Support	██████ supports the rules and identified status for activities relating to Scheduled Heritage Items
49.157	HH – Historical heritage	Rules	HH-R10 Demolition of a Category A heritage i	Support	██████ supports the rules and identified status for activities relating to Scheduled Heritage Items
143.39	HH – Historical heritage	Rules	HH-13 New buildings or structures HH	<i>Reasons given in the foregoing submission points</i>	
					· ████████ oppose and seek amendments to rule HH-R15 so that the demolition of buildings in a HHA or HCA, where that building does not contribute to the values of that area, does not require a resource consent.
49.68	HH – Historical heritage	Rules	HH-R6 Signs attached to a heritage item and	Support	██████ supports the rules and identified status for activities relating to Scheduled Heritage Items
				Query	██████ support the proposal for signs attached to heritage items being a discretionary activity. However signs located within a heritage setting can also have significant impact on heritage values and we therefore request the rule be changed to ‘Signs attached to a heritage item or located within a heritage setting...’

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124.8	HH – Historical heritage	Rules	HH-R6 Signs attached to a heritage item and	<p><i>HISTORIC HERITAGE</i></p> <p>The [REDACTED] generally supports the proposed increase in the number of Scheduled Heritage Items within the district. We also support the rules in the DDP relating to Historic Heritage Items, including the provisions that help enable the seismic strengthening of heritage buildings.</p> <p>The [REDACTED] recognise that our heritage buildings and places within our CBD contribute significantly to the character and the identity of our city centre and that it is essential that this character maintained, whilst still allowing scope for redevelopment and regeneration.</p> <p>We support the proposed identification of the new Historic Heritage Areas (Stafford St & Caroline Bay) and Historic Character Areas (Timaru Central City), to help with preserving the cultural and social heritage - and the character and identity, associated with our main settlement areas.</p> <p>We question the specific rule associated with the demolition of CAT B scheduled item, which currently defines this activity as ‘Discretionary’ (Rule HH-R9). We believe that this activity status should be raised to ‘Non-complying’, as is the case with CAT A scheduled items. The reason for this is to protect these important heritage buildings from total loss (demolition). If a building has been deemed worthy of protection, then demolition of any scheduled item should be avoided.</p> <p>Given that seismic strengthening of heritage buildings is a requirement which has been imposed on building owners, and that the cost of strengthening heritage buildings is both significant and does not generally result in increased rental income (particularly in smaller regional towns, such as Timaru), the [REDACTED] suggest that the Council look at providing some additional financial and/ or other incentives which will assist building owners within with upgrading their buildings to the required standard, within the required timeframe. The value of our heritage buildings bring to the character and identity of our district is recognised within the DDP, but there is currently very little financial commitment from Council to contribute to this cultural regeneration.</p>	Change activity status to NC				
49.2	HH – Historical heritage	Rules	HH-R7 Use of a heritage item which is otherw	<table border="1"> <tr> <td data-bbox="706 1251 884 1331">Support</td> <td data-bbox="884 1251 2445 1331">[REDACTED] supports the rules and identified status for activities relating to Scheduled Heritage Items</td> </tr> </table>	Support	[REDACTED] supports the rules and identified status for activities relating to Scheduled Heritage Items			
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49.152	HH – Historical heritage	Rules	HH-R7 Use of a heritage item which is otherw	<table border="1"> <tr> <td data-bbox="706 1360 884 1440">Support</td> <td data-bbox="884 1360 2445 1440">[REDACTED] supports the rules and identified status for activities relating to Scheduled Heritage Items</td> </tr> </table>	Support	[REDACTED] supports the rules and identified status for activities relating to Scheduled Heritage Items			
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49.79	HH – Historical heritage	Rules	HH-R2 Strengthening of a heritage item	Support	█████ supports the rules and identified status for activities relating to Scheduled Heritage Items
49.140	HH – Historical heritage	Rules	HH-R2 Strengthening of a heritage item	Support	█████ supports the rules and identified status for activities relating to Scheduled Heritage Items
49.42	HH – Historical heritage	Rules	HH-R3 Temporary buildings and structures wit	Support	█████ supports the rules and identified status for activities relating to Scheduled Heritage Items
49.145	HH – Historical heritage	Rules	HH-R3 Temporary buildings and structures wit	Support	█████ supports the rules and identified status for activities relating to Scheduled Heritage Items
84.12	HH – Historical heritage	Rules	HH-R3 Temporary buildings and structures wit		<p><i>5. Specific Provisions:</i></p> <p>The █████ provides the following feedback on specific provisions in the Plan:</p> <p><i>5.5 Historic Heritage</i></p> <p><i>Rules</i></p> <p><i>HH-R3</i></p> <p>The █████ requests that temporary buildings on a school are exempt from rule HH-R3 in terms of the length of occupation (HH-R3 proposes 14 days) and purpose. This provision may unnecessarily limit the use of a temporary classroom located on a school to meet short term demand or site redevelopment. A limit of 2 years is considered more realistic.</p>
49.36	HH – Historical heritage	Rules	HH-R11 Maintenance and repair of and interna	Query	<p>█████ questions whether it is clear enough that the permitted internal alterations mentioned here do not relate to significant interiors.</p> <p>However, we note that these need to be clearly defined and identified in the schedule.</p>
49.161	HH – Historical heritage	Rules	HH-R11 Maintenance and repair of and interna	Query	<p>█████ questions whether it is clear enough that the permitted internal alterations mentioned here do not relate to significant interiors.</p> <p>However, we note that these need to be clearly defined and identified in the schedule.</p>
49.61	HH – Historical heritage	Rules	HH-R5 New buildings and structures within a	Support	█████ supports the rules and identified status for activities relating to Scheduled Heritage Items
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49.62	HH – Historical heritage	Rules	General	<table border="1"> <tr> <td data-bbox="706 184 884 289">Query</td> <td data-bbox="884 184 2484 289">[redacted] are concerned that it is not made sufficiently clear that if a building is identified on both the Heritage Schedule and also in a Heritage Area, which rule takes precedence (as they are often different)</td> </tr> </table>	Query	[redacted] are concerned that it is not made sufficiently clear that if a building is identified on both the Heritage Schedule and also in a Heritage Area, which rule takes precedence (as they are often different)	
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160.1	HH – Historical heritage	Section 1 Scheduled Heritage Items		<p>Re: Draft Timaru District Plan - New Heritage item - [redacted]</p> <p>Thank you for your letter dated 6 October 2020. In August 2020 you did send us an assessment report for the item proposed and yes, we did attend the meeting with [redacted]. We note the Assessment report is dated 9 July 2018 - so why were we not informed of this sooner? We can only presume you were biding time to give us less chance to react and assess our situation with respect this building. We strongly oppose the proposed heritage item and respectfully ask you to please delete it from the Draft District plan on the following grounds. Since the Christchurch Earthquakes in 2010 and subsequent ramifications regarding Earthquake prone buildings we have received from the Timaru District Council numerous communications regarding Earthquake prone buildings and time frames to take action in. As responsible property owners we have undertaken our own investigation and advice including engineering reports for our Timaru Commercial properties in this regard and our conclusion over the last 10 years has been to eventually Demolish. Demolition would be within the legal timeframes set out by government for earthquake prone buildings) We think it is unfair and unreasonable that the Council now informs us of this Heritage Item with little time to prepare. This will however not change our conclusion to Demolish - but may well bring the date inconveniently forward. The reasons for Demolition are quite simple. The building is undoubtedly OLD and although relatively well maintained it has been and is a very difficult building to accommodate what is considered a modern office environment, basically the building has passed its ergonomic and economic life. The cost to try and strengthen the building up to an acceptable level of NBS% (New Build Standard - Percentage) is cost prohibitive and to add further cost to try and save what may be considered Historic would only add further prohibitive costs. We further note [redacted] is outside the "Historic Heritage Area" defined in the Draft Plan. [redacted] our Property, which is in a questionable state of repair as mentioned in our Earthquake prone building Engineers report, this has also added further difficulties and cost to our Decision-making process. Further, [redacted] is cited as a notable hazard to our building should an earthquake occur. (We are feeling disadvantaged on all sides!!). Again, we respectfully ask you to please remove the proposed heritage item from the Draft District plan.</p> <p>Regards, [redacted]</p>	<p>Delete item from schedule</p> <table border="1"> <tr> <td data-bbox="2507 289 2626 483">Unique Identifier: [redacted]</td> <td data-bbox="2626 289 2769 892">[redacted]</td> </tr> </table>	Unique Identifier: [redacted]	[redacted]
Unique Identifier: [redacted]	[redacted]						
74.1	HH – Historical heritage	Section 1 Scheduled Heritage Items	General	<p>Heritage Items within the Temuka Domain</p> <p>[redacted] generally supports the items and their settings listed in the draft plan, however, we notice the exclusion of the Band Rotunda in the Temuka Domain and request that it be included in the schedule.</p> <p>While the Band Rotunda may not meet the age criteria for inclusion, the [redacted] believes it has historical significance and is still worthy of inclusion.</p> <ol style="list-style-type: none"> 1. It is a record of a bygone era of Temuka's social/cultural history. 2. It was donated to the community by the members of the Temuka Municipal Band during a time of extreme hardship on 8 Dec 1940, (2nd World War period) 			
49.84	HH – Historical heritage	Section 2 Historic Heritage areas		<table border="1"> <tr> <td data-bbox="706 1304 884 1444">Support</td> <td data-bbox="884 1304 2484 1444">[redacted] supports the recognition of Historic Heritage Areas in the District Plan and the methods of identification and assessment.</td> </tr> </table>	Support	[redacted] supports the recognition of Historic Heritage Areas in the District Plan and the methods of identification and assessment.	
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49.12	HH – Historical heritage	Section 2 Historic Heritage areas	Objectives	<table border="1"> <tr> <td data-bbox="706 1444 884 1585">Support</td> <td data-bbox="884 1444 2484 1585">[redacted] supports the recognition of Historic Heritage Areas in the District Plan and the methods of identification and assessment.</td> </tr> </table>	Support	[redacted] supports the recognition of Historic Heritage Areas in the District Plan and the methods of identification and assessment.	
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49.82	HH – Historical heritage	Section 3 Historic Character areas		<table border="1"> <tr> <td data-bbox="706 1585 884 1726">Support</td> <td data-bbox="884 1585 2484 1726">[redacted] supports the recognition of Historic Character Areas in the District Plan and the methods of identification and assessment.</td> </tr> </table>	Support	[redacted] supports the recognition of Historic Character Areas in the District Plan and the methods of identification and assessment.	
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143.38	HH – Historical heritage	Section 3 Historic Character areas		<p>Historic Character (Oppose)</p> <p>[redacted] note that "historic heritage" is a qualifying matter under the NPSUD, meanwhile "character" is not a qualifying matter as its not referenced under Section 6 of the RMA.</p>	<p>[redacted] request that the HCA is removed from the Plan.</p>		

				<p>In addition, while not contained in this chapter specifically, ██████████ acknowledge that the presence of the HCA and HHA Overlays is the driver behind restricting permitted building heights to 10-12m within the majority of the City Centre Zone, even where the Overlays do not apply. ██████████ support the identification and protection of historic heritage and character. However, restricting building heights to the degree proposed in the City Centre Zone is not an appropriate method to protecting contributing features to historic heritage and character, particularly where the Overlays do not apply.</p>			
49.167	HH – Historical heritage	Section 3 Historic Character areas	Objective	<table border="1"> <tr> <td>Support</td> <td>██████████ supports the recognition of Historic Character Areas in the District Plan and the methods of identification and assessment.</td> </tr> </table>	Support	██████████ supports the recognition of Historic Character Areas in the District Plan and the methods of identification and assessment.	
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74.2	HH – Historical heritage	Section 3 Historic Character areas	General	<p>HCA-1 Historic Character Zones ██████████ has holds mixed concerns regarding this proposed zone in Temuka.</p> <ol style="list-style-type: none"> 1. The preparation of this section through the Council 'closed workshop system' over a number of years with little or no contact with affected property owners brings to light some concerns regarding the proposal. 2. The Policies and Rules seem to focus on the historic character and little or no consideration given to the economic survival of a relatively small rural Town Centre Zone area. 3. There are twelve individually listed historic buildings or structures scattered throughout this zone, the addition of others to this list could possibly be a better way of addressing the heritage protection issue. 4. There are many examples throughout New Zealand where modern and historic features co-exist beneficially and effectively. 5. While the protection of heritage is important and commendable, Council must firstly consider the main purpose of this zone, which should be to provide for a commercial trading zone relevant to rural activity which enables businesses to trade economically in a competitive market. 6. In order for the Temuka Town Center to survive commercially, the Community Board and ultimately Council must seriously consider the collective impact the multi-layered zone has on the property owners to economically pursue their commercial activity. 7. If the Council proceeds with implementing "Historic Character Zones" it should also carry out a parallel or early engagement process to change the criteria surrounding the eligibility for property owners to access the "Heritage Protection Fund" and include all buildings within the Historic Character Zones, along with an appropriate increase in Council budget. 8. If the public of the District genuinely supports the concept of these zones, they must also be expected to make some financial contribution by way of a rate increase to assist the property owners to achieve an acceptable visual level of heritage presentation. 9. The proposed western boundary of this zone ((SH1 Bypass (Vine St)) also raises concern. Apart from Mendelson's Barn HHI-125, there are no historic features on the western half of those properties which extend from King St to Vine St. If the proposal is to proceed TDC should use the existing zone boundary line between the present Commercial and Light Industrial zones. 			
159.7	HH – Historical heritage	Section 3 Historic Character areas	General	<p>Timaru Central City Historic Character Area – HCA-2 These comments pertain to the area identified as running along ██████████</p> <p>██████████ The imposition of additional regulatory controls as proposed act as an unnecessary barrier to redevelopment and limit the ability of property owners to respond to market trends.</p>	Requested outcome: That HCA-2 is not included within the Proposed District Plan.		

SCHED3-5 – Schedules of Historic Heritage Chapter

49.135	SCHED3-5 – Schedules of Historic Heritage Chapter		SCHED3 – Schedule of Historic Heritage Item	<table border="1"> <tr> <td data-bbox="647 300 819 384">Query</td> <td data-bbox="819 300 2050 384">'HNZ Reference and HNZ Category' – the acronym 'HNZ' often refers to Housing New Zealand – it would be preferable to use the acronym HNZPT when referring to Heritage New Zealand.</td> </tr> <tr> <td data-bbox="647 485 819 663">Support</td> <td data-bbox="819 485 2050 663">█ generally support the Schedule of Historic Heritage Items. We also support the new inclusion of items listed on the New Zealand Heritage List which were previously not included on the District Plan Schedule. These are HHI-43, 93, 130, 155, 175 and 203</td> </tr> <tr> <td data-bbox="647 764 819 837">Query</td> <td data-bbox="819 764 2050 837">The schedule needs to be linked to the statement of significance for each heritage item.</td> </tr> <tr> <td data-bbox="647 938 819 1188">Query</td> <td data-bbox="819 938 2050 1188">In a letter dated 9 September 2019, █ opposed the removal of the █ List █ from the Schedule of Historic Heritage Items. We acknowledge its inclusion in the Stafford Street Historic Heritage Area, but still consider the architectural and contextual values, particularly the façade detail and its integrity to the street scene, are sufficiently strong enough to warrant it remaining on the Schedule.</td> </tr> </table>	Query	'HNZ Reference and HNZ Category' – the acronym 'HNZ' often refers to Housing New Zealand – it would be preferable to use the acronym HNZPT when referring to Heritage New Zealand.	Support	█ generally support the Schedule of Historic Heritage Items. We also support the new inclusion of items listed on the New Zealand Heritage List which were previously not included on the District Plan Schedule. These are HHI-43, 93, 130, 155, 175 and 203	Query	The schedule needs to be linked to the statement of significance for each heritage item.	Query	In a letter dated 9 September 2019, █ opposed the removal of the █ List █ from the Schedule of Historic Heritage Items. We acknowledge its inclusion in the Stafford Street Historic Heritage Area, but still consider the architectural and contextual values, particularly the façade detail and its integrity to the street scene, are sufficiently strong enough to warrant it remaining on the Schedule.	
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49.89	SCHED3-5 – Schedules of Historic Heritage Chapter	 	HHI-139 Former Geraldine Dair	<table border="1"> <tr> <td data-bbox="647 1188 819 1314">Query</td> <td data-bbox="819 1188 2050 1314">Item number █ has been wrongly identified as # █ on the New Zealand Heritage List. The correct list number is █</td> </tr> </table>	Query	Item number █ has been wrongly identified as # █ on the New Zealand Heritage List. The correct list number is █							
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49.117	SCHED3-5 – Schedules of Historic Heritage Chapter	 	HHI-139 Former Geraldine Dair	<table border="1"> <tr> <td data-bbox="647 1392 819 1518">Query</td> <td data-bbox="819 1392 2050 1518">Item number █ has been wrongly identified as # █ on the New Zealand Heritage List. The correct list number is █</td> </tr> </table>	Query	Item number █ has been wrongly identified as # █ on the New Zealand Heritage List. The correct list number is █							
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49.132	SCHED3-5 – Schedules of Historic Heritage Chapter	 	HHI-166 Orari Gorge Station h	<table border="1"> <tr> <td data-bbox="647 1593 819 1719">Query</td> <td data-bbox="819 1593 2050 1719">Item number █ is identified as not being listed by HNZPT. This building is included on the New Zealand Heritage List as █</td> </tr> </table>	Query	Item number █ is identified as not being listed by HNZPT. This building is included on the New Zealand Heritage List as █							
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49.177	SCHED3-5 – Schedules	 	HHI-29 Caroline Bay	<table border="1"> <tr> <td data-bbox="647 1795 819 1879">Query</td> <td data-bbox="819 1795 2050 1879">Item number █ is identified as not being listed by HNZPT. This building is included on the New Zealand Heritage List as █</td> </tr> </table>	Query	Item number █ is identified as not being listed by HNZPT. This building is included on the New Zealand Heritage List as █							
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	of Historic Heritage Chapter		Tearooms										
121.7	SCHED3-5 – Schedules of Historic Heritage Chapter	General	General	<p>█ strongly supports the scheduling of historic heritage places of significance to the wider community and to Mana Whenua in the Plan, based on detailed evaluation using appropriate statutory criteria, and the protection of these places through appropriate rules.</p> <p>As stated, there is a lack of archaeological sites and values identified within the Plan and further work should be undertaken to recognise and protect these sites. Additionally, the Plan should ensure that heritage items of local and regional significance are scheduled, rather than solely rely on the national New Zealand Heritage List/ Rārangī Kōrero (HNZPT)</p>									
49.60	SCHED3-5 – Schedules of Historic Heritage Chapter	SCHED3 – Schedule of Historic Heritage Items		<table border="1"> <tr> <td>Query</td> <td>'HNZ Reference and HNZ Category' – the acronym 'HNZ' often refers to Housing New Zealand – it would be preferable to use the acronym HNZPT when referring to Heritage New Zealand.</td> </tr> <tr> <td>Support</td> <td>█ generally support the Schedule of Historic Heritage Items. We also support the new inclusion of items listed on the New Zealand Heritage List which were previously not included on the District Plan Schedule. These are HHI-43, 93, 130, 155, 175 and 203</td> </tr> <tr> <td>Query</td> <td>The schedule needs to be linked to the statement of significance for each heritage item.</td> </tr> <tr> <td>Query</td> <td>In a letter dated 9 September 2019, █ opposed the removal of the █ List no. █ from the Schedule of Historic Heritage Items. We acknowledge its inclusion in the Stafford Street Historic Heritage Area, but still consider the architectural and contextual values, particularly the façade detail and its integrity to the street scene, are sufficiently strong enough to warrant it remaining on the Schedule.</td> </tr> </table>	Query	'HNZ Reference and HNZ Category' – the acronym 'HNZ' often refers to Housing New Zealand – it would be preferable to use the acronym HNZPT when referring to Heritage New Zealand.	Support	█ generally support the Schedule of Historic Heritage Items. We also support the new inclusion of items listed on the New Zealand Heritage List which were previously not included on the District Plan Schedule. These are HHI-43, 93, 130, 155, 175 and 203	Query	The schedule needs to be linked to the statement of significance for each heritage item.	Query	In a letter dated 9 September 2019, █ opposed the removal of the █ List no. █ from the Schedule of Historic Heritage Items. We acknowledge its inclusion in the Stafford Street Historic Heritage Area, but still consider the architectural and contextual values, particularly the façade detail and its integrity to the street scene, are sufficiently strong enough to warrant it remaining on the Schedule.	
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159.8	SCHED3-5 – Schedules of Historic Heritage Chapter	SCHED3 – Schedule of Historic Heritage Items		<p>Heritage Item █ This building has been proposed by Council to be listed as a Heritage item. A Certificate of Compliance █ was issued by Council on █ for the demolition of the building and is valid for 5 years. This Certificate of Compliance was able to be issued as under the Operative District Plan the demolition of this building is a permitted activity. The Certificate of Compliance protects █ interests in relation to the demolition of the █ building in relation to District Plan changes over the next 5 years. While it is not currently the intent of █ to demolish this building within this 5-year timeframe, demolition will occur if the Proposed District Plan identifies the █ building as a heritage item on the heritage list and on the planning maps. If the building is not identified as a heritage item in the Proposed District Plan, █ Therefore, if Council wish for this building to be retained for longer it is recommended that the █ heritage listing is not incorporated into the Proposed District Plan.</p>	Requested outcome: That the █ listing be removed from the Heritage list and planning maps.								
74.3	SCHED3-5 – Schedules of Historic	SCHED3 – Schedule of Historic	HHI-113 Former Temuka Courthou	The █ supports the reclassification of their former courthouse building to Category A									

	Heritage Chapter	Heritage Items	se/Temuka Historical Society Courthouse Museum 2A Domain Avenue, Temuka A 120 Transitional Edwardian bar		
49.57	SCHED3-5 – Schedules of Historic Heritage Chapter	SCHED3 – Schedule of Historic Heritage Items	HHI-166 Orari Gorge Station homestead 991 Tripp Settlement Road, Orari Gorge B 60 Domestic Gothic revival. Two-storey dwelling with ir	Query	Item number [REDACTED] is identified as not being listed by HNZPT. This building is included on the New Zealand Heritage List as [REDACTED]
49.27	SCHED3-5 – Schedules of Historic Heritage Chapter	SCHED3 – Schedule of Historic Heritage Items	HHI-29 Caroline Bay Tearooms Evans Street, Caroline Bay, Timaru B 13 Arts and Crafts. Single-storey building with irregular footprint	Query	Item number [REDACTED] is identified as not being listed by HNZPT. This building is included on the New Zealand Heritage List as # [REDACTED]

	Heritage Chapter	<p>Street, Temuka</p> <p>Although Temuka's earliest buildings were of timber construction, brick was being used fo</p>	<p>██████ queries the placement of the historic character area overlay on the ██████ site and surrounding properties on ██████ to the ██████. The description of unique identifier ██████ which specifies "historic brick buildings", does not appear consistent with the existing environment in that area and nor do the policy or rule provisions which are more specific to the maintenance and protection of historic heritage, which clearly neither the service station nor adjoining properties are a part of.</p> <p>Remove the historic character area overlay from land to the south of Domain Avenue, ██████</p>	
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