

Submission on Notified Proposal for Plan, Change or Variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council

Name of submitter:

Christopher Terence Templeton
[State full name]

This is a submission on the following proposed plan or on a change proposed to the following plan or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing plan) (the 'proposal'):

Proposed District Plan - Hc Pa Hc Ao Ka Awatea
[State the name of proposed or existing plan and (where applicable) change or variation].

I could/could not* gain an advantage in trade competition through this submission.
[*Select one.]

~~*I am/am not† directly affected by an effect of the subject matter of the submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.~~

~~[*Delete or strike through entire paragraph if you could not gain an advantage in trade competition through this submission.]
[†Select one.]~~

The specific provisions of the proposal that my submission relates to are: [Give details]

Historical and Cultural Values - Historical Heritage
Additions to Schedules 3 & 4

My submission is: [Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]

[If your submission relates to a proposed plan prepared or changed using the collaborative planning process, you must indicate the following:

- Where you consider that the proposed plan or change fails to give effect to a consensus position and therefore how it should be modified; or
- In the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan should be modified.]

My submission is to propose the inclusion of the former Wharua Nana Maternity Hospital and the former Alton House Girls Boarding School onto Schedule 3 and 4 of the Proposed District Plan.

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I seek the following decision from the local authority: *[Give precise details as this is the only part of your submission that will be summarised in the summary of decisions requested]*

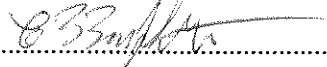
..... That the former Whare Nana Maternity Hospital (32 Bidwill St) and the former Alton House (Girls Boarding) School (16 Selton St / 9 Sarah St) be included in Schedule 3-4 Schedule of Historic Heritage Chapter under at least a category B listing.
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I wish (or do not wish) † to be heard in support of my submission.

*[*In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.]*
[†Select one.]

***If others make a similar submission, I will consider presenting a joint case with them at a hearing.**

*[*Delete if you would not consider presenting a joint case.]*



Signature of submitter (or person authorised to sign on behalf of submitter)

[A signature is not required if you make your submission by electronic means]

Date 15 Dec 2022

Electronic address for service of submitter: openenar@hotmail.com

Telephone: 027 29 56549

Postal address (or alternative method of service under s352 of the Act): P.O. Box 4009 Timaru 7742

Contact person: *[name and designation, if applicable]*

Note to person making submission

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
2. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - It is frivolous or vexatious;
 - It discloses no reasonable or relevant case;
 - It would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - It contains offensive language;
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matter.







Le Cren Street

Bidwill Street

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The main building is a large, multi-story structure with white horizontal siding and a dark grey gabled roof. It features a prominent white staircase leading to an upper level. The building has several windows, some with white frames, and a satellite dish is visible on the left side. The building is partially obscured by a dark fence in the foreground.

A silver hatchback car is parked under a small white canopy structure. The car is facing right and is partially obscured by the canopy. The canopy has the word "FLAT" written on it.

A street lamp is visible on the left side of the image, extending from the bottom left towards the top left. It has a modern, curved design.

A street lamp is visible on the right side of the image, extending from the bottom right towards the top right. It has a modern, curved design.

A small sign with a white letter 'A' on a dark background is visible on the left side of the image, near the street.

A flag is visible on a pole on the left side of the image, near the building.

A flag is visible on a pole on the left side of the image, near the building.

A large, leafy green tree is visible on the right side of the image, behind the building and the fence.

Heritage Item Name: Former Alton House School 1-5/ 9B Sarah Street
Address: 9B Sarah Street (16 Sefton Street)

District Plans Item No: New

Legal Description: Lot 1 DP 10822 Sec 1 SO 19389

Valuation Number: 2495039200B

Date of Construction: 1895

Architect/Designer/Builder: Meason and Marchant architects, Thomas Pringle builder

Style: Old English Domestic

Physical Description: Two storied timber and plaster building

Materials/Structure: Timber and plaster, metal roof.

Additions/Alterations: A single storey wing added on the north side, and various internal and external alterations to convert the building into flats.

Setting: Sitting at the corner of Sefton and Sarah Street the building commands a wide view over the Caroline Bay Area and is the last remaining two storey building from the east side of Sarah Street.

History: The former Alton House School was constructed for Helen Lissaman (1847 - 1918), who ran a private girls boarding school in Timaru between 1888 and 1898. There were a number of private schools in Timaru during the later quarter of the 19th century, and Miss Lissaman and her sister Octavia Lissaman opened her first school in 1888 at what is now 12 Elizabeth Street. She named her school Alton House after her childhood family home in Allesley, West Midlands U.K. By 1894 her school was established enough that she commissioned Meason and Marchant to build a purpose built boarding school on the Sarah Street / Sefton Street site that she leased. In 1895 she temporarily held the school in the Roman Catholic Priory until the building was finished.

At one stage the Timaru Girls High School was using the classrooms for their pupils. The Alton House School was run on the site until 1898 when she started using the building as a boarding house/private hotel instead. In 1904 she sold Alton House and lease and returned to the UK. The house was purchased and used for various businesses including a boarding house, offices, and went under the name Sefton House.

Historical and Social Significance: The former Alton House School has high historical and social significance as an example of an early privately built boarding school. Although not the first privately built boarding school in New Zealand (distinct from such private schools as Christ's College - with although private is run by a board) it is as far as I can research the oldest existing privately built Boarding school in New Zealand.

Early examples such as Mrs Swainson's Boarding school which was built in

Thorndon Wellington in 1878 was demolished in the 1960's and the precursor to Rang Ruru Girls School (which still survives) was built in 1890 as a house with two schoolrooms and seemed to have only catered for day pupils.

The building of Alton House School predates the next purpose built private boarding school in South Canterbury by 12 years - that being Waihi Boys School in Winchester.

It is also an example of the employment and business opportunities available to a single woman in the late 19th century New Zealand.

Cultural and Spiritual Significance:

The Alton House School has cultural value in an example of private education and a single woman's business enterprise in the late 19th century Timaru.

Architectural and Aesthetic Significance; Having been designed by the firm of Meason and Marchant, it is an example of a transplanted English design that took into regard the local conditions and materials. This was seen by the design of the building where the exterior was made to conform the the interior design and on the south side there were no windows and the back door was enclosed to prevent exposure to southerlies.

There were two large ground floor classroom on the east side and a dining room that could be opened into one larger room, the full length of the building, and well as kitchen, drawing rooms and ancillary rooms and lavatory. Upstairs had seven bedrooms and bathrooms, with six of the bedrooms designed to catch sunshine at some time of the day.

Technological and Craftsmanship Significance: The Alton House School has technological and craftsmanship significance in its timber construction and plasterwork.

Contextual Significance: As the first privately built boarding school in South Canterbury (if not the South Island) it has historical value to Timaru both as an early example of school design, but as the last remaining example of large residential buildings that use to be on the east side of Sarah Street.

Archaeological and Scientific Significance: Being built pre 1900 and near the town centre, it can be assumed that the site has potential archaeological value.

Summary of Heritage Significance: Although the building has been modified and added too, it can be recognised as a school building (especially from the East side). It has significance to not only Timaru and South Canterbury as the first example of a purpose built private boarding school, but in the greater New Zealand context as possibly the earliest remaining example of a privately built boarding school. It also has significance as an early example of a successful school and business run bu a single woman in the late 19th century. It also has contextual value as the last remaining example of the types of buildings that were on that side of Sarah Street before the State Highway development oil the 1990's.

Heritage Category: B

References:

Lyttelton Times: 8 November 1887

Timaru Herald: 20 January 1888, 6 November 1894, 8 September 1896, 12 March 1902, 26 Novembe

Heritage Item Name: Former Where Nana Maternity Hospital

Address: 32 Bidwill Street

District Plans Item No: New

Legal Description: Lot 2 DP 33152

Valuation Number: 2495029700

Date of Construction: 1910/11

Architect/Designer/Builder:

William Dunning architect. George Berry, builder

Physical Description:

A three winged single storey building with lower ground floor under one wing. The main wing having a valley and hipped gable roof, the east wing a hipped gable and the rear wing a gable roof. The east wing also having a lower ground floor of offices and staff quarters. There was rooms for 23 patients including the southwest wing which was constructed as an isolation ward, connected to the main building with a covered verandah. Both wings were constructed with each patients room opening to a central corridor, and out through French doors to a verandah that extended around the building. Each room was also provided with a fireplace, and there was an up-to-date surgical labour room well lit from both windows and skylight, as well as a patient dining room and nursery.

Materials/Structure:

Concrete and roughcast, with concrete foundations, and metal roof.

Additions/Alterations:

The verandah has been mostly enclosed and the building converted into flats.
Setting: Built at the west end of what was then Chester Street, Where Nana is on the north slope of a gully and overlooks the surrounding area. The site was chosen for the sunny aspect and the fresh air.

History:

Whare Nana was the second location of a nursing practice under that name by Nurse Jessie Mary Stewart King (1874 - 1958) and Lucy Georgina White (1878 - 1971). With the 1904 Midwives Act, involving the training and registration of midwives, seven training hospitals (St. Helens Hospitals) for midwives were set up. The three in the South Island were Christchurch, Dunedin, and Invercargill. King and White trained in Dunedin, and were registered in 1907, King #110, and White #112. They moved to Timaru and set up a maternity hospital in a house at the corner of Wai-iti and Wilson Streets and started advertising on the 26th June 1909. Less than a year and a half later they had built the second - and largest - purpose built private maternity hospital in New Zealand. (Previously private maternity hospitals were converted private or commercial buildings. The first private purpose built maternity hospital was the Malvern Maternity Home in Cox Street, Ashburton which was opened in November 1909.) The Whare Nana building was opened on the 21

January 1911.

The Timaru Borough Council installed two of the first electric street lights in 1917 to illuminate Bidwill Street and the entrance to Whare Nana. Due to ill health, Nurses King and White tried to sell the hospital in 1920, with the Hospital Board in 1922 looking favourably at buying the hospital, but could not shoulder the increased expenditure involved in purchasing and staffing a separate facility.

In 1923 King and White sold the business to Nurse Annie Wade, who leased the facilities and continued to run under the name Whare Nana.

Nurse King moved to Australia (Sydney and Tasmania) before returning to New Zealand. Nurse White suffered poor health and had surgery in Auckland in late 1924. Jessie King retained ownership of the building and land, and in July 1927 the Whare Nana Maternity Hospital - being run by Nurse Wade - moved to 69 Elizabeth Street (and later 31 Wai-iti Road). King had the building converted into flats, and they remain as such to-day.

Historical and Social Significance:

The former Whare Nana buildings and site have high historical and social significance as an early surviving example of medical and maternity history in New Zealand. AS the second (and second oldest surviving) private Maternity Hospital in New Zealand It shows the move away from the earlier ad-hoc 19th century recognition of midwives and nurses qualifications to a more formal registration and training, and the employment opportunities for women that had gone through the new hospital training.

Cultural and Spiritual Significance:

The former Whare Nana Maternity Hospital has cultural value as an example from the move away from women giving birth at home with a midwife in assistance, to where it became an accepted practice for giving birth in a purpose built facility - either public or private.

Architectural and Aesthetic Significance;

The building was designed by the Tasmanian born architect William H. Dunning (1872 - 1933). He worked in South Africa, where he married in 1897, and moved to New Zealand c1905. He started in Timaru and moved to Dunedin in 1909-10 where he spent the rest of his practice. Amongst his work included Holy Cross Chapel St. Kilda, National Bank (Princes Street), Ross Home NEV, RSA building Moray Place, Barton's Building Manse Street, and the James Fletchers Residence (HNZPT #2171)

Technological and Craftsmanship Significance: The Whare Nana Maternity Hospital has technological and craftsmanship significance as its design as a maternity hospital using the up-to-date medical practices at the time. This included an isolation ward, open-air treatment and convalescence, a layout designed to facilitate the wheeling of hospital beds around the complex, special ventilators to facilitate internal air exchanges, polished timber floors for ease of cleaning.

Contextual Significance: The former Whare Nana Maternity Hospital has high national cultural significance as an early surviving example of an Edwardian Hospital design. The building featured prominently in the lives of hundreds of families throughout South Canterbury and the Whare Nana hospital(s) feature prominently in modern genealogical research.

Archaeological and Scientific Significance: Although the building post-dates 1900, the site may have potential archaeological value in early 20C medical artefacts.

Summary of Heritage Significance:

The former Whare Nana Maternity Hospital has high heritage significance to not only Timaru and the wider district, but to the medical history of New Zealand. Being built as a purpose built hospital, its design can still be recognised and documented as an early employment and business opportunity for single women in the early 20th century. It features in the history of many local families as a place where there parents or grandparents were born.

Heritage Category:

References:

TH: 26 June 1909, 20 Jan 1911, 21 Jan 1911, 26 June 1917, 21 September 1922, 19 October 1922, 14 May 1927, 4 July 1927.

Kia Tiaki: The journal of the nurses of New Zealand: 1 January 1925, 1 April 1928
Register of Midwives 26 March 1925

<https://www.heritage.org.nz/the-list>

<https://holycrossstkilda.weebly.com/the-architect---wh-dunning.html>