

# 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:

The South Canterbury Club (The Club)  
[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'):

Historic Heritage  
[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]  
Historic Heritage classification as detailed in HHI-73

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.]

See Attachment Page 1-2

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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]*

See Attachment Page 3

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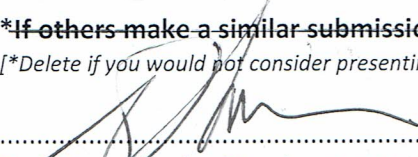
**I wish ~~(or do not wish)~~ to be heard in support of my submission.**

*[\*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.]*



CJ Truman

**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 15/11/2022

Electronic address for service of submitter: cu.truman@extra.co.nz and

Telephone: 027 343 1952 admin@ssclub.co.nz

Postal address (or alternative method of service under s352 of the Act):

1 The Terrace, Timaru

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

Colin Truman Secretary

**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.

## **The South Canterbury Club's Submission**

**The South Canterbury Club (the Club) opposes the application of a Historic Heritage classification to the Club's property on 1 The Terrace, Timaru as detailed in the revised plan and detailed in the Historic Heritage Record Form – see appendix 1 pg 3.**

### **Background**

The Club is a not for profit private member's club. It is not a business; and relies on the membership subscriptions and patronage of its members for its revenue base. It is one of the few such clubs that has a Queen Victoria Charter for the serving of alcohol and therefore is unable to expand commercially.

The Historic Heritage classification potentially limits and restricts alternative uses for the facility in the advent of the Club foreclosing.

The Historic Heritage classification crosses the 2 titles of the land owned by the Club. See attachment – See appendix 2. Pg4

### **HH-P1 Policies**

We question whether the property site is significant enough to receive a B classification. The zoning is RES 2. RE 2 primary purpose is to provide for Household Units- See 2.6.2 Residential Zone CI 1. The Terrace on its eastern side is zoned RES 2; on the western side of The Terrace the zoning is COM1B. We believe a Historic Heritage zoning is incompatible with in these 2 zones. The property is surrounded by a residential property to the north and commercial property to the south. Across the road is car parking. It is our contention that the property stands alone which may account for it being considered significant.

We acknowledge that the B classification as detailed can be seen to meet at least one of the policy criteria as required for this classification ie 1. historic and social; and potentially 2. cultural.

However it does not significantly meet the 3. architectural and aesthetic criteria:

- The squash court sits on the northwest boundary of the Club's property on 1 The Terrace. Is a rough cast box built 1935 and has no architectural or aesthetic values. It diminishes significantly the architectural and aesthetic values that the main Edwardian villa may have;
- The manager's flat located on the northern side of the buildings built post 1951 has no architectural and aesthetic values. Whilst it does not detract from any street appeal by applying the classification has no relevance to this addition;
- The conservatory located on the eastern boundary has no architectural and aesthetic values The classification has no relevance to this addition.

See also appendix 2 pg 4 detailing these specific areas

See appendix 3 & 4 pg 5 – comparative street views between now and 1910

**HH-R1 Maintenance, repair or internal alterations of a Historic Heritage Item**

The Club is not in a position financially to maintain its premises to a satisfactory level to maintain this or any Historic Heritage classification as per this policy

The PER-3 requirement is broad in its application and covers all internal alterations and does not define what is meant by “internal elements”. For example renovating kitchen to meet food standards may be restricted by this policy.

**HH-R4 Earthworks within heritage settings**

The location of the heritage item eastern boundary is a cliff face and periodically suffers from erosion. Elements of the building are located along the eastern boundary and are at risk.

Earthworks maybe required in some future date that are restricted by the limitation of the discretionary matters.

**HH- R5 External strengthening of a Historic Heritage Item**

The buildings on the Club’s property currently has the following assessments:

Percentage New Building Standard:	26%
Building Grade:	D
Earthquake Prone?	Yes
Earthquake Risk?	Yes

As per GR Littler’s Summary of Seismic Assessment 30/5/13 – see appendix 5 pg 5

Though the policy allows for strengthening and the process and methodologies followed must protect and maintain the heritage values.

It is unclear at this point in time if the works required to bring the building up to code can be done at cost the Club can afford and in manner that maintains the heritage values.

**We seek the following decision from the local authority**

Removal of the Historic Heritage classification as detailed in the revised plan and detailed in the Historic Heritage Record Form see appendix 1 pg 4.

And if our arguments for the above redress are rejected then we request the removal the Historic Heritage classification on the Squash Court, the Manager's flat and the Conservatory as detailed in appendix 2 pg 4, and only apply the Historic Heritage classification to the title area and buildings that are of the Edwardian style located within the blue lines in appendix 2 pg 4.

**Appendix 1 - Historical classification area**



**Appendix 2 - Historical classification area detailing Squash court, Manager's flat, Conservatory and title boundary line**



Extent of setting, including the squash court site on the northern boundary of the primary parcel, 1 The Terrace, Timaru.

### Appendix 3 - Current Street view



### Appendix 4 - 1910 Historical Street view



Detail of 1910 view of Timaru, with cottage on adjacent site to club, 1/1-08810-G, Alexander Turnbull Library, Wellington.

### Appendix 5 - Seismic Assessment

**G.R. Littler**

Consulting Civil & Structural Engineer

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Timaru  
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P.O. Box 574  
Timaru

(03) 688-9137 Phone  
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30/5/13

#### **Summary of Seismic Assessment**

**Method:** NZSEE recommendations for initial evaluation.

**Building:** 1 The Terrace Timaru

**Percentage New Building Standard:** 26%

**Building Grade:** D

**Earthquake Prone?** Yes

**Earthquake Risk?** Yes