



# **AGENDA**

## **Hearings Panel Meeting Monday, 15 May 2023**

**Date: Monday, 15 May 2023**

**Time: 9.30 am**

**Location: Ngā Hau e Whā, William Fraser Building, 1  
Dunorling Street, Alexandra**





Notice is hereby given that a Hearings Panel Meeting will be held in Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra on Monday, 15 May 2023 at 9.30 am.

## Order Of Business

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**Members** Cr N Gillespie (Chairperson), Cr M McPherson, Cr I Cooney

**In Attendance** T Lines (Minute Secretary)

**1 APOLOGIES**

**2 CONFIRMATION OF MINUTES**

Hearings Panel Meeting - 9 May 2023

### **3 REPORTS**

**23.7.1 RC220425 MARCO CREEMERS & RYAN SANDERS**

**Doc ID: 651478**

#### **2. Attachments**

**Appendix 1 - S42a Report** [↓](#)

**Appendix 2 - Application (under separate cover)** [⇨](#)

**Appendix 3 - s95 Report** [↓](#)

**Appendix 4 - Heritage Peer Review by Orgin Consultants** [↓](#)

**Appendix 5 - Supplementary Material to Heritage Review by Orgin Consultants** [↓](#)

**Appendix 6 - Addendum to Heritage Peer Review by Orgin Consultants** [↓](#)

**Appendix 7 - Submissions** [↓](#)

**Appendix 8 - Resolution** [↓](#)

**CENTRAL OTAGO DISTRICT COUNCIL**  
**CENTRAL OTAGO DISTRICT PLAN**  
**REPORT OF PLANNING STAFF**

**APPLICANT: Marco Creemers, 754 Earnscleugh Road, Alexandra (RC220425)**

The application seeks land use consent for exterior alterations to the Earnscleugh Station Homestead, which is listed in Schedule 19.4 of the Central Otago District Plan (the District Plan): Register of Heritage Buildings, Places, Sites & Objects and Notable Trees as a Category I Heritage Listed building at 754 Earnscleugh Road, Alexandra.

**BACKGROUND**

**Consent background**

Various resource consents have been approved on the subject site, with the following being particularly relevant to this proposal.

The site was recently created by subdivision consent RC 220238 which approved a three-lot subdivision. Following the approval of RC 220238, a section 127 change of conditions was sought by the applicants to change conditions relating to the accessways, this was approved on 15 September 2022. RC220238 has been given effect to by way of section 223 and section 224(c) certification and the new records of title were issued on 8 February 2023.

RC220451 was approved on 29 March 2023 in relation to the subject site, for alterations to the stables building, internal and external alterations to the homestead building and approval for an accommodation activity and rural selling place within the existing building on the subject allotment.

**Application background**

**Resource Consent RC220285**

On 11 August 2022 the applicants submitted a resource consent application (RC 220285) with Council, seeking approval for internal and external alterations and additions to the Earnscleugh Station Homestead and Stables building at 754 Earnscleugh Road, Alexandra. The homestead and stables buildings are Category I Heritage Listed buildings on the New Zealand Heritage List/Rārangi Kōrero ('the List') and are listed in Schedule 19.4 of the District Plan. The applicants also sought approval to operate an accommodation facility for up to 14 persons across three separate buildings on the subject site.

A Section 95 determination for RC220285 was approved under Delegated Authority on 18 November 2022 which concluded that the proposed activity was likely to have more than minor adverse effects on the wider environment and the application was required to be processed on a publicly notified basis. The applicants subsequently placed the application on hold, and submitted two separate applications, effectively splitting the application into two parts. This application forms one part of the proposal and includes only the external rendering works (RC 220425), the second application containing the other parts of the original application (RC220451) was lodged with Council on 2 February 2022 and was approved by delegated authority on 29 March 2023.

### Homestead Background:

Edmund Anscombe, an architect of national significance, known for designing Otago Girls High School, various universities and commercial buildings throughout Aotearoa was commissioned by Stephen Spain in 1919 to design the Earnscliffe Homestead buildings.<sup>1</sup> Construction of the Earnscliffe homestead begun in 1919-1920, however, the homestead building was never completed due to the hard financial times of the post-war collapse. The Earnscliffe Station Homestead conforms to a style of architecture known as 'Jacobethan' which combines aspects of English domestic architecture from the period 1568-97, and 1608-20. The Homestead is the only known Jacobethan styled building that is not a collegiate building but a homestead. The Earnscliffe Homestead was registered under the Historic Places Act 1993 as it was considered by HNZPT as having physical, cultural and historical significance.<sup>2</sup>

### SITE DESCRIPTION

The subject site comprises an area of 11.5 hectares and is legally described as Lot 2 DP 582018 as contained in Record of Title 1087318. The site is located within the Rural Resource Area as shown on Planning Map 42 and is partially subject to a flood hazard notation along the western edge of the site which adjoins the Fraser River. The site contains the Earnscliffe Station Homestead and Stables, which are listed in Schedule 19.4 of the operative Plan as item 172 and are identified on the New Zealand Heritage List/Rārangī Kōrero as Category I Heritage buildings.



**Figure 1:** Screenshot of the subject site, shown in yellow and black dotted lines, with the homestead location shown by the black square. Source CODC GIS.

The subject site is well described in the application and the supporting documents, including the Conservation Plan, titled *Earnscliffe Station 754 Earnscliffe Road Earnscliffe Conservation Plan for Marco Creemers and Ryan Sanders* and dated November 2022 and are considered to accurately identify the key features of the site. The applicant's site description

<sup>1</sup> <https://www.heritage.org.nz/list-details/7405/Earnscliffe%20Station%20Homestead#details>

<sup>2</sup> <https://www.heritage.org.nz/list-details/7405/Earnscliffe%20Station%20Homestead#details>

and the site description provided in the supporting report are adopted for the purposes of this report.

### **DESCRIPTION OF PROPOSAL**

The details of the proposal are contained within the application and are summarised as follows:

- The Applicants propose to undertake alterations to the exterior of the Homestead building, by rendering the majority of the presently brick exterior, and leaving a small area on the southern elevation unrendered. The brick on the unrendered part of the building is proposed to be repointed as shown in Figure 2 below.



**Figure 2:** Proposed southern elevation, demonstrating the area of repointed brick. Source: Application AEE.

- The plaster colour is proposed to be Resene Half Sour Dough, which is a cream colour and has a light reflectivity value (LRV) of approximately 64%.

### **PLANNING FRAMEWORK:**

#### **Central Otago District Plan**

The proposal requires resource consent for the following reasons in accordance with the District Plan:

- Rule 4.7.6D of the District Plan stipulates the colour palette and light reflectivity value in which all buildings and structures are required to comply with. Rule 4.7.6D provides for a breach to the colour palette and light reflectivity value as a restricted discretionary activity in accordance with Rule 4.7.3(iii) of the Plan. In this case, the proposed colour 'half sour dough' will not comply with the colour palette and does not have a light reflectivity value of less than 38%, therefore, consent is required as a restricted discretionary activity.
- Any alteration or addition (including any sign) to a building or structure identified in Part A of Schedule 19.4 as an item having a NZ Historic Places Trust [now Heritage New Zealand] classification of Category I is a discretionary activity. In this case the proposal will result in external alterations to Heritage Item 172 (Earnscliffe Station Homestead and Stables) which has Category I status (Heritage New Zealand ref 7405) as identified in Schedule 19.4 of the District Plan.



**NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH**

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES) came into effect on 1 January 2012. The NES applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken on a piece of land described in subclause (7) or (8) of the NES.

Council records show that there is no history of hazardous substances on the site that could cause land contamination, notwithstanding this, the application confirms that there is a historic petrol pump located to the north of the Quarter's building, which will not be disturbed as a result of the proposed application. The proposal is not seeking to change the underlying use of the site, is not for subdivision and does not propose earthworks.

Accordingly considering the above, it is considered that this NES is not applicable to this application.

**Overall Status**

Under the particular circumstances of this case, I consider it appropriate that the bundling principle established in *Locke v Avon Motor Lodge* (1973) is applied, and that the application be considered, in the round, as a discretionary activity pursuant to sections 104 and 104B of the Resource Management Act 1991 ('the Act').

Permitted Baseline

Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of an activity on the environment may be disregarded if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful.

In this case, there are no permitted alterations to Category I Heritage buildings, nor any permitted colour breaches under the Central Otago District Plan. Effectively, I do not consider there to be any helpful permitted baseline to be applied.

Receiving Environment

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site, the existing and reasonably foreseeable receiving environment comprises a range of activities that are typical of a farming block with associated supporting residential activity, a farm worker dwelling and farm buildings including the stables building.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises productive rural land uses within large landholdings, sometimes supported by dwellings established either historically or by way of land use consent.

**STATUS OF THIS REPORT:**

The attention of the applicants is drawn to the fact that the purpose of this report is to bring to the attention of the Council all relevant factual information or issues which should be considered in deliberating on the proposal. It must be emphasised that any conclusions reached, or recommendations made in this report are not binding on the Council, and it should not be assumed that the Council will reach the same conclusion or decision having considered all the evidence.

**COMMENT ON PROPOSAL:**

I have noted that the proposal has status as a discretionary activity in the Rural Resource Area of the Central Otago District Plan. It is, therefore, appropriate that the proposal be considered as an application for land use consent to a discretionary activity pursuant to sections 104 and 104B of the Resource Management Act 1991.

Section 104B provides for the Council to approve or decline and impose conditions.

Section 104(1) requires that subject to Part II, the Council shall have regard to any actual or potential effects of allowing the activity; any relevant provisions of the plan or proposed plan; and any relevant national or regional planning document.

**NOTIFICATION & AFFECTED PERSONS APPROVAL:**

The written approval of Heritage New Zealand Pouhere Taonga (HNZPT) was provided to Council on 18 November 2022 for the initial application (RC 220285). The applicants have sent through subsequent email communication from Fran Davies on behalf of HNZPT dated 16 January 2023 confirming that the NPZPT written approval is still valid for the amended proposal with the following comment:

*'As stated through the written approval provided by HNZPT on 17 November 2022, the external plastering proposed on the main Homestead does not uphold the heritage values of building as described in the List. The amended proposal with a small area of the main homestead, in addition to the laundry-block, being left unrendered will result in the slight reduction of adverse effects on the aesthetic and social values of the Homestead. Further evidence of the necessity and appropriateness of the external plastering for weathertightness and longevity has not been received. Provided the amended proposal meets the structural requirements to provide for residential and commercial adaptive reuse, as is set out in the application, then HNZPT's written approval covers the amended proposal received on 20 December 2022.'*

Effectively I accept that the written approval provided by HNZHPT in the context of RC220285 is applicable for this application, therefore, the effects on HNZPT have been disregarded.

A separate notification decision was made on 15 March 2023 that determined that the effects of the application had adverse effects on the wider environment that were more than minor which warranted public notification pursuant to Section 95A(8)(b) and Section 95A(9)(a) of the Act. It is noted that the determination, as to whether an application should be notified or not, is separate from the issues to be considered in making a decision on the application itself.

**SUBMISSIONS:**

The application was publicly notified, and ninety-five (95) submissions were received in response to the proposal by the closing date of 23 March 2023. A brief summary of the submissions received, and the decisions sought is presented in Table 1 below. I note that this table seeks only to present a summary of the contents of each submission and that further details are available in the full text of the submissions.

Submitter	Summary of Submission	Decision Request	Wishes to be heard
Alison Lomax	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead;</li> <li>It will improve the longevity and adaptive reuse of heritage building;</li> <li>The completion to the original design of the building will be a positive asset for Central Otago District.</li> </ul>	Approve	No
Alison Vernal	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead;</li> <li>It will improve the longevity and adaptive reuse of heritage building;</li> <li>The completion to the original design of the building will be a positive asset for Central Otago District.</li> </ul>	Approve	Yes
Alison Wild	Support	Approve	No
Andrew and Beatriz Longley	Support on the following grounds: <ul style="list-style-type: none"> <li>The application will add heritage value for decades to come and allow people to enjoy it;</li> <li>Without weather protection, it will be lost for future generations.</li> </ul>	Approve	No
Anja Fiona van der Hoeven	Support on the following grounds: <ul style="list-style-type: none"> <li>Preserving this place of historic value and for the community and society.</li> </ul>	Approve	Yes
Frances Austin	Support	Approve	No
Kay Austin	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead;</li> <li>Improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District;</li> <li>Leaving it will have detrimental long-term impact on the building.</li> </ul>	Approve	No
Ayson Geoffrey Gill	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead</li> <li>Positive asset for Central Otago District</li> </ul>	Approve	No
Paul David Baragwanath	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No

Rex Richard and Carol Baxter	Support on the following grounds: <ul style="list-style-type: none"> <li>• Building will be a treasure for society;</li> <li>• The building is currently decaying;</li> <li>• Earnsclough homestead is a beautiful backdrop for a restoration project like this;</li> <li>• Happy to see the owners investing in the building;</li> <li>• None of the locals they have talked to oppose the restoration</li> </ul>	Approve	No
Graeme Bell	Supports on the following grounds: <ul style="list-style-type: none"> <li>• Proposal will benefit the building</li> </ul>	Approve	No
Michelle Bendall	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead</li> <li>• Positive asset for Central Otago District and the rest of New Zealand</li> </ul>	Approve	No
Jillian Bowie	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	No
Brigid Helena Denniston	Support on the following grounds: <ul style="list-style-type: none"> <li>• Preservation of the homestead</li> </ul>	Approve	No
Chad Buston	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead</li> <li>• Positive asset for Central Otago District</li> </ul>	Approve	No
Alistair Campbell	Support on the following grounds: <ul style="list-style-type: none"> <li>• That the finish the exterior of the house will be finished as Andscombe had planned and that earthquake proofing will mean that it will be around for another 100 years.</li> </ul>	Approve	Yes
Central Otago Heritage Trust	Support on the following grounds: <ul style="list-style-type: none"> <li>• Innovative rendering system will provide seismic strengthening while being true to original historic design and colour;</li> <li>• Approach will enable weatherproofing and is far more cost-effective than keeping brick façade;</li> <li>• Protect local heritage building for generations to come;</li> </ul>	Approve	Yes

	<ul style="list-style-type: none"> <li>Contribute to economic development of Central Otago region and contribution to Central Otago heritage values.</li> </ul>		
Clayton James McInnes	Support on the following grounds: <ul style="list-style-type: none"> <li>Exterior of the homestead should be plaster finished.</li> </ul>	Approve	No
Catherine and Robert Creemers	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District</li> </ul>	Approve	No
Maria Creemers	Support on the following grounds: <ul style="list-style-type: none"> <li>Significant piece of NZ architectural heritage</li> </ul>	Approve	No
Daniel Carrodus	Support on the following grounds: <ul style="list-style-type: none"> <li>It will consider heritage and amenity while preserving Earnsclough Homestead and its historical link to Central Otago area;</li> <li>Retaining section of original cladding provides element of history to be remembered;</li> <li>Positive asset for Central Otago District and the rest of New Zealand;</li> <li>Current owners are passionate and driven in their desire to preserve the building.</li> </ul>	Approve	Yes
David Hogan	Support on the following grounds: <ul style="list-style-type: none"> <li>It will consider heritage and amenity while preserving Earnsclough structurally and seismically;</li> <li>Positive asset for Central Otago District and the rest of New Zealand;</li> <li>Current owners are passionate and driven in their desire to preserve the building as evidenced by their Instagram.</li> </ul>	Approve	Yes
Christopher Eason	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve on condition that it is finished to the original design, ball room and dining room ceilings not destroyed	No
Gerrard Eckhoff	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead</li> </ul>	Approve	Yes

	<ul style="list-style-type: none"> <li>Restoration is necessary and needed.</li> </ul>		
Gail Ferguson	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No
Sarah Ferguson	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No
Deborah Griffiths	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No
Russell Garbutt	Support on the following grounds: <ul style="list-style-type: none"> <li>Encourage the huge efforts demonstrated by applicants in completing the house and ensuring its survival;</li> <li>Ensure on-going use of heritage building.</li> </ul>	Approve	No
Glen Minkley	Support on the following grounds: <ul style="list-style-type: none"> <li>Proposed alterations to homestead will make it more sustainable and keep authentic aesthetics;</li> <li>Positive asset for Central Otago District;</li> <li>Owners are undertaking this in correct manner.</li> </ul>	Approve	Yes
Wayne Goodall	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No
Susan Gregory	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> </ul>	Approve	Not specified

	<ul style="list-style-type: none"> <li>• Positive asset for Central Otago District;</li> <li>• Lived in the house for 20 years and think the work will greatly enhance both the building itself and the environment.</li> </ul>		
Hamish Sutherland	Support on the following grounds: <ul style="list-style-type: none"> <li>• Once completed it will be a positive asset for Central Otago District;</li> <li>• Ensures the building will survive through until the 22<sup>nd</sup> century.</li> </ul>	Approve	No
Renee Jean Harrold	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	No
Mandy Hinton	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead.</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	No
Natalie Hitchings	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	No
Debbie Iversen	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	No
Jacqueline Groves	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	No
Jacqueline White	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of</li> </ul>	Approve	No

	<p>heritage building and complete the original design of homestead;</p> <ul style="list-style-type: none"> <li>• Positive asset for Central Otago District.</li> </ul>		
James Fergus Barclay	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Restoration workers Marco and Ryan have proven track record;</li> <li>• Positive asset for Central Otago District;</li> <li>• Requires on-going support;</li> <li>• Protection, preservation and enhancing historic building;</li> </ul>	Approve on the condition that building is weather proofed with product that provides seismic strengthening, including the roof	Yes
Jenny Grimmett	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Keeping a section of exterior wall unchanged is positive;</li> <li>• Building will be preserved and adaptively reused;</li> <li>• The written approval of HNZPT reflects that a high quality outcome is sought by the applicants;</li> <li>• The proposal offers a good solution for restoring the building exterior.</li> </ul>	Approve	Not specified
Jess Thomas	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Marco and Ryan have done a wonderful job so far in restoration.</li> </ul>	Approve	No
John Wekking	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Repairs and upgrades approved by Heritage NZ.</li> </ul>	Approve	No
Corina Jordan	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	Not specified
Julia Gillon	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Alterations proposed will make it more sustainable and keep authentic aesthetics;</li> <li>• Grateful for Marco and Ryan for taking on valuable and treasured part of district and history.</li> </ul>	Approve	Yes
Natasha Just	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Proposal will limit the amount of change to heritage interiors, strengthen structural integrity and provide weather tightness and protection from elements.</li> </ul>	Approve	Yes
Marie Kahukura	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve</li> </ul>	Approve	No



	<p>the longevity and adaptive reuse of heritage building and complete the original design of homestead;</p> <ul style="list-style-type: none"> <li>• Positive asset for Central Otago District.</li> </ul>		
Karen Maree Gill	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnscleugh homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Protected for future generations;</li> <li>• Protects façade and provides weather tightness.</li> </ul>	Approve	No
Kate Davidson	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Great for our town;</li> <li>• Maintain a beautiful heritage building.</li> </ul>	Approve	No
Kristina Williams	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Alterations proposed will make it more sustainable and keep authentic aesthetics;</li> <li>• Grateful for Marco and Ryan for taking on valuable and treasured part of district and history.</li> </ul>	Approve	Yes
Leah La Hood	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Marco is a specialist developer, grateful for his expertise;</li> <li>• It will lead a path for techniques relating to strengthening and watertightness to be used in the future.</li> </ul>	Approve	No
Robert & Penny Laery, Peta Laery, Richard & Susie Laery, Andrew Laery & Andrea Karacic	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Heritage New Zealand endorsement and expert opinions it is evident that there is overwhelming support for the project;</li> <li>• Clear commitment to preserving the heritage value of the property, while ensuring the safety and well-being of future occupants;</li> <li>• The applicant's choice of the Mapei plaster system and the attention to detail in addressing the structural and aesthetic aspects of the property are commendable.</li> <li>• The restoration and development of the Homestead will not only enhance the area's visual appeal but also contribute to the region's economic development.</li> </ul>	Approve	Not specified
Mark and Carolyn Laing	<p>Support on the following grounds:</p> <ul style="list-style-type: none"> <li>• Alterations proposed will make it more sustainable and keep authentic aesthetics;</li> </ul>	Approve	Yes

	<ul style="list-style-type: none"> <li>Grateful for Marco and Ryan for taking on valuable and treasured part of district and history.</li> </ul>		
Simon Lloyd	Support on the following grounds: <ul style="list-style-type: none"> <li>Alterations proposed will make it more sustainable and keep authentic aesthetics;</li> <li>Grateful for Marco and Ryan for taking on valuable and treasured part of district and history.</li> </ul>	Approve	Yes
Loretta Bush	Support on the following grounds: <ul style="list-style-type: none"> <li>The applicants are wanting to restore the house to the original plans;</li> <li>Future proofing of house, seismic measures.</li> </ul>	Approve	Yes
Jacqui Lowe	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnscliffe homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No
Mark Maddren	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnscliffe homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No
Madison Irving	Support on the following grounds: <ul style="list-style-type: none"> <li>Alterations proposed will make it more sustainable and keep authentic aesthetics;</li> <li>Grateful for Marco and Ryan for taking on valuable and treasured part of district and history.</li> </ul>	Approve	Yes
Mark Mulvena	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnscliffe homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	Yes
Anne McElwail	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnscliffe homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No
Jessica McKinlay	Support on the following grounds:	Approve	Yes

	<ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity of heritage building and restore plastering;</li> <li>• Acknowledge the effort into conserving the love story of this home;</li> <li>• Positive asset for Central Otago District.</li> </ul>		
Gareth Morton	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	No
Christopher Mulvena	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• From having lived in the building, aware of the maintenance issues, has a direct interest in seeing the building restored and protected;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	No
Joanne Mary Mulvena	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	No
Andrew Patterson	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	Yes
Paula Jones	Support on the following grounds: <ul style="list-style-type: none"> <li>• Seismic strengthening, water tightness critical to ensure longevity;</li> <li>• Plaster makes aesthetic and structural sense;</li> <li>• The building has a history of architectural disruption, including the building of a wall right through the middle, which now forms the narrative of the building. Overtime</li> </ul>	Approve for the proposed seismic strengthening and water tightening	No

	the plastering will no doubt form this narrative.		
Penelope Clark	Support on the following grounds: <ul style="list-style-type: none"> <li>• Asset to the region;</li> <li>• Structure improved seismically;</li> <li>• Return to original architecture of plastering and grade 2 bricks.</li> </ul>	Approve	No
Penelope Davis	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	Yes
Peter Michael Hogan	Support on the following grounds: <ul style="list-style-type: none"> <li>• Alterations proposed will make it more sustainable and keep authentic aesthetics;</li> <li>• Grateful for Marco and Ryan for taking on valuable and treasured part of district and history.</li> </ul>	Approve,	Yes
Phillipa Gay McInnes	Support on the following grounds: <ul style="list-style-type: none"> <li>• Direct descendant of original owner of Earnsclough station, preserve and protect the significant building;</li> <li>• It is clear the rendering is part of the original plan.</li> </ul>	Approve	No
Gabrielle Puskas	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	Not specified
Rachel Adams	Support on the following grounds: <ul style="list-style-type: none"> <li>• It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>• Positive asset for Central Otago District.</li> </ul>	Approve	Not specified
Ralph Bradley Allen	Support on the following grounds: <ul style="list-style-type: none"> <li>• Original dwelling was not completed to original intentions;</li> <li>• Aesthetic and practical (weather tightness) reasons.</li> </ul>	Approve	No
Rebecca Annan	Support on the following grounds: <ul style="list-style-type: none"> <li>• Alterations proposed will make it more sustainable and keep authentic aesthetics</li> <li>• Grateful for Marco and Ryan for taking on valuable and treasured part of district and history</li> </ul>	Approve	Yes

Regan Cliff	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	Yes
Regan Gill	Support on the following grounds: <ul style="list-style-type: none"> <li>Ensuring original design</li> <li>Preserve building for generations to come</li> <li>Positive alterations to external and weather tightness, seismic strengthening</li> </ul>	Approve	No
Ashley Riley	Support on the following grounds: <ul style="list-style-type: none"> <li>Alterations proposed will make it more sustainable and keep authentic aesthetics;</li> <li>Grateful for Marco and Ryan for taking on valuable and treasured part of district and history.</li> </ul>	Approve	Yes
Andrea Ritchie	Support on the following grounds: <ul style="list-style-type: none"> <li>Plaster external walls of building in order to strengthen and watertight the building.</li> </ul>	Approve	No
David Ritchie	Support on the following grounds: <ul style="list-style-type: none"> <li>Plaster external walls of building in order to strengthen and watertight the building.</li> </ul>	Approve	No
Robbie Bell	Support	Approve	Not specified
Steven Richard Roberts	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No
Shaun Robinson	Support on the following grounds: <ul style="list-style-type: none"> <li>Alterations proposed will make it more sustainable and keep authentic aesthetics;</li> <li>Grateful for Marco and Ryan for taking on valuable and treasured part of district and history.</li> </ul>	Approve	Yes
Roger Tompkins	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	Yes

Rozena Joy Hallum	Support on the following grounds: <ul style="list-style-type: none"> <li>The completed project will provide Alexandra a unique asset to be enjoyed by both the local community and visitors.</li> </ul>	Approve	Maybe
Robert Boyd	Support on the following grounds: <ul style="list-style-type: none"> <li>Owners have a respect for the historical nature of the property and a considered approach towards restoration;</li> <li>Rendering the brickwork will be the most cost effective and least intrusive solution to earthquake strengthening;</li> <li>It will create both short- and long-term economic benefits;</li> <li>Complete the original design as intended by the architect Edmund Anscombe.</li> </ul>	Approve	No
Ruben Bunting	Support on the following grounds: <ul style="list-style-type: none"> <li>Takes hat off to new owners, for trawling through historical documents and plans to being the homestead back to the original;</li> <li>Central Otago lucky to have these custodians.</li> </ul>	Approve	No
Russell Mair	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	Yes
Sally Margaret Bell	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No
Owen Shearer	Support	Approve	No
Angela Spain	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>The proposed design allows for a red feature wall, which will showcase the historical visual brick of the house, as a nod to its heritage;</li> <li>Positive asset for Central Otago District and Aotearoa</li> </ul>	Approve	Don't mind

	<ul style="list-style-type: none"> <li>Faith in the owners to deliver great results, the proposal meets earthquake standards and waterproofing.</li> </ul>		
Stacey Elstob	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	Yes
Stephen Spain	Support <ul style="list-style-type: none"> <li>Support the original plans intended the building to be plastered;</li> <li>The proposed change turns an ugly unfinished building into a stunningly beautiful property as originally intended.</li> </ul>	Approve	No
Michele Stone	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	No
Sally Turner	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	Not specified
Mariska Vear	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;</li> <li>Positive asset for Central Otago District.</li> </ul>	Approve	Yes, if necessary
Charlotte Waite	Support on the following grounds: <ul style="list-style-type: none"> <li>Plaster external walls of building in order to strengthen and make watertight.</li> </ul>	Approve	No

**Table 1: Summary of Submissions**

Three late submissions were also received on 24 March 2023, 27 March 2023 and 28 March 2023, bringing the total number of submissions to ninety-eight (98). A brief summary of the submissions and the decisions sought are presented in Table 2 below. I also note that this table seeks only to present a summary of the contents of the submissions and that further details are available in the full text of the submissions.

Submitter	Summary of Submission	Decision Request	Wishes to be heard
Moira Jeanette Hanna	Support on the following grounds: <ul style="list-style-type: none"> <li>It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead</li> <li>Positive asset for Central Otago District</li> </ul>	Approve	No
Russell Ibbotson	Support on the following grounds: <ul style="list-style-type: none"> <li>This historic building and landmark was in a state of disrepair when the owners took over the property, without their efforts and financial support, the building would gradually continue to deteriorate.</li> </ul>	Approve	No
Jamie Gilbertson	Support on the following grounds: <ul style="list-style-type: none"> <li>The proposed alterations and the finishing of the exterior of the building are reasonable;</li> <li>Brings further revenue to businesses in Central Otago area;</li> <li>Innovative project is forward thinking and adds value to local community.</li> </ul>	Approve	Not specified

**Table 2: Summary of Late Submissions**

It is recommended that the Panel accept these late submissions and waive compliance with the submission time limit, pursuant to S37A(1) and S37A(2)(a) of the Resource Management Act 1991.

#### ASSESSMENT OF EFFECTS:

This assessment will consider the appropriateness of the proposal within the context of the District Plan, while considering the overall actual and potential effects on the environment that will or may result from this proposal. In undertaking this assessment, I have relied on the application documents, the heritage peer review and subsequent reports undertaken by Origin Consultants, namely:

- The Applicants Assessment of Environmental Effects, Titled *Application for alterations to the Earnsclough Homestead at 754 Earnsclough Road, Alexandra for weather tightness and seismic strengthening*, dated 7 December 2022 and completed by Brown & Company Planning Group.
- The Archaeological Appraisal, titled *Earnsclough Homestead*, dated 2 November 2022 and completed by Carissa Madden of New Zealand Heritage Properties Ltd.
- The Conservation Plan, titled *Earnsclough Station 754 Earnsclough Road Earnsclough Conservation Plan for Marco Creemers and Ryan Sanders* and dated July 2022 and provided with the application and completed by Archifact.
- The Heritage Construction Management Plan, titled, *Earnsclough station 754 earnsclough road Earnsclough heritage construction management plan Draft for marco creemers & ryan sanders*, dated November 2022 and completed by Archifact.
- The Heritage Impact Assessment Titled, *Heritage Impact Assessment for Marco Creemers & Ryan Sanders*, dated August 2022 and completed by Archifact.



- The subsequent Heritage Impact Assessment Titled, *Heritage Impact Assessment Memorandum Supplementary Material*, dated December 2022 and completed by Archifact
- The peer assessment completed by Robin Miller, of Origin Consultants, titled, *754 Earnsclough Road, Alexandra Known as 'Earnsclough Station Homestead'* and dated 28 October 2022.
- The addendum to Heritage Peer Review completed by Robin Miller, of Origin Consultants, completed by Robin Miller, of Origin Consultants titled, *754 Earnsclough Road, Alexandra Known as 'Earnsclough Station Homestead'* and dated 24 November 2022.
- The subsequent peer assessment completed by Robin Miller, of Origin Consultants, titled *Response to Supplementary Material Post Final Peer Review, dated 21 December 2022.*

For clarity, I note that the peer reviews undertaken by Origin Consultants as listed above, were undertaken in the context of RC220285. Engaging a specific assessment, to address the elements in this application separately is considered to be unnecessary, as all documentation provided with this application was provided to and assessed by Mr Millar as part of RC220285. As detailed above, this application is seeking approval for one part of the proposal as applied for by RC220285.

### **Colour Breach**

The colour of the external render 'half sour dough' was selected in accordance with the colour study undertaken for heritage buildings in Clyde, Alexandra and Ophir. The applicants consulted with HNZPT, who recommended that a condition be imposed on the resource consent to ensure the exterior shade of the Homestead was sympathetic to the heritage values of the building and to the wider environment. Although the proposed colour is considered appropriate from a heritage perspective, the colour results in a colour palette breach and has a light reflectivity value (LRV) which exceeds the permitted 38% LRV as stipulated in the District Plan.

In terms of the effects on the district's landscapes as a result of the colour breach, I consider that the breach will be barely visible from outside of the site, due to the discrete location of the building towards the rear of the site, and its limited visibility from Earnsclough Road due to the established vegetation within the site. For these reasons I also do not consider that the colour breach will result in any traffic safety effects. Overall, I consider the colour of the building is appropriate as it is sympathetic to the heritage values of the building and will not detract from the landscape values experienced in the wider environment.

### **Heritage Values**

The unfinished appearance of the Homestead contributes to the buildings significance as detailed in the HNZPT listing which explicitly states that *"the fact that the place is unfinished adds to its interest, and indeed to its uniqueness, since there are no other places on this scale, and in this style, in New Zealand like it."*<sup>3</sup> For completeness, the rendering of the Homestead is intended to finish the building. I consider that rendering the building will potentially compromise the heritage values of the building as described in the HNZPT List. Notwithstanding this, as detailed in the application, the external render including a seismic plaster system and lime-based mortar weather tightening are intended to provide for the resilience of the presently poor-quality incomplete building.

Earnsclough Station Homestead has HNZPT Category I status. As detailed above, the written approval of HNZPT has been provided, therefore, the effects on them have been disregarded. For clarity, the written approval provided by HNZPT was unconditional, however, the written approval provided recommendations and comments on the proposal, which I consider to be

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<sup>3</sup> <https://www.heritage.org.nz/the-list/details/7405>

helpful for this assessment. The written approval notes that there are several factors mitigating the potential adverse effects of undertaking external plastering on the heritage values of the Earnsclough Station. For completeness, the mitigation measures proposed in the application include the maintenance of a portion of the southern elevation as unrendered to express the history of the building, and the implementation of a construction management plan and a heritage conservation plan to ensure ongoing works are undertaken in accordance with best practice. I consider that these mitigation measures will ensure the heritage values of the building are not compromised to an unreasonable degree through construction works. I ultimately concur with HNZPT that when considering these mitigation measures, and the proposed adaptive reuse of the building, the proposal is appropriate overall and will allow for the ongoing use and appreciation of the Earnsclough Station.

While the Homestead is not located in a visually prominent position, where it can only be seen intermittently from the road and with established landscape screening located within the site, the values associated with the building are no less significant. This building contributes to the cultural wellbeing of the community by providing a tangible record of its heritage. The Homestead building also contributes to the community's visual sense of place and the District Plan acknowledges that historic heritage makes Central Otago attractive to visitors from other parts of New Zealand and from overseas.<sup>4</sup> It is evident by the submissions received in support of the application, that this building has significant community appreciation. The proposed render to the exterior will enable the building to be appreciated by the community and visitors to Central Otago for years to come, therefore, maintaining this tangible record of Central Otago heritage.

Although the heritage values of the building may be compromised to a degree, as demonstrated by the peer assessment completed by Mr Miller and HNZPT's written approval, the proposed works will ensure the longevity of the building and its reuse as a residence and accommodation facility. Overall, subject to the proposed mitigation measures forming conditions of consent, I consider that the impact on the heritage values of the building as a result of the application are appropriate.

#### Assessment of Alternatives

In his assessment, Mr Miller, noted that restoration where necessary of the existing bricks on the exterior of the building would provide a better conservation option, than rendering, as the existing brickwork is of a reasonable quality. For completeness, Mr Miller's position is contrary to the applicant's argument, and I note that there were a number of matters in which Mr Miller and Archifect disagreed in their expert heritage assessments regarding the exterior brick masonry. The areas of disagreement are identified in the supplementary material post final peer review memo, completed by Robin Miller of Origin and dated 21 December 2022, the section 95 assessment and are summarised below:

- Although both experts accept that 'seconds' bricks have been used for much of the external brick walling to the Homestead, Mr Miller considers that these bricks are visually imperfect as opposed to second-quality in terms of the durability of the bricks as they have already lasted over 100 years with few decay problems that are evident.
- The majority of the external walls have a vertical cavity in them as observed by Mr Miller on site. This ventilated cavity is the primary defence to moisture transference through the external walls and is a viable long-term option for the building, which is contrary to Archifect's view.
- Weather-tightness could be addressed by repair works, such as repointing.
- Archifect acknowledged certain parts of the ICOMOS New Zealand Charter, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Nga Taonga Whenua Heke Iho o Nehe (the Charter) which is a set of guidelines on cultural heritage conservation, produced by ICOMOS New

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<sup>4</sup> Section 14, Central Otago District Plan, *Heritage Buildings, Places, Sites, Objects and Trees*, Policy 14.4.2 Heritage Buildings and Objects

Zealand. The parts identified by Archifact demonstrated that the external render application meets the guidelines assuming that the unfinished state of the Homestead is deemed not to be part of its heritage significance. As a set of guidelines, Mr Miller agreed that there are some clauses that can be used to support the proposal, but there are, equally, clauses that do not support it.

It is important to note that Mr Miller is a Chartered and Registered Building Surveyor and a RICS Certified Historic Building Professional (the Royal Institution of Chartered Surveyors). He also has a New Zealand National Diploma in Architectural Technology and holds a Licenced Building Practitioner Design Level 2 qualification. Further to this, Mr Miller holds a Postgraduate Diploma in Building (Heritage) Conservation from the College of Estate Management, University of Reading, England (2002-2004) and is a full member of ICOMOS New Zealand and of the Institute of Historic Building Conservation, UK. Effectively, as he has more than 35 years' experience in the inspection, repair and maintenance of brick and stone masonry buildings I consider Mr Miller to be suitably qualified and experienced to determine the condition of the brick exterior of the building. Accordingly, I adopt the assessment undertaken by Mr Miller for the purposes of this report.

Notwithstanding the above, the application states that the applicants have explored alternative options with HNZPT and they maintain that all reasonable alternatives, including the repointing of the brickwork were unviable. Given the need for weather tightening, seismic strengthening and brick repairs, if the applicants were to maintain the status quo approach, I consider there to be a risk to the longevity of the building.

Overall, the applicants have proposed an option that will restore the building and ensure the longevity of the building. The submissions received are supportive of the building being rendered and largely indicate that the plastering of the building will be aesthetic and practical to ensure weathertightness and seismic strengthening, and will enable the building to be finished as originally anticipated by Edmund Anscombe.

### **Summary of Effects**

Fundamentally, when considering the adaptive reuse of the building, the maintenance of an unrendered area of the building, the completion of the building as was intended by the original design, the resulting weathertightness and seismic strengthening, the unconditional written approval of HNZPT and the mitigation measures as proposed, it is evident that any loss in heritage value as a result of the proposed rendering is appropriate.

### **OBJECTIVES AND POLICIES:**

The particularly relevant objectives and policies of the Operative District Plan include:

#### **Rural Resource Area**

##### **4.3.1 Objective - Needs of the District's People and Communities**

To recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced.

##### **4.3.3 Objective - Landscape and Amenity Values**

To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.

#### 4.4.2 Policy – Landscape and Amenity Values

To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:

- (a) The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,
- (b) Development which is compatible with the surrounding environment including the amenity values of adjoining properties,
- (c) The ability to adequately dispose of effluent on site,
- (d) Controlling the generation of noise in back country areas,
- (e) The location of tree planting, particularly in respect of landscape values, natural features and ecological values,
- (f) Controlling the spread of wilding trees.
- (g) Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.

#### 4.4.8 Policy - Adverse Effects on the Amenity Values of Neighbouring Properties.

To ensure that the effects associated with some activities including (but not limited to):

- (a) Noise (including noise associated with traffic generation, night time operations), and vibration,
- (b) The generation of a high level of traffic, in particular heavy vehicles,
- (c) Glare, particularly from building finish,
- (d) A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the site,
- (e) The generation of odour, dusts, wastes and hazardous substances, and
- (f) The use and/or storage of hazardous goods or substances do not significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.

### **Heritage**

#### 14.3.1 Objective – Precincts, Buildings and Objects

To recognise and protect precincts, buildings and objects that contribute to the character, amenity and heritage values of the District to enable the District's communities and people to provide for their social, economic and cultural wellbeing.

#### 14.3.2 Objective – Historic Sites

To recognise and provide for the protection of those sites that contribute to the District's historic character.

#### 14.4.2 Policy - Heritage Buildings and Objects

To identify those buildings and objects which make a significant contribution to the character, amenity and heritage values of the District and to provide for their protection while encouraging sympathetic use or adaptive reuse and development of heritage buildings.

#### 14.4.3 Policy - Reuse of Heritage Buildings

To take into account the positive benefits that the reuse of heritage buildings can have on the conservation of such buildings and on the social, economic and cultural wellbeing of the community.

**14.4.7 Policy – Historic Sites**

To provide for the conservation of the values associated with the District's historic sites by:

- (a) Identifying significant sites on the register at Schedule 19.4, the list of Historic Reserves and Protected Private Land for Historic Purposes at Schedule 19.10 and on the planning maps.
- (b) Ensuring that works carried out within such sites are consistent with cultural and historical values.
- (c) Requiring the protection of such sites as a condition of subdivision or land use consent where appropriate.

**14.4.8 Policy - Assessment of Activities Affecting Heritage Resources**

In determining the appropriateness of work and/or activities involving heritage resources, the following matters shall be taken into account:

- (a) The heritage values and significance of the resource, including its registration or proposed registration by the NZ Historic Places Trust.
- (b) The significance of the resource to Kai Tahu ki Otago.
- (c) The necessity of work having regard to the health and/or structural integrity of the resource and any potential threats to public safety.
- (d) The visual impact of the work/activity.
- (e) The contribution the work/activity will make to the social, economic and cultural wellbeing of the community.
- (f) The contribution the work/activity will make to the conservation of the heritage resource.
- (g) The contribution of the heritage resource to the particular character of an area or precinct and to the integrity of its heritage and amenity values.
- (h) The locational and/or operational requirements of the work and/or activity.

**Colour Breach**

I consider that the proposed colour breach will maintain the existing character of the Rural Resource Area as the building is barely visible from outside of the site. Further to this the proposed colour provides for cultural wellbeing of the community as the colour is consistent with the Heritage Guidelines, is sympathetic to the cultural values of the building and has been considered by HNZPT. Overall, the proposal is considered to be consistent with Objective 4.3.1 and Objective 4.3.3.

In terms of Policy 4.4.8 and Policy 4.4.2 the effects of the land use activity can be managed to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment will be avoided, remedied or mitigated in this instance due to existing established vegetation within the site, which screens the building from public places and neighbouring properties. In all the circumstances I consider that the proposed land use activity will not compromise the landscape and amenity values of prominent hillsides and terraces.

**Heritage value**

Objective 14.3.1 and Objective 14.3.2 recognise the protection of heritage sites which contribute to the district communities' social, economic and cultural wellbeing. The land use consent sought by this application will result in significant external alterations to a relatively high-profile building, which has the potential to adversely impact on the heritage values of the building. However, it is evident by the information provided in the application, the submissions and the Heritage Conservation Plan that the building is currently in a rundown state as it has not been occupied or maintained for many years. The applicant is intending to restore the building to ensure it does not deteriorate further while effectively maintaining the heritage value of the building. Although I acknowledge that this application will result in a reduction to the

heritage value to some extent as detailed in Mr Miller's peer review and the recommendations provided in the HNZPT written approval, the methods specified in the draft Construction Management Plan and the Conservation Management Plan assist in mitigating any loss. Overall, I consider that this proposal is not contrary to these objectives.

Policy 14.4.2 and Policy 14.4.3 of the District Plan recognises heritage buildings as being important elements of the district's character, and states that 'while the use and development of buildings including adaptive reuse and development, is encouraged, care must be taken to ensure that heritage values are not compromised.' In this case the applicants are proposing to undertake extensive alterations for the reuse of the buildings for the purposes of accommodation and residential activity as approved by RC220451. Overall, subject to conditions of consent to ensure works do not compromise the heritage value of the building, the proposal is assessed as appropriate in relation to these policies.

In terms of Policy 14.4.7 and policy 14.4.8 it should be noted that the applicants consulted with HNZPT, who have given their written approval to this proposal, therefore, effects on them have been disregarded. The reuse of the building will ensure the building continues to contribute to the social, economic and cultural wellbeing of the community and the proposed works will ensure the structural integrity of the building.

Overall, the proposed development will result in significant external alterations to a listed Heritage Building, which has the potential to reduce the built heritage values offered by that building. However, with regard to the above, I conclude that when considering the Construction Management Plan, and Heritage Conservation Plan, the approval of HNZPT and the mitigation measures to preserve the heritage value of the building, the proposed alterations to the building are appropriate in the context of the District Plan policies and objectives.

## **PART 2 OF THE RMA:**

The purpose of the RMA to promote the sustainable management of the natural and physical resources is stipulates in Part 2 as below:

*"managing the use, development and protection of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while:*

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*
- b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*
- c) Avoiding, remedying, or mitigating any adverse effect of activities on the environment."*

In respect of matters of national importance set out in Section 6, the following matters are considered relevant to the proposal:

- "6(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development*
- 6(f) the protection of historic heritage from inappropriate subdivision, use, and development"*

As per the assessment provided above, I consider that the proposed exterior alterations to the Heritage building are appropriate, and the Construction Management Plan and Heritage Conservation Plan will ensure the alterations are sensitive to the heritage value of the building. I acknowledge that this proposal remains consistent with the Section 14 of the Central Otago District Plan which promotes adaptive reuse of heritage buildings. Furthermore, I consider that the proposed mitigation will adequately address any effects of the proposed works associated with this application.

In respect of the other matters set out in Section 7, the following matters are considered relevant to the proposal:

- “7(b) the efficient use and development of natural and physical resources*
- 7(c) the maintenance and enhancement of amenity values*
- 7(f) the maintenance and enhancement of the quality of the environment”*

As assessed in the objectives and policies assessment above, I consider that the proposal seeks to maintain and enhance the environment and is an efficient use and development of natural and physical resources. Furthermore, provided that the relevant conditions of consent are adhered to on an ongoing continual basis, I consider that amenity values will be maintained.

#### **OFFSETTING OR COMPENSATION MEASURES:**

In accordance with Section 104(1)(ab) of the RMA, consideration for offsetting or compensation measures is required. In this instance, the applicant has not offered any offsetting or compensation measures.

#### **OTHER MATTERS:**

Section 104(1)(c) of the Resource Management Act 1991 requires the Panel to have regard to any other matters considered relevant and reasonably necessary to determine the application. In this instance, there are no other matters for consideration deemed relevant.

#### **POSITIVE EFFECTS:**

The submissions received in support of the application noted a large number of positive effects that the proposal will have, and I consider it appropriate to mention some of the common themes arising from these submissions, as listed below:

- It will enable seismic strengthening of Earnsclough homestead, improve the longevity and adaptive reuse of heritage building and complete the original design of homestead;
- It will be a positive asset for Central Otago District, that allows for the protection, preservation and enhancement of the historic building;
- The proposal contributes to economic development of Central Otago region and contribution to Central Otago heritage values;
- By retaining the section of original cladding, this provides an element of history to be remembered;
- This is an innovative project, is forward thinking and adds value to local community;
- Alterations proposed will make it more sustainable and keep authentic aesthetics;
- The proposal allows for the completion of the significant heritage building, as it was intended by the original Edmund Anscombe design.

It is evident throughout Section 14 of the District Plan that alternative uses of the building should be encouraged, given that the adaptive reuse of heritage buildings is generally the most positive way of conserving their value. This is further suggested through various policies which encourage sympathetic use or adaptive reuse and development of heritage buildings given the positive impacts on the social, economic and cultural wellbeing of the community as a result of the building.

#### **RECOMMENDATION:**

Having regard to the information available to me prior to the Hearing Panel's consideration of the application, I recommend that the proposal be considered as an application for land use consent to a discretionary activity in terms of Sections 104 and 104B of the Resource Management Act 1991.

For the reasons detailed in the body of this report, I have come to the view that any adverse effects on the environment are appropriate, and that granting consent will not be contrary to the objectives and policies of the Operative District Plan.

The application does not conflict with any national or regional planning document or the purpose of the Act which is to promote the sustainable management of natural and physical resources of the District or to any other matter referred to in Part 2 of the Act.

I therefore recommend that the Panel grant consent to the application for land use consent, subject to conditions of consent. A draft suite of conditions of consent is included as Appendix 1 of this report for the consideration of both the applicant and the Panel.

Prepared by:



Olivia Stirling  
**Consultant Planner**

Date: 4 April 2023



**Appendix 1****General**

1. This consent authorises the external alterations of a Category I Heritage Listed Building as identified in Part A of Schedule 19.4 of the District Plan, as Item 172 Earnsclough Station Homestead in accordance with the application and the plans attached as Appendix 2, with the exception of the external rendering works as shown on the plans.
2. The consent holder shall pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
  - a) Administration, monitoring and inspection relating to this consent; and
  - b) Charges authorised by regulations.
  - c) There has been a change in the circumstances and the conditions of consent are no longer appropriate in terms of the purpose of the Act

**Heritage**

3. In the event of an accidental archaeological discovery, the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol or another Accidental Discovery Protocol modified to suit the project detail shall be followed.
4. The final version of the draft Heritage Construction Management Plan attached as Appendix 3 shall be submitted to Council's Chief Executive for approval prior to the commencement of works to the Homestead building and shall be complied with in perpetuity.
5. Any works to the homestead and stables buildings shall be undertaken in accordance with the Conservation Management Plan attached as Appendix 4 and this Conservation Management Plan shall be complied with in perpetuity.
6. The plaster colour of the Homestead building shall be Resene 'Half Sour Dough' and maintained in perpetuity.

**Advice Notes:**

1. *Many sites in Central Otago have archaeological value. The provisions of the Heritage New Zealand Pouhere Taonga Act 2014 confirm that any site with evidence of human occupation or activity prior to 1900 is considered an archaeological site. Many of these sites have not been formally identified through survey. The modification, damage or destruction of any known or unknown archaeological site by a landowner or contractor without an archaeological authority from Heritage New Zealand is a criminal offence under this Act. Please note that this Consent is not an Archaeological Authority. It is recommended that the consent holder contact Heritage New Zealand's archaeologists for more information.*
2. *Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.*
3. *It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.*
4. *The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.*

5. *This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.*

Appendix 2: Application Plans



NOTE

APPLICATION IS LIMITED TO EXTERNAL  
PLASTER SYSTEM AND ASSOCIATED WORKS.  
FOR INTERNAL WORKS REFER TO RC220285.

SHEET NUMBER	SHEET NAME	ISSUE DATE	Current Revision
RC-010	RC SITE EXISTING PLAN / LOCATION PLAN	01/08/22	B
RC-020	RC SITE PROPOSED PLAN	06/12/2022	D
MAIN HOUSE			
M-RC-500	RC MAIN HOUSE EXISTING FLOOR PLAN - GROUND FLOOR	07/12/2022	A
M-RC-501	RC MAIN HOUSE EXISTING FLOOR PLAN - GARAGE & POOL	07/12/2022	A
M-RC-502	RC MAIN HOUSE EXISTING FLOOR PLAN - FIRST FLOOR	07/12/2022	A
M-RC-507	RC MAIN HOUSE PROPOSED FLOOR PLAN - GROUND FLOOR	07/12/2022	A
M-RC-508	RC MAIN HOUSE PROPOSED FLOOR PLAN - PUMP ROOM & POOL	07/12/2022	A
M-RC-509	RC MAIN HOUSE PROPOSED FLOOR PLAN - FIRST FLOOR	07/12/2022	A
M-RC-530	RC MAIN HOUSE EXISTING ELEVATIONS	07/12/2022	A
M-RC-531	RC MAIN HOUSE EXISTING ELEVATIONS	07/12/2022	A
M-RC-532	RC MAIN HOUSE EXISTING ELEVATIONS	07/12/2022	A
M-RC-535	RC MAIN HOUSE PROPOSED ELEVATIONS	07/12/2022	A
M-RC-536	RC MAIN HOUSE PROPOSED ELEVATIONS	07/12/2022	A
M-RC-537	RC MAIN HOUSE PROPOSED ELEVATIONS	07/12/2022	A
M-RC-540	RC MAIN HOUSE PROPOSED EAST WING PERSPECTIVE	07/12/2022	A
M-RC-541	RC MAIN HOUSE PROPOSED EAST WING & FRONT PERSPECTIVE	07/12/2022	A
M-RC-542	RC MAIN HOUSE PROPOSED MAIN ENTRY PERSPECTIVE	07/12/2022	A
M-RC-543	RC MAIN HOUSE PROPOSED MAIN FACADE PERSPECTIVES	07/12/2022	A
M-RC-544	RC MAIN HOUSE PROPOSED WEST WING & POOL PERSPECTIVE	07/12/2022	A
M-RC-545	RC MAIN HOUSE PROPOSED SOUTH PERSPECTIVE	07/12/2022	A

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BUILDING SURVEY: ENVIVO
39 Carlyle Street, Sydenham, Christchurch Nathan Cossar@envivo.nz 03 928 1185
SITE SURVEY: PPG
6 Skird Street, Alexandra kathryn.garmonsway@ppgroup.co.nz 03 4486775
PLANNER: BROWN & COMPANY
Morgan@brownandcompany.co.nz The Forge Building Level 1,20 Athol St. Queenstown 03 409 2258
HERITAGE ARCHITECT: ARCHIFACT
Level 4, 64 Khyber Pass Rd, Grafton, Auckland adam@archifact.co.nz 09 966 6940
SERVICES: ECUBED
14 akepiro street, mt eden, auckland mark@ecbw.co.nz 09 3030007
STRUCTURAL: CENTRAUS
Woods Mill, 14 Wise Street, 1F, Addington, CHCH harry.mackay@centraus.co.nz 03 374 9878
FIRE: CROSS FIRE
Unit H3, 4 Ortol Drive, Rosedale, Auckland michael@cfire.co.nz 09 948 4403
LANDSCAPE: BAXTER
80 Dalefield Road, Queenstown mark@baxterdesign.nz 03 442 8119

ARCHITECTURAL DRAWINGS

ISSUE    DECEMBER 2022

STATUS    RC EXT PLASTER

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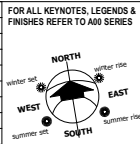
EARNSCLEUGH  
STATION- MAIN  
HOUSE RC STAGE 2 -  
EXTERNAL PLASTER

754 EARNSCLEUGH ROAD, ALEXANDRA

Lot 11 DP 27576



No.	DESCRIPTION	DATE
A	RC DRAFT	25/07/22
B	RC ISSUE	01/08/22



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kathryn.garmonsway@ppgroup.co.nz

**STRUCTURAL: CENTRAUS**  
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**PLANNER: BROWN & COMPANY**  
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Morgan@brownandcompany.co.nz

**CIVIL: ET**  
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03 448 8500  
roby@mcclains.co.nz

**HERITAGE: ARCHIFACT**  
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09 966 6940  
adam@archifact.co.nz

**LANDSCAPE: BAXTER**  
30 Dalefield Road, Queenstown  
03 442 6119  
mark@baxterdesign.nz

**DRAWING**  
RC SITE EXISTING PLAN / LOCATION  
PLAN

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

PROJECT NO	22110
SCALE	As indicated@A1
STATUS	RC EXT PLASTER

**DRAWING NO**  
RC-010

**REV NO**  
B

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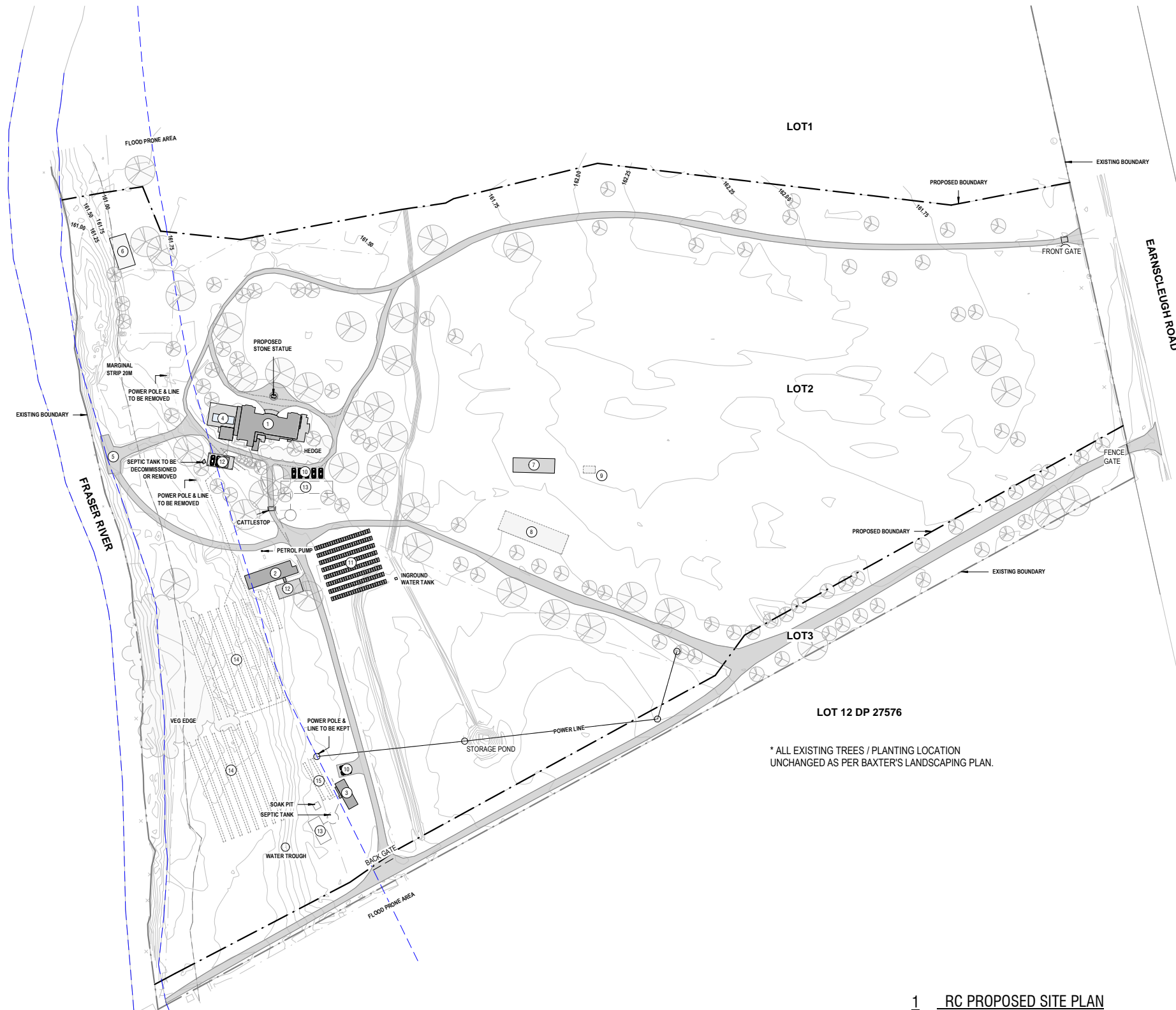
LEGAL DESCRIPTION:  
Lot 11 DP 27576

TA: CENTRAL OTAGO DISTRICT COUNCIL  
ZONE: RURAL RESOURCE AREA, CATEGORY 1  
HERITAGE BUILDING/PLACE (REFERENCE NUMBER 173)  
TOTAL AREA: 22.9HA  
SOL TYPE: xx  
EARTHQUAKE ZONE: ZONE 2  
EXPOSURE ZONE: ZONE B  
WIND ZONE: VERY HIGH

SITE PLAN LEGEND	
1	MAIN HOUSE
2	QUARTERS
3	STABLES
4	SWIMMING POOL
5	FIRE STAND
6	CATTLE YARDS
7	FARM SHED
8	6 BAY SHED
* TO BE REMOVED BY VENDOR	
9	FARM BUILDING
* TO BE REMOVED BY VENDOR	
10	CAR PARK
11	SOLAR FARM
* 200+MM WIDE, 1.8 LONG PANELS REFER TO SOLAR DESIGN	
12	CARPORT WITH BIKE PARK & PLANT/STORAGE ROOM
13	WASTE WATER DISPOSAL STATION
* LOCATION & DESIGN REFER TO MCLELLAN'S AES DESIGN DATED 28/07/2022.	
14	INDICATIVE GROUND SOURCE HEATING SYSTEM SLINKY-MAIN HOUSE
* 16+SLINKY SIZE ESTIMATED AT 50M LONG, 1.2M WIDE, 1.5M DEEP REFER TO SERVICING DESIGN BY HDS.	
15	INDICATIVE GROUND SOURCE HEATING SYSTEM SLINKY- QUARTERS & STABLES
* 2+SLINKY SIZE ESTIMATED AT 20M LONG, 1.2M WIDE, 1.5M DEEPREFER TO SERVICING DESIGN BY HDS.	

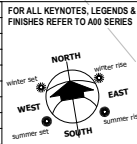
NOTE

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1 RC PROPOSED SITE PLAN  
1 : 1000

No.	DESCRIPTION	DATE
A	RC DRAFT	25/07/22
B	RC ISSUE	01/08/22
C	RC AMENDMENT	10/06/22
D	RC STAGE 1	12/05/22



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**PLANNER: BROWN & COMPANY**  
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**DRAWING**  
RC SITE PROPOSED PLAN

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

**PROJECT NO** 22110  
**SCALE** As indicated@A1  
**STATUS** RC EXT PLASTER

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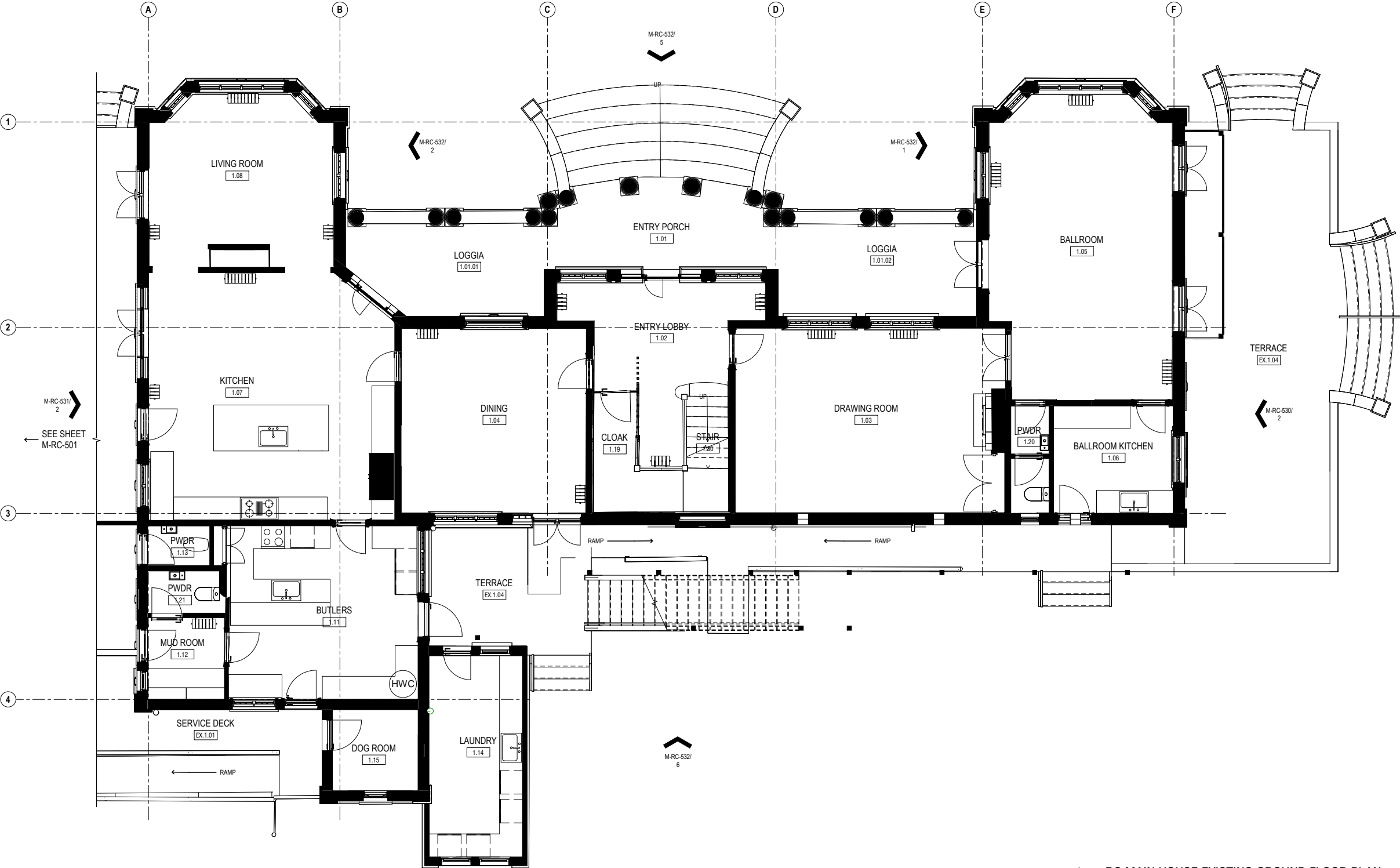
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1 RC MAIN HOUSE EXISTING GROUND FLOOR PLAN  
A4-451 1 : 50

No.	DESCRIPTION	DATE
A	RC EXT' PLASTER	12/07/22



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**STRUCTURAL: CENTRAUS**  
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**HERITAGE: ARCHIFACT**  
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09 966 6940  
adam@archifact.co.nz

**LANDSCAPE: BAXTER**  
30 Dalefield Road, Queenstown  
03 442 8119  
mark@baxterdesign.nz

**DRAWING**  
RC MAIN HOUSE EXISTING FLOOR PLAN - GROUND FLOOR

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN HOUSE RC STAGE 2 - EXTERNAL PLASTER

PROJECT NO	22110
SCALE	As indicated@A1
STATUS	RC EXT' PLASTER

**DRAWING NO**  
M-RC-500

**REV NO**  
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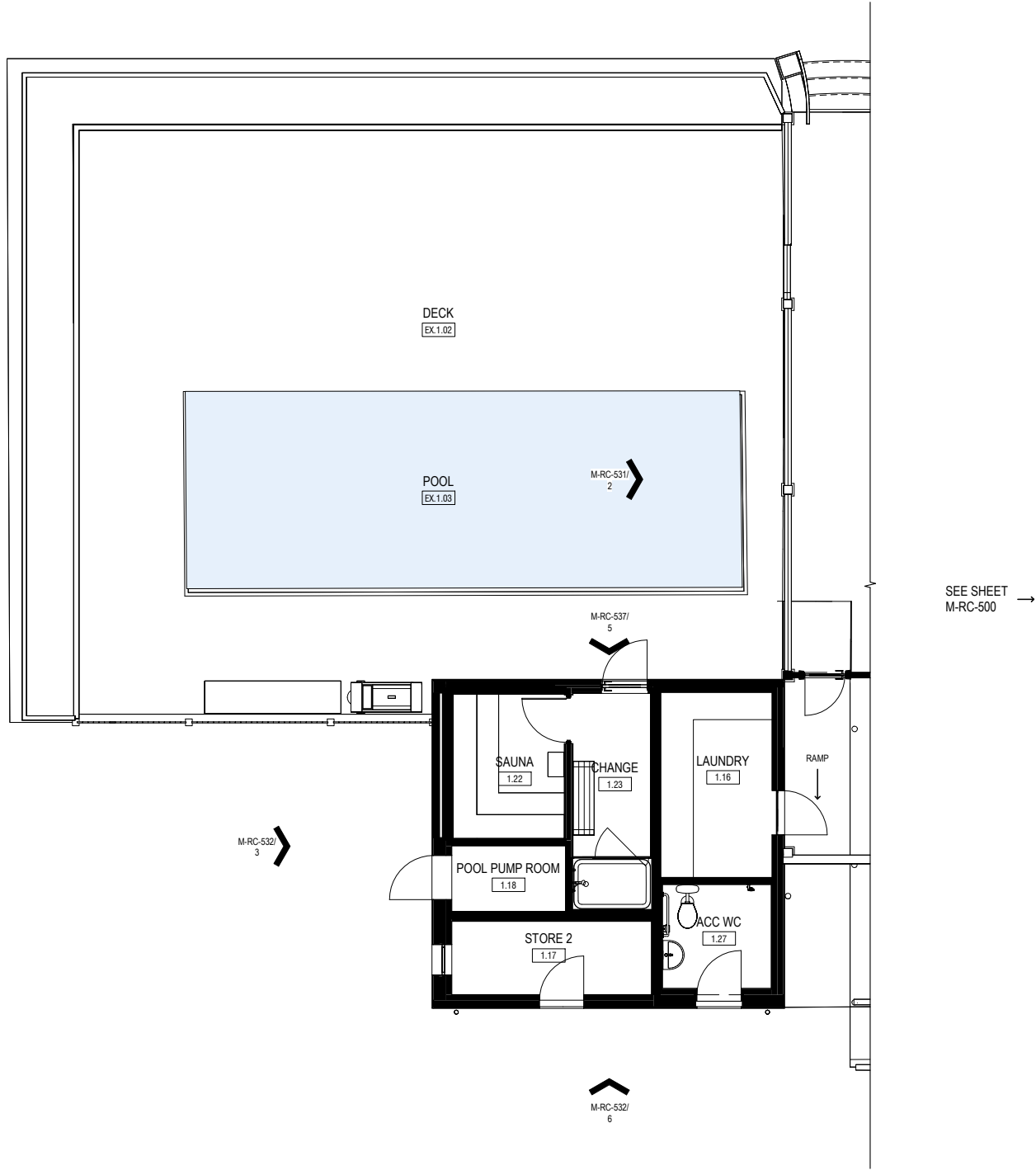
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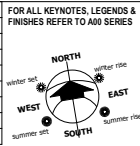
**NOTE**

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PLASTER SYSTEM AND ASSOCIATED WORKS.  
FOR INTERNAL WORKS REFER TO RC220285.



1 RC MAIN HOUSE EXISTING GROUND FLOOR PLAN - GARAGE & POOL  
A4-451 1 : 50

No.	DESCRIPTION	DATE
A	RC EXT' PLASTER	12/07/22



**BUILDING SURVEY: ENVIVO**  
39 Carlyle Street, Sydenham, Christchurch  
03 928 1185  
Nathan.Cossar@envivo.nz

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**HERITAGE: ARCHIFACT**  
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09 966 6940  
adam@archifact.co.nz

**LANDSCAPE: BAXTER**  
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03 442 8119  
mark@baxterdesign.nz

**DRAWING**  
RC MAIN HOUSE EXISTING FLOOR  
PLAN - GARAGE & POOL

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

**PROJECT NO** 22110  
**SCALE** As indicated@A1  
**STATUS** RC EXT' PLASTER

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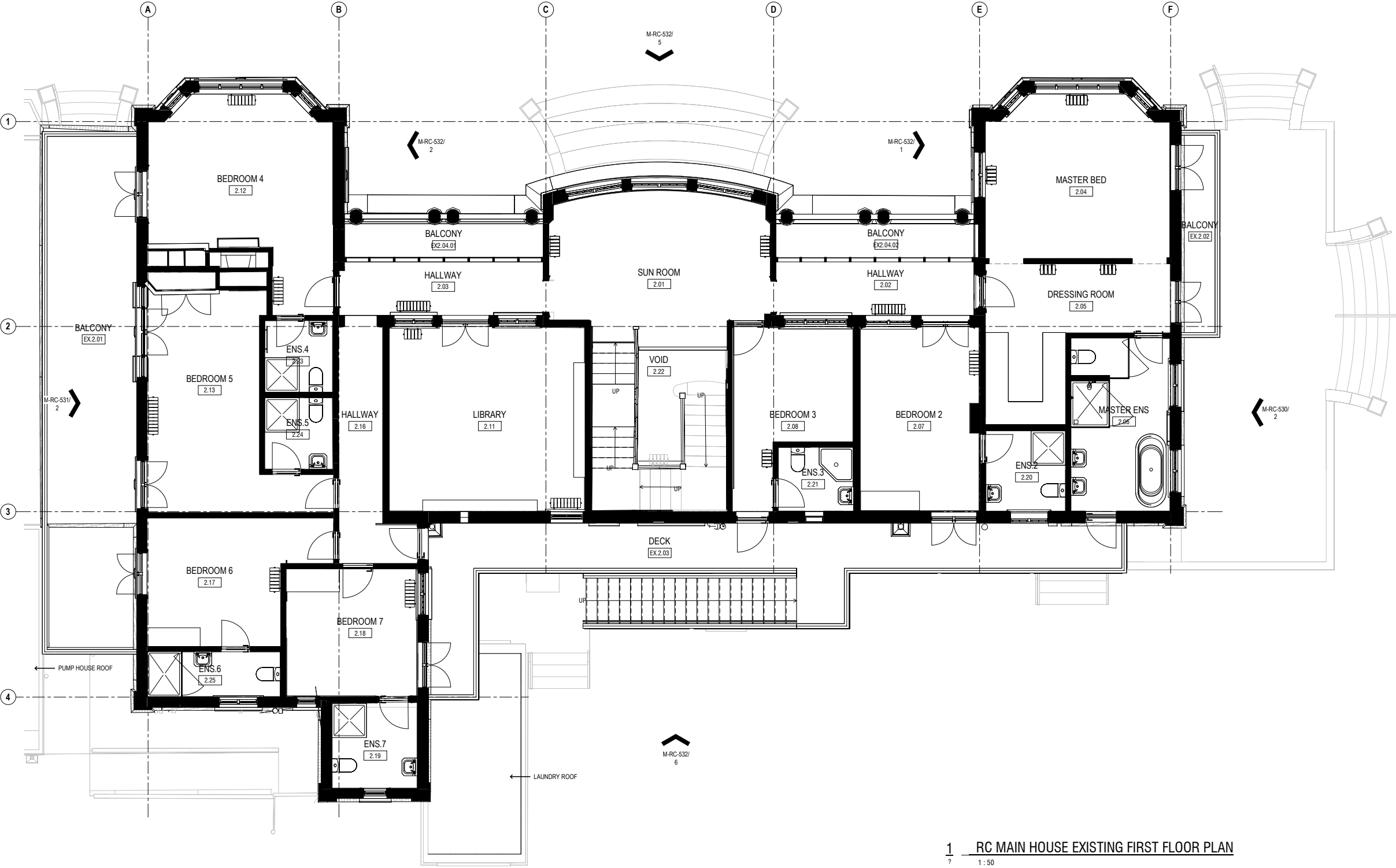
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1 RC MAIN HOUSE EXISTING FIRST FLOOR PLAN  
1 : 50

No.	DESCRIPTION	DATE
A	RC EXT. PLASTER	12/07/22

FOR ALL KEYNOTES, LEGENDS & FINISHES REFER TO A00 SERIES

NORTH  
WEST  
EAST  
SOUTH

**BUILDING SURVEY: ENVIVO**  
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Nathan.Cossar@envivo.nz

**SERVICES: HDS**  
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**SITE SURVEY: PPG**  
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**STRUCTURAL: CENTRAUS**  
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harry.mackay@centraus.co.nz

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**CIVIL: ET**  
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roby@mcclains.co.nz

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**LANDSCAPE: BAXTER**  
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**DRAWING**  
RC MAIN HOUSE EXISTING FLOOR  
PLAN - FIRST FLOOR

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

**PROJECT NO** 22110  
**SCALE** As indicated@A1  
**STATUS** RC EXT PLASTER

**DRAWING NO** M-RC-502  
**REV NO** A

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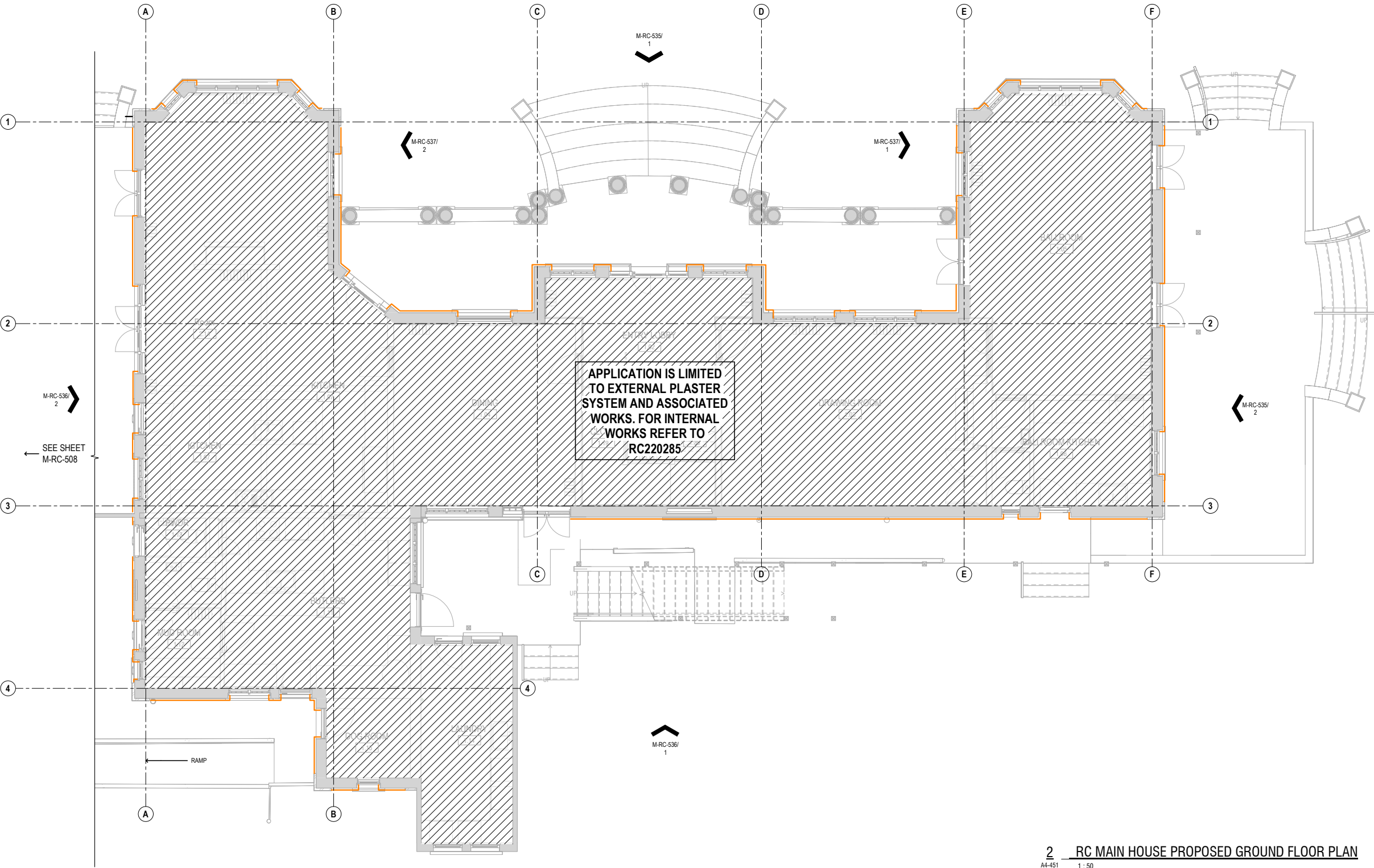
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- GENERAL NOTES**
- PLASTER FINISH:**

  - REINFORCED PLASTER BREATHABLE SYSTEM BY ROCKCOTE, STO, MAPEI OR SIMILAR.
  - PLASTER ALL EXPOSED EXTERIOR INSITU CONCRETE AS NOTED ON THE ELEVATIONS
  - STRUCTURAL ENGINEER TO SITE INSPECT EXISTING INSITU CONCRETE PRIOR TO PLASTERING.
  - MAIN HOUSE: PLASTER FINISH ALL 'ROUGH' BRICK WORK IN LOCATION AS SHOWN ON THE ELEVATIONS
  - COLOUR TO BE INCLUDED IN THE PLASTER
  - COLOUR & FINISH TBC.

**EXPRESSED BRICK WORK:**

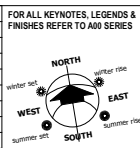
  - GENERALLY, THE BRICK WORK ORIGINALLY INTENDED TO BE EXPOSED IS FINISHED TO A HIGH STANDARD AND REQUIRES MINIMAL INTERVENTION.
  - REPAIR / REPLACE AS REQUIRED ANY NOTABLY WORN POINTING WITH MATCHING POINTING.
  - REPAIR / REPLACE AS REQUIRED ANY POORLY IMPLEMENTED POINTING USED FOR PREVIOUS REPAIRS WITH MATCHING POINTING.
  - REPLACE ANY COMPROMISED BRICKS WHICH ARE STRUCTURALLY CRACKED / BROKEN.

- KEY**
- PROPOSED SEISMIC PLASTER SYSTEM

- NOTE**
- APPLICATION IS LIMITED TO EXTERNAL PLASTER SYSTEM AND ASSOCIATED WORKS. FOR INTERNAL WORKS REFER TO RC220285.

2 RC MAIN HOUSE PROPOSED GROUND FLOOR PLAN  
A4-451 1 : 50

No.	DESCRIPTION	DATE
A	RC EXT' PLASTER	12/07/22



**BUILDING SURVEY: ENVIVO**  
39 Carlyle Street, Sydenham, Christchurch  
03 528 1185  
Nathan.Cossar@envivo.nz

**SERVICES: HDS**  
Queenstown, New Zealand  
021 989 790  
stevej@therma.co.nz

**SITE SURVEY: PPG**  
6 Skird Street, Alexandra  
03 448 8775  
kathryn.garmonsway@ppgroup.co.nz

**STRUCTURAL: CENTRAUS**  
14 Wise Street, 1F, Addington, CHCH  
03 374 9878  
harry.mackay@centraus.co.nz

**PLANNER: BROWN & COMPANY**  
The Forge Building L1, 20 Athol St, Queenstown  
03 409 2258  
Morgan@brownandcompany.co.nz

**CIVIL: ET**  
105 Pascoe St, Annesbrook, Nelson  
03 448 8500  
roby@mcclans.co.nz

**HERITAGE: ARCHIFACT**  
Level 4, 64 Khyber Pass Rd, Grafton, Auckland  
09 966 6940  
adam@archifact.co.nz

**LANDSCAPE: BAXTER**  
30 Dalefield Road, Queenstown  
03 442 8119  
mark@baxterdesign.nz

**DRAWING**  
RC MAIN HOUSE PROPOSED FLOOR  
PLAN - GROUND FLOOR

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

**PROJECT NO** 22110  
**SCALE** As indicated@A1  
**STATUS** RC EXT' PLASTER

**DRAWING NO** M-RC-507  
**REV NO** A

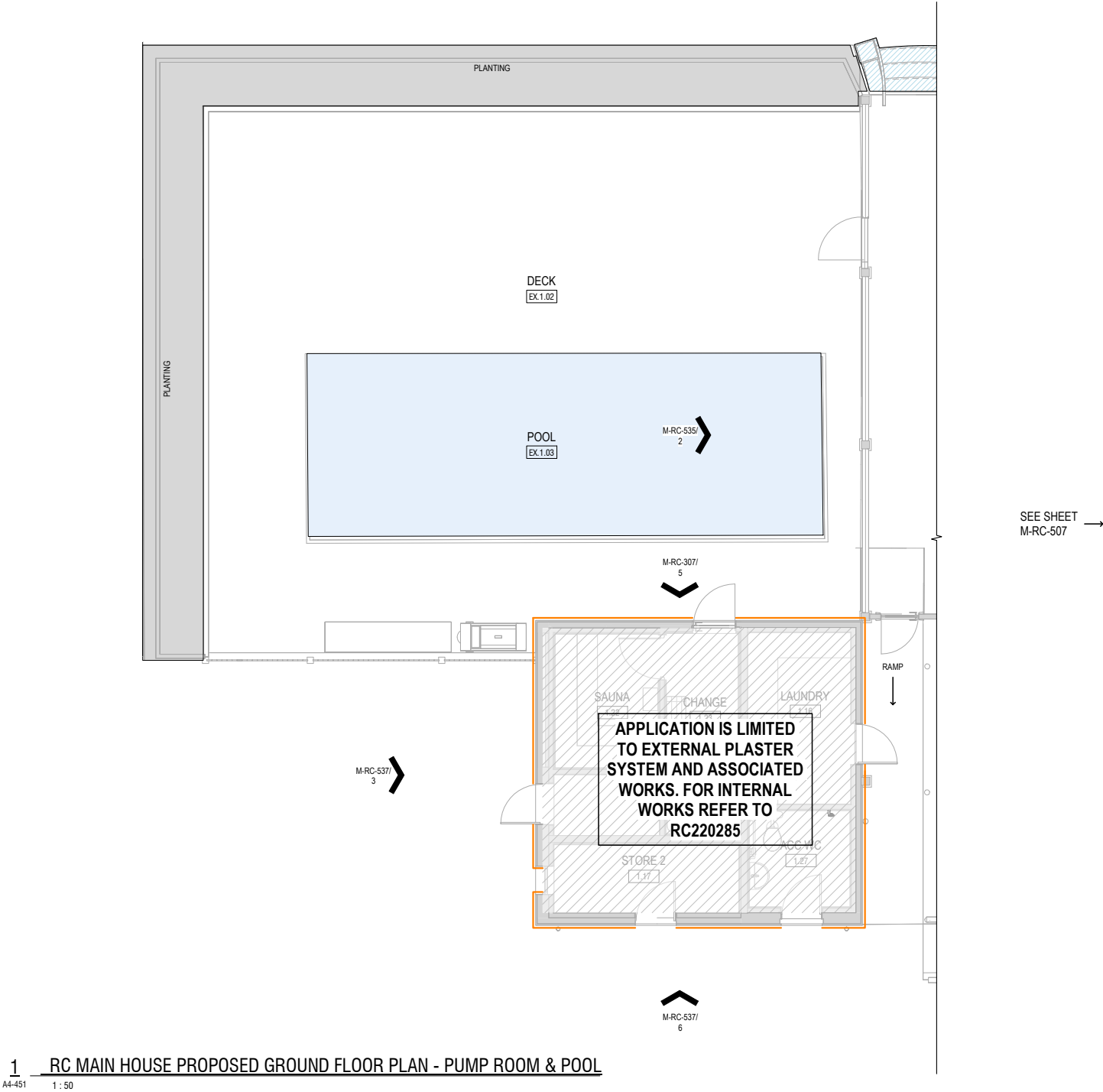
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**GENERAL NOTES**

**PLASTER FINISH:**

- REINFORCED PLASTER BREATHABLE SYSTEM BY ROCKCOTE, STO, MAPEI OR SIMILAR.
- PLASTER ALL EXPOSED EXTERIOR INSITU CONCRETE AS NOTED ON THE ELEVATIONS
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**KEY**

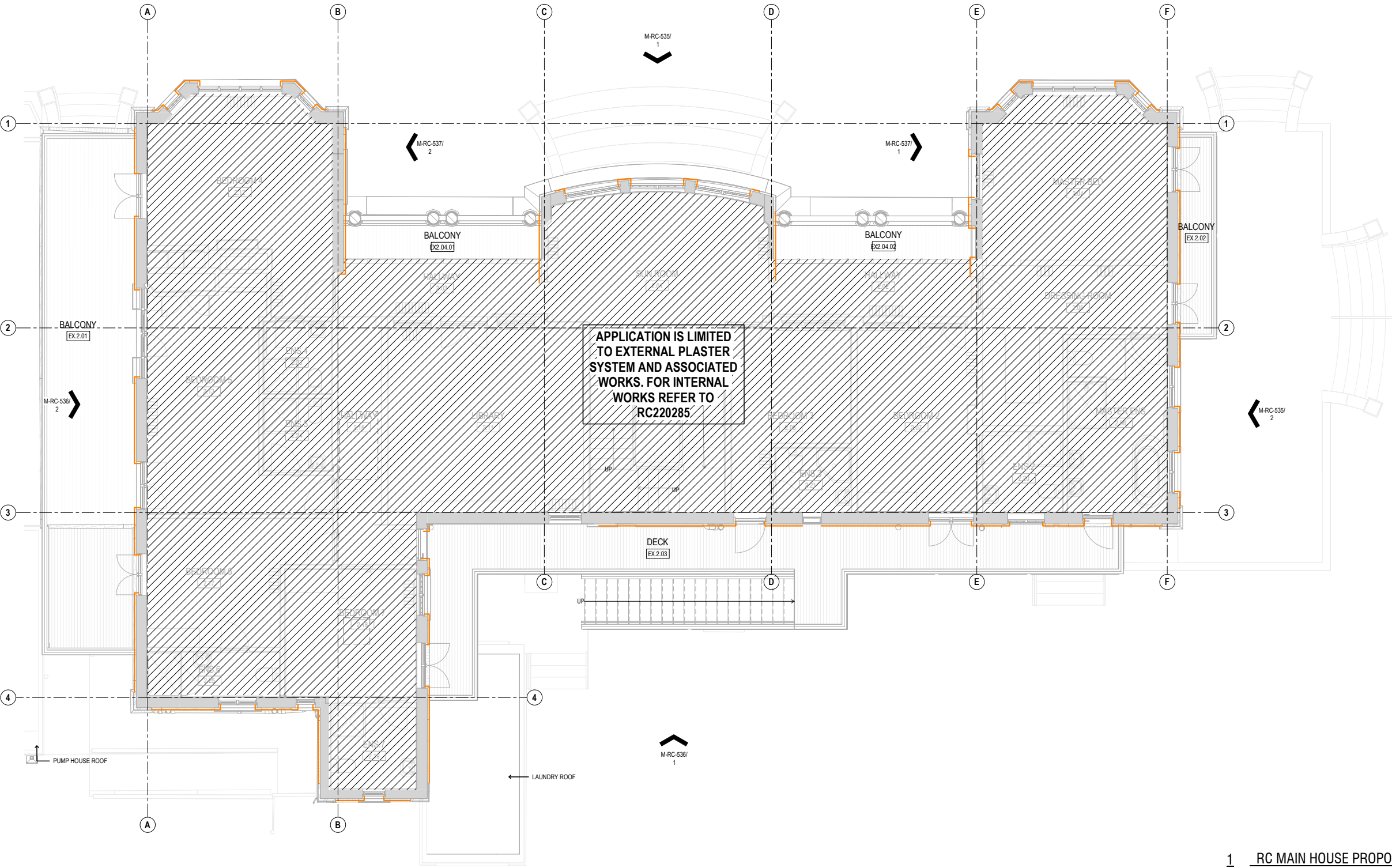
— PROPOSED SEISMIC PLASTER SYSTEM

**NOTE**

APPLICATION IS LIMITED TO EXTERNAL PLASTER SYSTEM AND ASSOCIATED WORKS. FOR INTERNAL WORKS REFER TO RC220285.

1 RC MAIN HOUSE PROPOSED GROUND FLOOR PLAN - PUMP ROOM & POOL  
A4-451 1 : 50

No.	DESCRIPTION	DATE	FOR ALL KEYNOTES, LEGENDS & FINISHES REFER TO A40 SERIES	BUILDING SURVEY: ENVIVO	SITE SURVEY: PPG	PLANNER: BROWN & COMPANY	HERITAGE: ARCHIFACT	DRAWING	CLIENT	PROJECT NO	SCALE	STATUS	DRAWING NO	REV NO	RTA STUDIO	
A	RC EXT' PLASTER	12/07/22		39 Carlyle Street, Sydenham, Christchurch 03 928 1185 Nathan.Cossar@envivo.nz	6 Skird Street, Alexandra 03 448 8775 kathryn.garmonsway@ppgroup.co.nz	The Forge Building L1,20 Athol St, Queenstown 03 409 2258 Morgan@brownandcompany.co.nz	Level 4, 64 Khyber Pass Rd, Grafton, Auckland 09 966 6940 adam@archifact.co.nz	RC MAIN HOUSE PROPOSED FLOOR PLAN - PUMP ROOM & POOL	RYAN SANDERS & MARCO CREAMERS EARNSCLEUGH STATION- MAIN HOUSE RC STAGE 2 - EXTERNAL PLASTER	22110	As indicated@A1	RC EXT' PLASTER	M-RC-508	A	54 Pollen St, Ponsonby PO Box 68359, Wellesly st Auckland Call 09 360 3313	
				SERVICES: HDS Queenstown, New Zealand 021 969 790 stevej@therma.co.nz	STRUCTURAL: CENTRAUS 14 Wise Street, 1F, Addington, CHCH 03 374 9878 harry.mackay@centraus.co.nz	CIVIL: ET 105 Pascoe St, Annesbrook, Nelson 03 448 8500 roby@mcollans.co.nz	LANDSCAPE: BAXTER 30 Dalefield Road, Queenstown 03 442 8119 mark@baxterdesign.nz								6 Havelock Road, Havelock North PO Box 9433, Havelock North Hawkes Bay Call 06 211 7810	
																www.rtastudio.co.nz



**GENERAL NOTES**

**PLASTER FINISH:**

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**KEY**

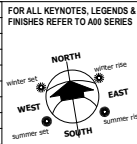
PROPOSED SEISMIC PLASTER SYSTEM

**NOTE**

APPLICATION IS LIMITED TO EXTERNAL PLASTER SYSTEM AND ASSOCIATED WORKS. FOR INTERNAL WORKS REFER TO RC220285.

1 RC MAIN HOUSE PROPOSED FIRST FLOOR PLAN  
1 : 50

No.	DESCRIPTION	DATE
A	RC EXT' PLASTER	12/07/22



**BUILDING SURVEY: ENVIVO**  
39 Carlyle Street, Sydenham, Christchurch  
03 928 1185  
Nathan.Cossar@envivo.nz

**SERVICES: HDS**  
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021 969 790  
stevej@therma.co.nz

**SITE SURVEY: PPG**  
6 Skird Street, Alexandra  
03 448 8775  
kathryn.garmonsway@ppgroup.co.nz

**STRUCTURAL: CENTRAUS**  
14 Wise Street, 1F, Addington, CHCH  
03 374 9878  
harry.mackay@centraus.co.nz

**PLANNER: BROWN & COMPANY**  
The Forge Building L1, 20 Athol St, Queenstown  
03 409 2258  
Morgan@brownandcompany.co.nz

**CIVIL: ET**  
105 Pascoe St, Annestbrook, Nelson  
03 448 8500  
roby@modelans.co.nz

**HERITAGE: ARCHIFACT**  
Level 4, 64 Khyber Pass Rd, Grafton, Auckland  
09 966 6940  
adam@archifact.co.nz

**LANDSCAPE: BAXTER**  
30 Dalefield Road, Queenstown  
03 442 8119  
mark@baxterdesign.nz

**DRAWING**  
RC MAIN HOUSE PROPOSED FLOOR  
PLAN - FIRST FLOOR

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

**PROJECT NO** 22110  
**SCALE** As indicated@A1  
**STATUS** RC EXT' PLASTER

**DRAWING NO** M-RC-509  
**REV NO** A

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1 RC MAIN HOUSE EXISTING NORTH ELEVATION  
1 : 50



2 RC MAIN HOUSE EXISTING EAST ELEVATION  
M-RC-500 1 : 50

No.	DESCRIPTION	DATE
A	RC EXT. PLASTER	12/07/22

FOR ALL KEYNOTES, LEGENDS & FINISHES REFER TO A00 SERIES

**BUILDING SURVEY: ENVIVO**  
39 Carlyle Street, Sydenham, Christchurch  
03 528 1185  
Nathan.Cossar@envivo.nz

**SERVICES: HDS**  
Queenstown, New Zealand  
021 969 790  
stevej@therma.co.nz

**SITE SURVEY: PPG**  
6 Skird Street, Alexandra  
03 448 8775  
kathryn.germansway@ppgroup.co.nz

**STRUCTURAL: CENTRAUS**  
14 Wise Street, 1F, Addington, CHCH  
03 374 9878  
harry.mackay@centraus.co.nz

**PLANNER: BROWN & COMPANY**  
The Forge Building L1.20 Athol St, Queenstown  
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Morgan@brownandcompany.co.nz

**CIVIL: ET**  
105 Pascoe St, Annesbrook, Nelson  
03 448 8500  
roby@mcclennans.co.nz

**HERITAGE: ARCHIFACT**  
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09 966 6940  
adam@archifact.co.nz

**LANDSCAPE: BAXTER**  
30 Dalefield Road, Queenstown  
03 442 8119  
mark@baxterdesign.nz

**DRAWING**  
RC MAIN HOUSE EXISTING  
ELEVATIONS

**CLIENT**  
RYAN SANDERS & MARCO CREAMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

PROJECT NO	22110
SCALE	As indicated@A1
STATUS	RC EXT. PLASTER

**DRAWING NO**  
M-RC-530

**REV NO**  
A

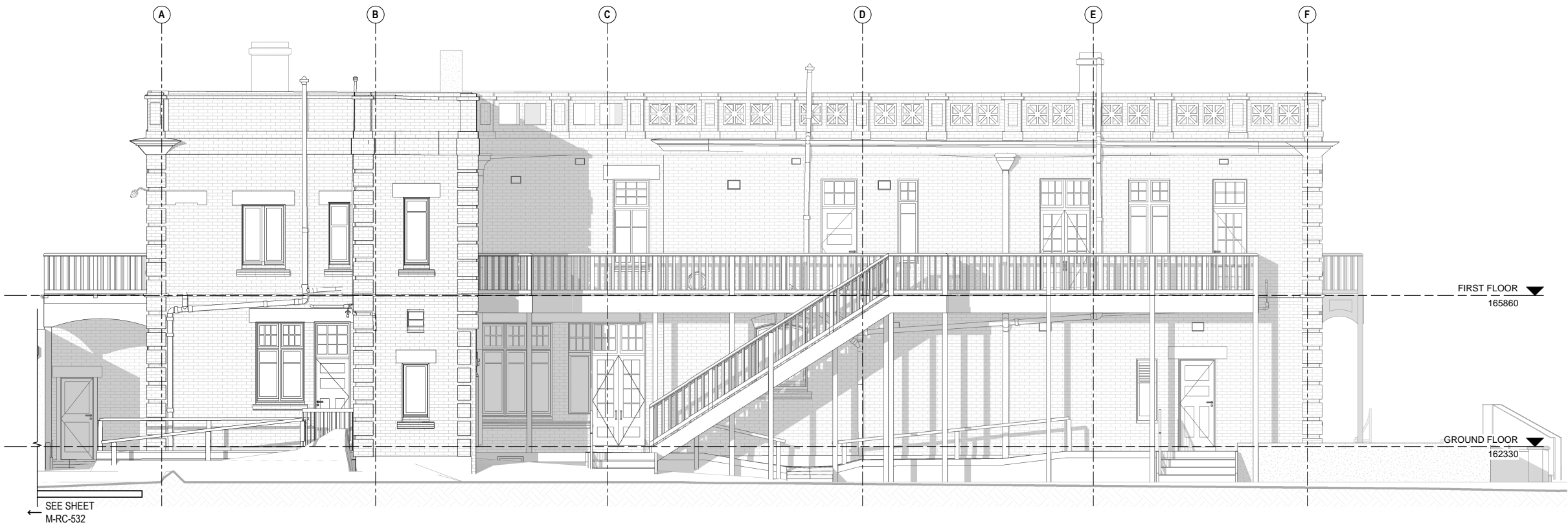
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**NOTE**

APPLICATION IS LIMITED TO EXTERNAL PLASTER SYSTEM AND ASSOCIATED WORKS. FOR INTERNAL WORKS REFER TO RC220285.



1 **RC MAIN HOUSE EXISTING SOUTH ELEVATION**  
1 : 50

2 **RC MAIN HOUSE EXISTING WEST ELEVATION**  
M-RC-500 1 : 50

No.	DESCRIPTION	DATE
A	RC EXT PLASTER	12/07/22

FOR ALL KEYNOTES, LEGENDS & FINISHES REFER TO A00 SERIES

**BUILDING SURVEY: ENVIVO**  
39 Carlyle Street, Sydenham, Christchurch  
03 928 1185  
Nathan.Cossar@envivo.nz

**SERVICES: HDS**  
Queenstown, New Zealand  
021 989 790  
stevej@therma.co.nz

**SITE SURVEY: PPG**  
6 Skird Street, Alexandra  
03 448 8775  
kathryn.garmonsway@ppgroup.co.nz

**STRUCTURAL: CENTRAUS**  
14 Wise Street, 1F, Addington, CHCH  
03 374 9878  
harry.mackay@centraus.co.nz

**PLANNER: BROWN & COMPANY**  
The Forge Building L1, 20 Athol St, Queenstown  
03 409 2258  
Morgan@brownandcompany.co.nz

**CIVIL: ET**  
105 Pascoe St, Annesbrook, Nelson  
03 448 8500  
roby@mcclains.co.nz

**HERITAGE: ARCHIFACT**  
Level 4, 64 Khyber Pass Rd, Grafton, Auckland  
09 966 6940  
adam@archifact.co.nz

**LANDSCAPE: BAXTER**  
30 Dalefield Road, Queenstown  
03 442 8119  
mark@baxterdesign.nz

**DRAWING**  
RC MAIN HOUSE EXISTING  
ELEVATIONS

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

**PROJECT NO** 22110  
**SCALE** As indicated@A1  
**STATUS** RC EXT PLASTER

**DRAWING NO** M-RC-531  
**REV NO** A

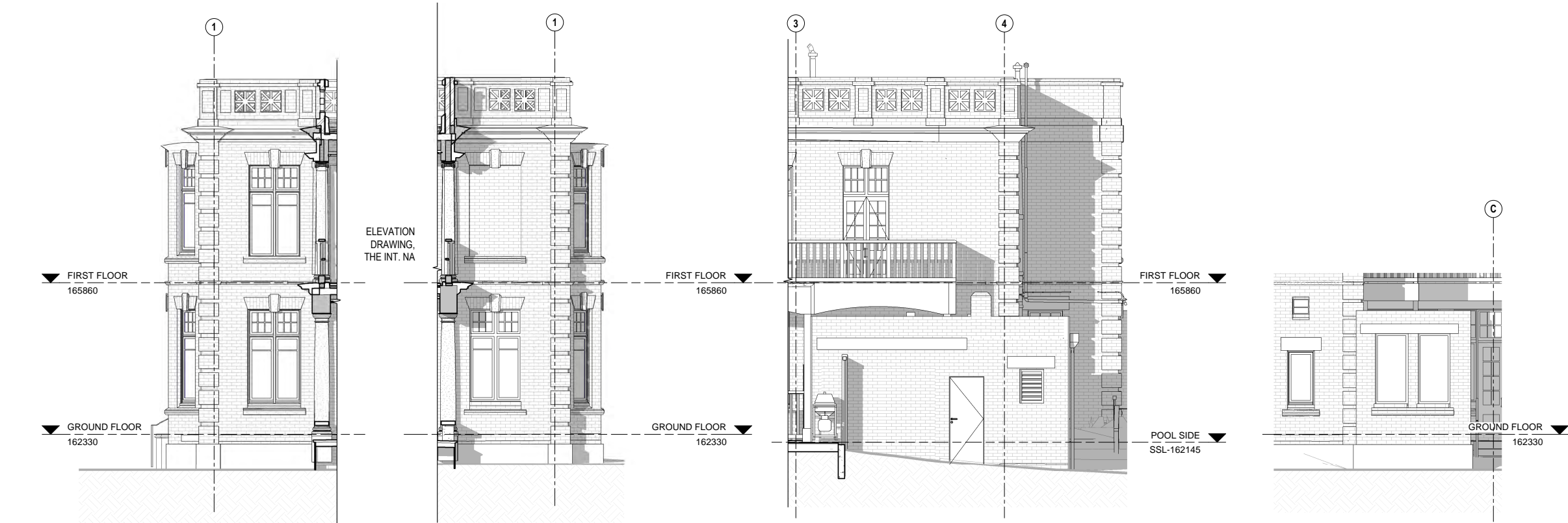
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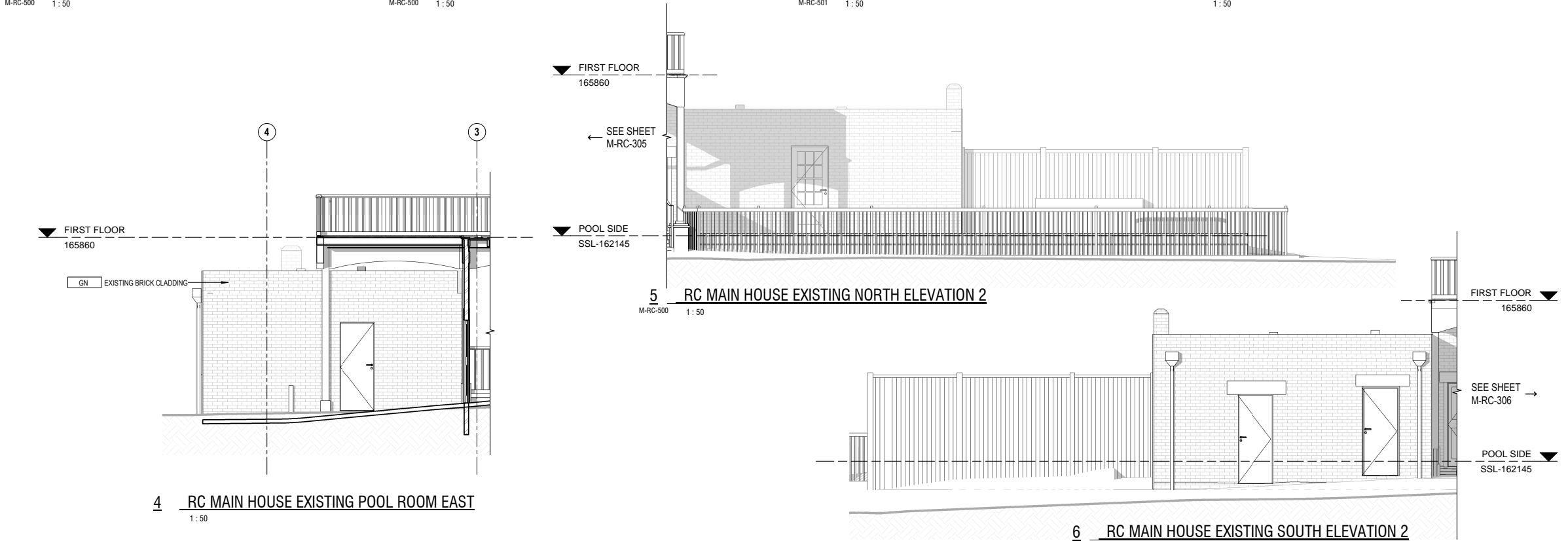
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North  
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1 RC MAIN HOUSE EXISTING EAST WING ELEVATION 2 RC MAIN HOUSE EXISTING WEST WING ELEVATION 3 RC MAIN HOUSE EXISTING POOL ROOM WEST 7 RC MAIN HOUSE EXISTING SOUTH LAUNDRY ELEVATION



No.	DESCRIPTION	DATE
A	RC EXT PLASTER	12/07/22

FOR ALL KEYNOTES, LEGENDS & FINISHES REFER TO A00 SERIES

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39 Carlyle Street, Sydenham, Christchurch  
03 528 1185  
Nathan.Cossar@envivo.nz

**SERVICES: HDS**  
Queenstown, New Zealand  
021 989 790  
steve@therma.co.nz

**SITE SURVEY: PPG**  
6 Skird Street, Alexandra  
03 448 8775  
kathryn.garmonsway@ppgroup.co.nz

**STRUCTURAL: CENTRAUS**  
14 Wise Street, 1F, Addington, CHCH  
03 374 9878  
harry.mackay@centraus.co.nz

**PLANNER: BROWN & COMPANY**  
The Forge Building L1, 20 Athol St, Queenstown  
03 409 2258  
Morgan@brownandcompany.co.nz

**CIVIL: ET**  
105 Pascoe St, Annestbrook, Nelson  
03 448 8500  
roby@mcclains.co.nz

**HERITAGE: ARCHIFACT**  
Level 4, 64 Khyber Pass Rd, Grafton, Auckland  
09 966 6940  
adam@archifact.co.nz

**LANDSCAPE: BAXTER**  
30 Dalefield Road, Queenstown  
03 442 8119  
mark@baxterdesign.nz

**DRAWING**  
RC MAIN HOUSE EXISTING  
ELEVATIONS

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

**PROJECT NO** 22110  
**SCALE** As indicated@A1  
**STATUS** RC EXT PLASTER

**DRAWING NO** M-RC-532  
**REV NO** A

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**GENERAL NOTES**

**PLASTER FINISH:**

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- COLOUR & FINISH TBC.

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**NOTE**

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No.	DESCRIPTION	DATE
A	RC EXT. PLASTER	12/07/22

FOR ALL KEYNOTES, LEGENDS & FINISHES REFER TO A00 SERIES

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39 Carlyle Street, Sydenham, Christchurch  
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Nathan.Cossar@envivo.nz

**SERVICES: HDS**  
Queenstown, New Zealand  
021 969 790  
steve@therma.co.nz

**SITE SURVEY: PPG**  
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kathryn.germansway@ppgroup.co.nz

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09 966 6940  
adam@archifact.co.nz

**LANDSCAPE: BAXTER**  
30 Dalefield Road, Queenstown  
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mark@baxterdesign.nz

**DRAWING**  
RC MAIN HOUSE PROPOSED  
ELEVATIONS

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

PROJECT NO	22110
SCALE	As indicated@A1
STATUS	RC EXT PLASTER

**DRAWING NO**  
M-RC-535

**REV NO**  
A

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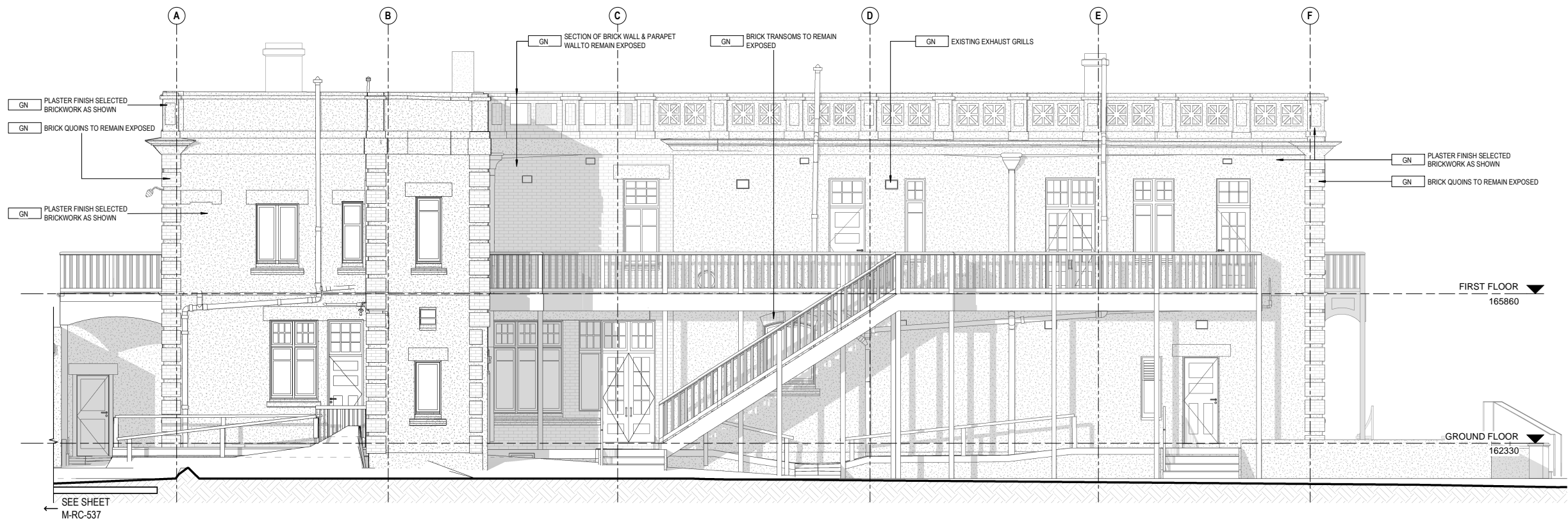
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**GENERAL NOTES**

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No.	DESCRIPTION	DATE
A	RC EXT' PLASTER	12/07/22

FOR ALL KEYNOTES, LEGENDS & FINISHES REFER TO A00 SERIES

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03 442 8119  
mark@baxterdesign.nz

**DRAWING**  
RC MAIN HOUSE PROPOSED  
ELEVATIONS

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

PROJECT NO	22110
SCALE	As indicated@A1
STATUS	RC EXT' PLASTER

**DRAWING NO**  
M-RC-536

**REV NO**  
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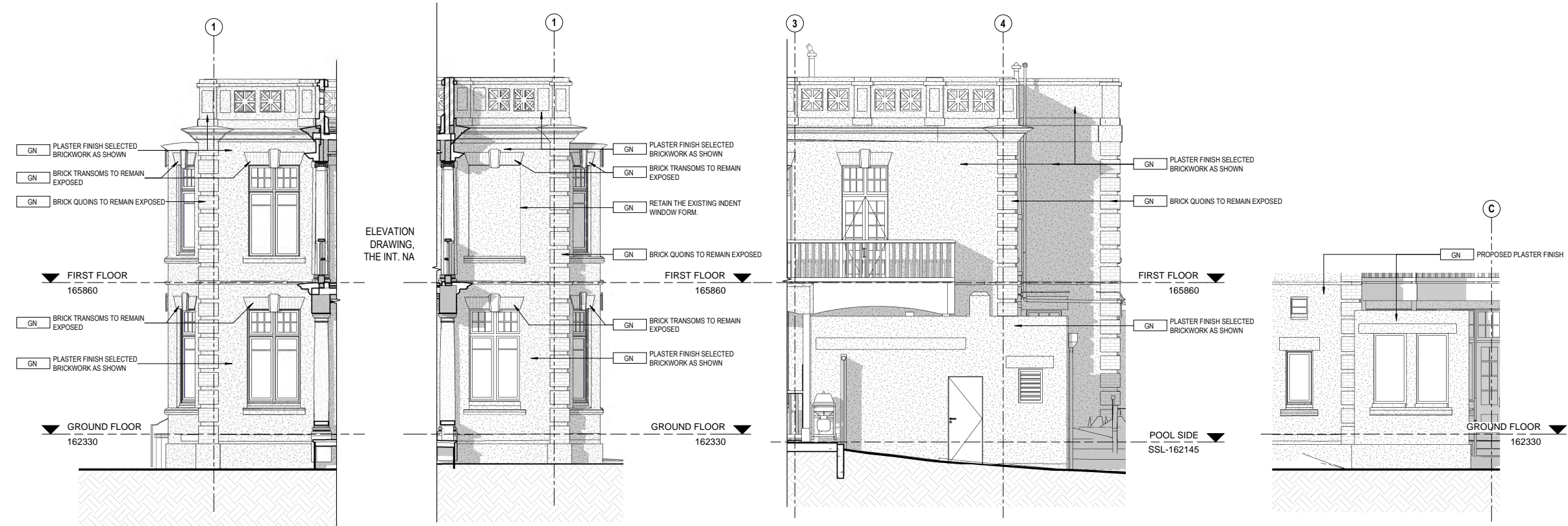
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- GENERAL NOTES
- PLASTER FINISH:

  - REINFORCED PLASTER BREATHABLE SYSTEM BY ROCKCOTE, STO, MAPEI OR SIMILAR.
  - PLASTER ALL EXPOSED EXTERIOR INSITU CONCRETE AS NOTED ON THE ELEVATIONS
  - STRUCTURAL ENGINEER TO SITE INSPECT EXISTING INSITU CONCRETE PRIOR TO PLASTERING.
  - MAIN HOUSE: PLASTER FINISH ALL 'ROUGH' BRICK WORK IN LOCATION AS SHOWN ON THE ELEVATIONS
  - COLOUR TO BE INCLUDED IN THE PLASTER
  - COLOUR & FINISH TBC.
- EXPRESSED BRICK WORK:

  - GENERALLY, THE BRICK WORK ORIGINALLY INTENDED TO BE EXPOSED IS FINISHED TO A HIGH STANDARD AND REQUIRES MINIMAL INTERVENTION.
  - REPAIR / REPLACE AS REQUIRED ANY NOTABLY WORN POINTING WITH MATCHING POINTING.
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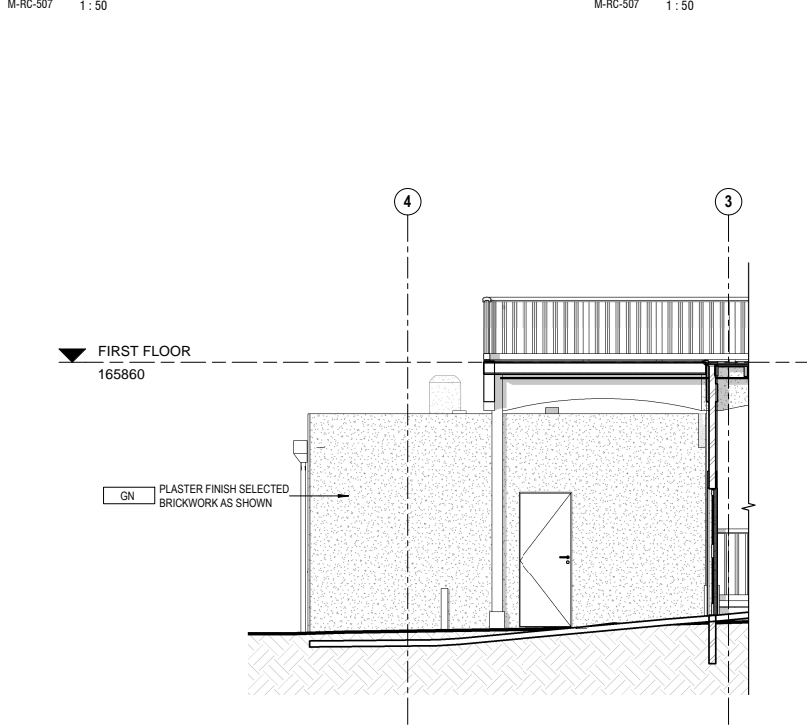
1 RC MAIN HOUSE PROPOSED EAST WING ELEVATION 2 RC MAIN HOUSE PROPOSED WEST WING ELEVATION 3 RC MAIN HOUSE PROPOSED POOL ROOM WEST 7 RC MAIN HOUSE PROPOSED SOUTH LAUNDRY ELEVATION

M-RC-507 1:50

M-RC-507 1:50

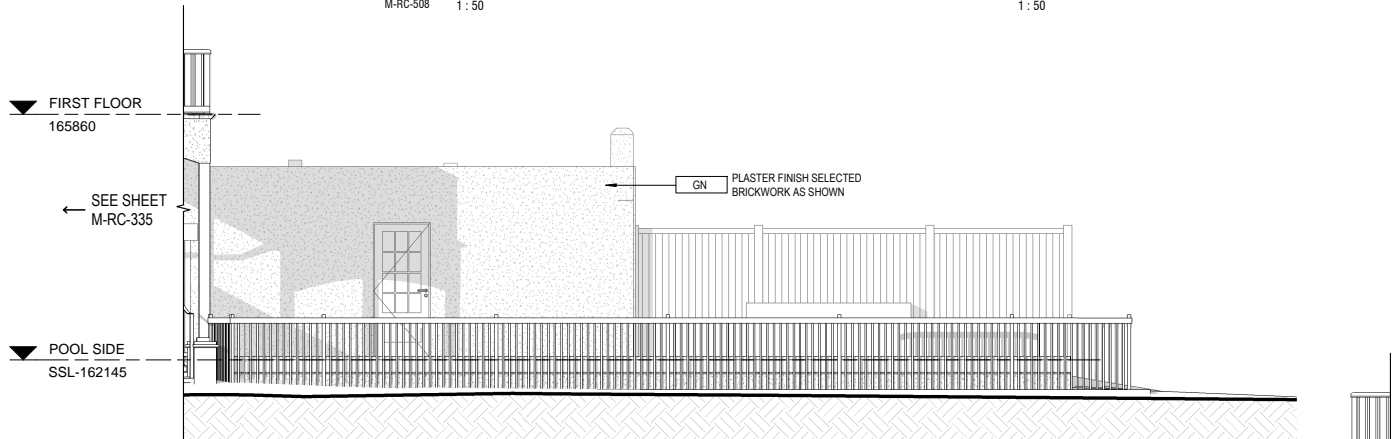
M-RC-508 1:50

1:50



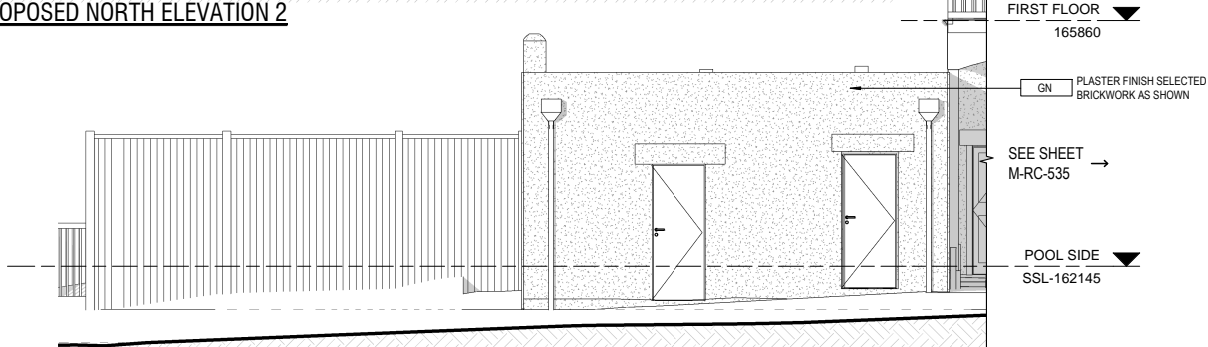
4 RC MAIN HOUSE PROPOSED POOL ROOM EAST

1:50



5 RC MAIN HOUSE PROPOSED NORTH ELEVATION 2

M-RC-501 1:50



6 RC MAIN HOUSE PROPOSED SOUTH ELEVATION 2

M-RC-508 1:50

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**DRAWING**  
RC MAIN HOUSE PROPOSED  
ELEVATIONS

**CLIENT**  
RYAN SANDERS & MARCO CREEMERS  
EARNSCLEUGH STATION- MAIN  
HOUSE RC STAGE 2 - EXTERNAL  
PLASTER

**PROJECT NO** 22110  
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**DRAWING NO** M-RC-537  
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PROPOSED EAST WING & FRONT PERSPECTIVE  
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**DRAWING**  
RC MAIN HOUSE PROPOSED EAST  
WING & FRONT PERSPECTIVE

**PROJECT NO** 22110  
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**STATUS** RC EXT PLASTER

<b>DRAWING NO</b> <b>M-RC-541</b>	<b>REV NO</b> <b>A</b>
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**DRAWING**  
RC MAIN HOUSE PROPOSED MAIN  
ENTRY PERSPECTIVE

**PROJECT NO** 22110  
**SCALE**  
**STATUS** RC EXT PLASTER

<b>DRAWING NO</b>	<b>REV NO</b>
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FACADE PERSPECTIVES

**PROJECT NO** 22110  
**SCALE**  
**STATUS** RC EXT PLASTER

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PROPOSED WEST WING & POOL PERSPECTIVE  
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**DRAWING**  
RC MAIN HOUSE PROPOSED WEST WING & POOL PERSPECTIVE

**PROJECT NO** 22110  
**SCALE**  
**STATUS** RC EXT PLASTER

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<b>PLANNER: BROWN &amp; COMPANY</b> Morgan@brownandcompany.co.nz The Forge Building Level 1, 20 Alhai St, Queenstown 03 409 2258
<b>HERITAGE ARCHITECT: ARCHIFACT</b> Level 4, 64 Khyber Pass Rd, Grafton, Auckland adam@archifact.co.nz 09 966 6940
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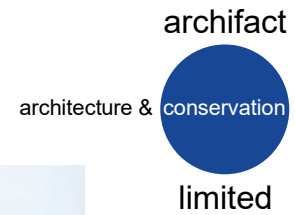
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RC MAIN HOUSE PROPOSED SOUTH  
PERSPECTIVE

**PROJECT NO** 22110  
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**STATUS** RC EXT PLASTER

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## Appendix 3: Construction Management Plan



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fig. 1 earnscleugh homestead.

earnscleugh station  
754 earnscleugh road  
earnscleugh

heritage construction management  
plan  
DRAFT

for

marco creemers & ryan sanders

november 2022

Issue history	Date
Draft version for review	04-11-2022
Final version	xx-xx-2022

Prepared for:

Marco Creemers and Ryan Sanders  
c/o RTA Studio  
PO Box 68359  
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Attention: Michael Dalton

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Auckland, November 2022



heritage construction management plan DRAFT

2

earnsclough station [2220310]



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## 1. executive summary

The proposed scheme is for conservation refurbishment and modification works to the heritage buildings and site at Earnscleugh Station – the Earnscleugh Homestead (House), Stable Block, and Utilities Shed (Men's Quarters) – to address building condition issues and the buildings for ongoing future residential use and occupation.

The Heritage Construction Management Plan (**HCMP**) lists the contact details relevant to specific roles on the project and identifies workplan methodologies associated with specific heritage components of work. The HCMP sets out key roles and responsibilities, identifies those heritage features that are at risk from construction activities, and sets out procedures and processes to manage this risk.

This is a strategic project document and, as a 'living document', it will be subject to review and amendments during key project stages and additionally as required.

Where reference is provided for specific techniques or matching of materials (type, appearance, moisture content etc.) these are provided on the basis that such techniques or materials are reasonably available and suitable for the materials involved. If the techniques or materials are found to be incompatible with the reasonableness referenced above this shall be discussed with the client or their representative and alternative solutions agreed.



## 2. commission

**archifact – architecture & conservation ltd** (Archifact) was commissioned by Marco Creemers and Ryan Sanders in April 2022.

## 3. identification of the place

### 3.1 address

754 Earnsclough Road,  
Earnsclough  
Alexandra 9391

NZTM reference: Easting: 1311398 / Northing: 4985485

### 3.2 ownership

The property is owned by Marco Creemers and Ryan Sanders.

### 3.3 legal description

The legal descriptions identified for the site vary depending on the authority consulted. As such, the different legal descriptions, and where they are found, are given below:

1. Central Otago Council District Plan District Plan Rates Information-Property Details:
  - a. LOT 15 DP 27576
  - b. LOTS 4 7-9 DP 22249 SEC 1 SO 23926 LOTS 11-15 DP 27576 SEC 1 SO 23924 SEC 218 21 9 220 224 BLK X LEANING ROCK SD
  - c. Certificate of Title: 812516 812517
2. Central Otago Council District Plan – Schedule 19.4: Register of Heritage Buildings, Places, Sites & Objects and Notable Trees:
  - a. Lot 5 DP 26125
3. Heritage New Zealand Pouhere Taonga Heritage List:
  - a. LOT 11 DP 27576 (RT OT19A/1165), Otago Land District

### 3.4 local authority status

Within the Central Otago District Plan (CODP), the subject building is identified as located within the Rural Resource Area.

The 'Earnsclough Station Homestead and Stables' (No: 172, Map 42) is scheduled in the CODP's *Schedule 19.4: Register of Heritage Buildings, Places, Sites & Objects and Notable Trees*. The Utilities Shed (Men's Quarters) outbuilding is not recognised as a heritage item within the CODP.

### 3.5 heritage new zealand pouhere taonga

The site at 754 Earnsclough Road is listed as a Category 1 Historic Place (List No. 7405) in the New Zealand Heritage List/Rārangi Kōrero administered by Heritage New Zealand Pouhere Taonga (HNZPT).

During ongoing consultation with HNZPT, they have voiced agreement in principle with the proposed works, which they will address more specifically in a formal letter.

### **3.6 archaeological status**

The HNZPTA 2014 defines an archaeological site as any place in New Zealand, including any building or structure (or part of a building or structure), that (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and (b) includes a site for which a declaration is made under section 43(1).

Within the project area there is a previously recorded archaeological site associated with the twentieth century Earnsclough station homestead and associated buildings (G42/446). The ArchSite was recorded in March 2022 with the site point recording the twentieth century homestead and the location of nineteenth century Earnsclough Station features is currently not recorded in ArchSite.



## 4. background

### 4.1 site and location

The Earnsclough Station site is situated in the Central Otago District. The property is located approximately 2 km south of the small settlement of Earnsclough, 4 km south of Clyde, and approximately west of the Clutha River and approximately 4 km north of Alexandra. To the east of the site runs the Clutha River, and to the west the site is bounded by the Fraser River with the Nevis Range further to the west.



**Fig. 2** Aerial view of the wider Earnsclough and Clyde context, with the subject site arrowed. (Central Otago District Council GIS, accessed May 2022)



**Fig. 3** Aerial view of the site context with the subject site arrowed and outlined in yellow/black dashed line. (Central Otago District Council GIS, accessed May 2022)



**Fig. 4** Aerial view of the site with identification of the individual buildings.  
(Central Otago District Council GIS, accessed May 2022)

The principal site entrance is located on Earnscleugh Road, where access is gained through an opening marked by brick gate piers with concrete caps.

A metalled driveway heads in a westerly direction across the site to curve around the homestead. The driveway continues south to serve the Utility Shed, Stable Block and other outbuildings. The site is relatively flat with large open areas of grass covering the land outside of a central core of planting featuring mature trees of varying species surrounding the homestead.

The principal north elevation of the Homestead addresses gardens populated by a pair of palm trees growing directly in front of the house, and these are shouldered by two elm trees, which are planted off-set to each of the projecting wings.

See the 'Conservation Plan' (Archifact, 2022) for a greater description of the site context and buildings of the Earnscleugh Station.

#### 4.2 historic heritage significance values

The assessment carried out for Earnscleugh Station illustrates that the place has **overall exceptional historic heritage significance**.

The values of this place relate most particularly to the collection of essential elements that combine the Homestead, the outbuildings (Utility Shed (Men's Quarters) and Stable Block), and the landscaped gardens into a single entity. The architectural scheme provides a close link between the Homestead and subservient outbuildings, and the defining landscape context of the gardens provide a formal link between the historic built and natural landscape. Together, these elements form an essential and integral part of the historic heritage values reflected by Earnscleugh Station.



The place is considered to have considerable architectural and aesthetic significance. Architectural significance is principally attributed through the association of the place as the work of architect Edmund Anscombe, one of the foremost and influential architectural exponents of the Jacobethan style in New Zealand, and Alfred Buxton for the designed landscape that provides a setting to complement the architectural composition. Aesthetic significance is attributed to the place through its display and retention of key aspects of that style. The Homestead has undergone a number of alterations and additions over the years; however, the form, scale, mass and layout of the original design has not been unduly compromised, retaining considerable overall aesthetic significance.

Although forming a key feature of the original architectural design, the incomplete exterior, particularly the render finishes, now present a clear risk to the long-term survival of the place with an exterior vulnerable to uncontrolled moisture and airflow penetration. Architectural and aesthetic significance values are compromised by this elevated risk to the built fabric. The incomplete original Anscombe design currently presents a raw substrate that is simply a result of a lack of funds available to Stephen Spain which prevented him from achieving his vision of a grand mansion style property settled within its rural Otago setting. Together, these are intrusive factors that do not accord with any recognised indicator attributed to the Jacobethan style of architecture and adversely affect the overall significance of the place.

The Earnsclough Station is a key landmark within the locality and demonstrates contextual and historic significance as a surviving example of an important South Island pastoral station, dating back to the early years of permanent European settlement. The place represents historical events of a key development and settlement period both locally and within the region of Central Otago.

See the 'Conservation Plan' (Archifact, 2022) for a greater discussion on the history, context, and significance values of the Earnsclough Station.



#### 4.3 heritage construction management plan objectives

This document is to provide a framework and overview of objectives applying to the construction phase of the project:

- To avoid impacts to the heritage structure and features of the building along with adjacent buildings and structures (ie: Utility Shed and Stable Block) in the vicinity of the project.
- To ensure heritage features and structures are protected from accidental damage.
- To avoid adverse effects to adjacent heritage structures during the refurbishment and modification works to the heritage buildings at Earnsclough Station.
- To ensure that contractors are aware of the sensitive nature of the heritage features within or adjacent to the construction areas and any legal requirements.
- To establish clear communication paths and reporting, including 'stop work' protocols, procedures for documenting changes to scope of works, complaints, responsibilities etc.
- To ensure construction is carried out in accordance with good practice conservation principles and methods, for example by:
  - Providing a thorough record of the sites and structures that may be affected, prior to works starting;
  - Undertaking tool box talks with contractors so that they are aware of the heritage value of sites and structures within or adjacent to the project area;
  - Establishing appropriate temporary protection, and making sure this in itself does not cause damage through inappropriate fixing to built heritage features;
  - Monitoring works to ensure accidental damage is avoided;
  - Remediation of any damage with 'like-for-like' materials; and,
  - Completing monitoring reports which detail any works undertaken to heritage features or structures and adjacent.

#### 4.4 review

The HCMP will be reviewed regularly throughout the Project and/ or under the following conditions:

- Adoption of agreed methodology for temporary relocation, temporary protection measures and remediation works if required;
- Significant change to the Scope of Works;
- If required as a result of monitoring or incident;
- If Auckland Council formally request a change;
- If the Project Director or Heritage Consultant determines that it is appropriate;

This is a strategic project document and as a 'living document', it will be subject to review and amendments during key project stages and additionally as required. Where reference is provided for specific techniques or matching of materials (type, appearance, moisture content etc..) these are provided on the basis that such techniques or materials are reasonably available and suitable for the materials involved. If the techniques or materials are found to be incompatible with the reasonableness referenced above this shall be discussed with the client or their representative and alternative solutions agreed.





## 5. contacts and communication

### 5.1 key contacts

The following contact details are set out in the table below. This table may be amended from time to time to include additional specific roles which are relevant to the project.

Role	Name	Telephone	Email
<b>Project Stakeholder (appointed representative)</b>			
<b>Heritage Consultant – Archifact Architecture &amp; Conservation Ltd</b>		09 966 6940	info@archifact.co.nz
Director	Adam Wild	021 666 347	adam @archifact.co.nz
Project Architect			
<b>Architect – RTA Studio</b>			
Director			
Project Architect			
<b>Structural Engineer –</b>			
Director			
Structural Engineer			
<b>Contractor –</b>			
Director			
Project Manager			
Senior Site Manager			
<b>Auckland Council</b>			
Consent Compliance			
Heritage Unit			
<b>Other</b>			
Archaeologist – New Zealand Heritage Properties Ltd		03 477 3933	info@heritageproperties.co.nz

(to be updated as HCMP is reviewed throughout the course of the project)

## 5.2 communication plan with council heritage specialist

Planned meetings with the client and consultants will be held fortnightly to discuss the status of the project with updates on completed and upcoming works.

This allows for changes and project status to be managed and communicated effectively with the Council Heritage Specialist in a timely manner.

A heritage site observation of the contract works will be undertaken on a regular fortnightly basis and a copy of the site observations will be made available to the Council Heritage Specialist.

## 5.3 emergency response

If any of the below occur the main contractor will stop work on the affected area and seek input from the Heritage Architect through a Project RFI.

- A significant discrepancy between the drawings and what is physically on site is discovered,
- A reasonable amount of unexpected damage occurs,
- A proposed new method of construction,
- Any other event that affects the original fabric of the building.

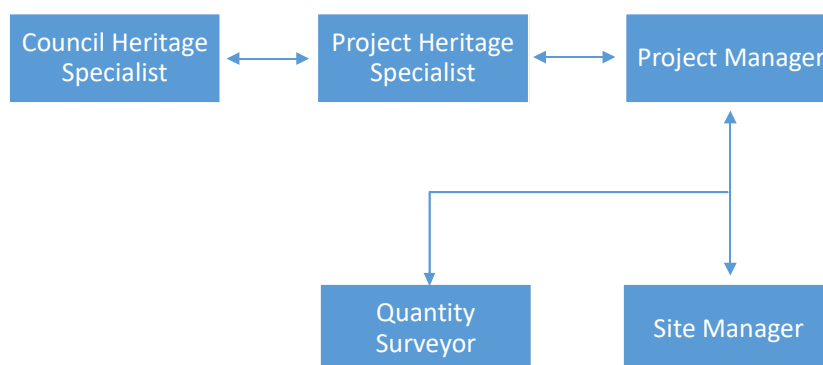
The main contractor will direct heritage focussed communications to the Heritage Architect.

The Heritage Architect will be responsible for heritage communications with the Auckland Council Heritage Specialist and Compliance Officer.

The expected response time to an RFI will be 5 working days however alternative timescales may be agreed subject to complexity or severity of the issue.

## 5.4 lines of communication

The following lines of communication will be:



**5.5 meetings schedule**

The following meetings will be held:

Meeting	Purpose	Frequency	Attendance
Pre Start Meeting	Discuss the Heritage Construction Management plan, salvage methodology, plan for dealing with any unforeseen issues	Not Less than 5 days before commencement of Construction	Contractor Archifact Auckland Council Heritage Specialist Auckland Council Monitoring Officer
Site Meeting	Monitor, review and discuss progress and programme, resolve any outstanding details or site issues	Fortnightly	Contractor Archifact Consultant team
Health & Safety Meeting	Weekly meeting with subcontractors to discuss Health & Safety, upcoming works and any specific items that require special attention.	Weekly	Contractor Subcontractors
Heritage Site Observation	Site observation, progress update and discussion of any conservation issues arisen during works.	Fortnightly and at completion of works.	Contractor Archifact

## 6. scope of works

The proposed works to the heritage buildings at Earnscleugh Station – the Earnscleugh Homestead (House), Stable Block, and Utilities Shed (Men's Quarters) include refurbishment and modification works to address building condition issues and rehabilitate them for ongoing and future residential use and occupation.

### **Earnscleugh Homestead:**

The building is currently uninhabited and unsafe for habitation. The project team sought to improve the building with minimal intervention to allow it to function as a family home combined with a low occupancy Bed and Breakfast. Works include:

- Retaining historically significant features while adjusting internal spaces to provide greater amenity for a family home and the Bed and Breakfast. The general spatial arrangement remains unchanged;
- New windows and doors to enhance external connectivity;
- Replacement of the existing brick balustrade at the western balcony with a new timber balustrade that references an existing balcony;
- New black steel joinery at the existing northern balcony;
- Plastering of the exposed brick façade.

### **Utility Shed (Men's Quarters):**

The three bedroom dwelling will remain with some proposed upgrades. Works include:

- Maintenance work including seismic upgrading and remediation of a damaged corner of the dwelling due to subsidence;
- Minor alterations to the internal planning, with all rooms remaining in their original locations.

### **Stable Block:**

Currently the building is in a very poor condition with a collapsed section of roof and mid floor. Works include:

- Concealed seismic upgrading;
- Replacements of existing stair;
- Replacement of the collapsed roof;
- Repurposing of the upper level into a single bed dwelling.

## 7. specific workplan methodologies

The following identifies specific heritage components of work. Each component of work describes the deconstruction and refurbishment methodologies, including identification, assessment, recording, protection and processes used to retain and maintain the heritage of Earnscleugh Station throughout the project.

Prior to commencement of work, relevant personnel will receive training appropriate for their role in heritage management. All workers will receive a site induction that will include discussion around the various heritage aspects of the project. Ongoing toolbox talks will raise awareness of the heritage features and risks to the wider project team and contractors on the ground.

Prior to the commencement of works, the Heritage Conservation Architect and Design Architect, in consultation with the contractor, shall identify and catalogue the existing heritage fabric and describe its condition and how it will be stored and reused.



## **7.1 interior brick masonry wall deconstruction, storage, and reconstruction**

### **Identification**

1. Refer project architect/engineer drawing package for location and identification of brick masonry fabric subject to the deconstruction process.
2. Clearly identify and mark all sections of brick masonry subject to proposed deconstruction and seek approval of accuracy from the architects, engineer and project manager.
3. Prior to deconstruction, provide detailed recording of each brick masonry element subject to deconstruction process. Recording is to include the period of construction for the identified brickwork, dimensions of all openings and their location within the wall plane.

### **Execution**

1. Provide suitable structural support to brick masonry sections of wall not identified for deconstruction (refer to structural engineer's details for structural support information).
2. Check for asbestos containing material & other contaminants prior to starting. If found, remove by licensed contractor under the latest NZ standards.
3. All existing doors, windows and frames are to be carefully removed from their respective openings and securely stored.
4. All adjacent building surfaces not subject to the deconstruction process will be protected by plywood shields for the duration of the works.
5. Adhere to engineer's staged deconstruction methodology to ensure that no loadbearing walls are prematurely deconstructed.
6. Carefully deconstruct the existing masonry. Deconstruction to be generally undertaken utilising hand tools where possible. Power tools with appropriate breaker tips designed to penetrate joint widths only, may be used but this method must not result in damage to the brick masonry units.
7. Clean all mortar from brick faces.
8. Stack and store all brick masonry on-site pallets, cling-wrap and label stacks with grid specific markers noting location extracted from.
9. Stored brick fabric to be reused for repairs to or in-filling existing openings in walls of a corresponding period of construction as required.

## **7.2 interpretation of deconstructed internal walls**

1. Before commencing work, carry out a precise existing record of the space and its immediate context with a digital 3-D laser scan. This will provide an archival base record of the existing fabric and detailed information for interpretive measures.
2. Produce scaled 2-D plans, sections, and elevations accurately detailing the form and arrangement of the existing interior walls subject to deconstruction, inclusive of a description identifying all components.
3. As-existing survey drawings will mark the precise alignment, extent and footprint of the existing interior walls subject to removal. This will provide base information for identifying the original location for future interpretation measures.
4. Take detailed photographs of the fabric subject to removal before commencing work and retain a set of these photographs as a record of existing condition.

5. Alignment of wall floor plate to ceiling plate should remain legible as part of the interpretation works for the space.
6. The suggested treatment of the wall plate interpretation zone at floor level should be to clean the floor surface carefully (no water or abrasive cleaning) and protect the area revealed while the rest of the floor is prepared for application of new finishes over the whole area (including the floor plate area).
7. Installation of Interpretive downstand ceiling nib beams are to align exactly with walls removed prior to demolition.

**This all needs to be checked against the proposed architectural treatment of the ceiling and floors within the areas subject to wall demolition.**

### 7.3 fungal growth remedial work

#### Identify

1. Wear appropriate personal protection equipment when undertaking the mould infestation remedial works.
2. It is essential to identify and restrict all sources of uncontrolled water penetration into the subject space.
3. Undertake a programme of visual investigation of all adjoining spaces to determine the extent of fungal infection on surfaces and within cavities.
4. Undertake invasive investigation of floor, wall and ceiling cavities where required.
5. Notify Project Manager of any potential areas identified.
6. Engage microbiological specialist to test black mould on surfaces to determine toxicity and any specialised treatment requirements.

#### Containment

1. Prior to removal works being undertaken set up containment systems to prevent cross-contamination of surrounding areas and spread of fungal spores.
2. Contain the entire work area from floor to ceiling with heavy-duty plastic (polythene), seal all edges and corners and contain all dust/debris.
3. Ventilation and exhaust ducts are to be sealed to prevent cross-contamination.
4. For heavily contaminated areas, there may be a requirement for use of a negative air pressure unit with a HEPA filter fitted and exhausted to the outside.
5. Entry and exit areas are to be a controlled airlock and decontamination units used as applicable.
6. The area should not be occupied during remediation. Evacuate people in adjacent areas especially if anyone is immunocompromised.

#### Remove

1. Where fungal contamination is found, liaise with the Conservation Architect to determine the necessity and potential extent of material required to be removed.
2. Where identified, remove all infected and decayed timber, including flooring, support battens, timber mouldings, internal doors, and staircases. If required for inspection purposes, remove window sills and reveal linings but **DO NOT** remove any timber window joinery until specific instruction from the Project Manager is received.
3. If appropriate, cut away infected timber material to leave sound material approximately 500mm past the last line of visible fungal growth or decay.
4. Remove all wall plaster from ground level upwards until 500mm past line of last visible fungal growth.



5. In accordance with toxicity result recommendations clean black mould from all surfaces and spray with fungicide. Ensure all personal protection methods are adhered to in accordance with the fungicide manufacturer's recommendations.
6. Remove all plaster board ceiling linings which have suffered water damage or extensive mould infestation.
7. Remove any porous materials affected by visible fungal growth or prolonged wetting of GIB wall linings.
8. Any decayed or deteriorated materials should be removed.
9. Hard non-porous materials, such as glass and metals, can be cleaned.
10. Superficial fungal growth which is growing on surfaces only and has not penetrated into materials, can generally be cleaned.
11. A qualified and experienced mould remediation specialist should be consulted with regards to:
  - a. Porous materials not affected by visible fungal growth;
  - b. Chattels in affected areas.

#### **Ventilate and Remove Moisture**

1. Ventilate the area to the maximum degree possible.
2. Identify and remediate unwanted sources of moisture entry.
3. Dry damp materials.
4. Use of dehumidifiers and mechanical ventilation such as fans should be considered.
5. When moisture ingress is repaired, remediation to remove the fungal contamination should take place immediately afterwards.

#### **Clean**

1. Thoroughly clean and remove any porous materials from interior spaces such as carpets that show signs of mould or hold high moisture content.
2. Ensure selected disposal site is not a source of construction rubble-fill.
3. Once repair and removal has been completed, decontamination of remaining surfaces is recommended.
4. Carefully clean all surfaces using warm water and non-ionic detergent with a soft natural bristled brush. Water to be used sparingly – **do not saturate treated surface.**
5. Use a top down approach, this should include ceilings, walls, windows, and cabinetry of affected rooms.
6. Use a certified H14 rated HEPA vacuum to remove dust and debris from all surfaces, before and after wet wiping.
7. **DO NOT** use bleach or biocides in lieu of cleaning and removing black mould.

#### **Spray**

1. Where Brown Rots are found, spray treat all exposed concrete and masonry surfaces with a proprietary fungicide containing boron in glycol.
2. Spray treat all accessible surfaces of surviving timber joinery, walls and ceilings with a proprietary fungicide containing boron in glycol.

#### **Ventilate**

1. Continue to ventilate and dry the built fabric within the subject and adjoining spaces in order to return construction moisture content to less than 20%.
2. Use dehumidifiers within sealed spaces in order to return construction moisture content to less than 20%.

#### **Post-Decontamination Sampling**

1. It is suggested that a post-decontamination assessment is made to ensure all active growth and moisture has been removed prior to reinstatement. Post-

decontamination assessments should be undertaken by a suitably qualified and experienced person who is independent from the remediation contractor.

**New Work**

1. Ensure the area subject to new work is clean and dry as far as is practicable.
2. Undertake moisture testing on all surfaces and materials within the subject area.
3. Isolate new work from concrete or brick substrate with a damp proof membrane.
4. All new timber support battens in direct contact with concrete or masonry are to be pre-treated to min H3.2 standard.
5. Prior to installation, apply two coats of fungicide to battens or other joinery likely to be in contact with masonry
6. Ensure structure is continuously ventilated or dehumidified and continues to dry in order to obtain construction moisture content of less than 20%.

**Finishes**

1. Following the programme of mould removal and surface cleaning, undertake inspection and analysis of all surface finishes to determine requirements for any application of new finishes.
2. Vapour permeable products based on traditional materials should be specified for all new surface finishes.

**Maintain**

1. Continue to ventilate the building.
2. Maintain the building envelope and rainwater goods to prevent moisture ingress at all times.
3. Ensure only vapour permeable coatings are applied to the building surfaces.

**7.4 repair of historic structural timber****Primary Investigation**

1. Structural timbers where accessible will be assessed for signs of rot/decay
2. Where identified, measures are to be developed to address cause of decay and to collaborate with the structural engineer and design team to produce design and specification for appropriate repair methodologies.
3. Prior to commencement of any repair or remedial works to existing structural timbers a detailed record of the existing fabric and surrounds shall be made. This record shall include as a minimum:
  - a) A written description of the defect and causes,
  - b) Accurate dimensional record of the subject member requiring repair.
  - c) Photographic record of the member and surrounds.
  - d) Production of detailed drawings for the proposed repair.

**General Structural Timber Repair**

1. All timber scarf repairs will be carried out in matching timber species and characteristics (including moisture content) using traditional carpentry methods, retaining all sound existing material, and replacing only decayed material necessary to restore the structural integrity of the timber frame element.
2. The principal of repair should be to reconstruct the original form of the damaged timber so that the repair does not detract from the appearance of the old work.
3. Preferably, repairs should be done on site so that original fixings and fastenings are not lost.





4. Badly decayed or seriously split members or parts of members should be carefully cut away and new sections spliced in, using timber of the same species and dimensions as the original.
5. Where possible, repairs are to be undertaken in situ.
6. The complete removal and replacement of a failed timber member should be a last resort.
7. Where clear access to the timber element is restricted, consideration may be given to inserting a new member beside the old one, or the old member can be patched with timber or strengthened by attaching steel bracing.
8. In association with the project structural engineer, architect, and conservation architect, an appropriate structural timber repair methodology shall be developed on a case-by-case basis. Subject to the particular defect characteristics, repair methods may incorporate repair techniques such as:
  - a) Traditional scarf, pegged and/or lap joints
  - b) Steel reinforcement with flitch plates and other plate bracing methods
  - c) Synthetic resin repairs.

## **7.5 timber floor deconstruction, storage, and reconstruction**

### **Deconstruction Identification**

1. Accurately identify and map with physical markers, all timber floor fabric subject to proposed deconstruction works and seek approval of accuracy from the architects, engineer, and project manager.
2. Only the minimum degree of original fabric is to be removed to facilitate the proposed works.
3. Only experienced joiners/carpenters are to be engaged for the proposed deconstruction works.
4. Prior to each phase of deconstruction work, label all individual floorboards, timber beam and joist elements subject to proposed deconstruction works with unique ID in pencil.
5. Produce accurate floor plans incorporating grid locator markings and all identifying tag information. This will enable accurate reinstatement of all deconstructed fabric.

### **Deconstruction Execution – tongue and groove edged boards**

1. Once marked and catalogued, carefully punch-through all floorboard nails and commence lift of floorboards throughout the subject areas.
2. Note original tongue and groove board installations may have utilised hidden nailing patterns. Hidden nails require punching-through with a fine punch or cutting between board and joist with a multi-tool attachment.
3. Ensure boards are carefully lifted, levered and pulled from the adjacent board without damage to tongue with particular care given to prising the first board in the sequence.
4. Once marked and catalogued, carefully remove all joists from bearing points.
5. Once marked and catalogued, carefully remove all structural timber beams from bearing points.
6. Stack and bind all deconstructed timber in manageable packs.
7. Identify and label stacked timber making reference to the area from which the boards were removed from relative to the building grid.
8. Remove from work area into secure, dry storage.

**Deconstruction Execution – straight edged boards**

1. Once marked and catalogued, select carefully prise and lift floorboards throughout the subject areas,
2. Select first board away from wall edge with a suitable but-end gap to receive a lifting jemmy bar.
3. Provide surface protection blocking (wood or steel plate) to lever against adjacent board and work progressively along the length of the board, increasing the lift by small increments.
4. Lift board and immediately de-nail prior to placing in storage.
5. Once marked and catalogued, carefully remove all joists from bearing points.
6. Once marked and catalogued, carefully remove all structural timber beams from bearing points.
7. Stack and bind all deconstructed timber in manageable packs.
8. Identify and label stacked timber making reference to the area from which the boards were removed from relative to the building grid.
9. Remove from work area into secure, dry storage

**Reconstruction Execution**

1. Following seismic and construction works, reintroduce stored timber to original interior locations and enable the material to acclimatise to the environment for a minimum of three weeks prior to reinstallation.
2. Reinstall all deconstructed material unless original space is occupied by new seismic or foundation fabric.
3. The reconstruction will be informed by the existing dimensional records previously undertaken and will accurately follow the original alignment, dimensions and arrangement.
4. Detailed reconstruction methodologies will be developed at this stage to guide installation methods and procedures and ensure the maximum degree of retention of original historic fabric, and to carefully match the existing.

**Reconstruction Repairs**

1. All repairs to historic floorboards will be carried out in matching timber species and characteristics using traditional joinery methods, retaining all sound existing material, and replacing only decayed material necessary to restore the structural integrity of the boards.
2. Badly decayed or seriously split members or parts of members should be carefully cut away and new sections spliced in, using timber of the same species and dimensions as the original.
3. Damaged/decayed ends of boards should be cut back only to the nearest supporting joist.
4. Specific repair methodologies of damaged or decayed timber will be prepared on a case-by-case basis by the contractor in association with the project Architect/Conservation Architect as and when required.

**7.6 repair and finishing of timber window joinery****General Window Joinery Repair**

1. All repairs to windows will be carried out in matching timber species and characteristics using traditional joinery methods, retaining all sound existing material, and replacing only decayed material necessary to restore the structural integrity of the windows (stiles and rails) and window frame (including mullions and sills).



2. Badly decayed or seriously split members or parts of members should be carefully cut away and new sections spliced in, using timber of the same species and dimensions as the original.
3. Loose joints should be cleaned of any residual fillers/paint from the joint faces. All joints should be glued and screwed, or pinned using brass or stainless steel fixings and a suitable exterior-grade timber adhesive.
4. Where possible, repairs are to be undertaken in situ. Unsound timber should be removed in an appropriate manner, such as using a Forstner bit which minimises excessive removal of damaged material below the damaged area and undue stress from chiselling to the window frame.
5. Raised edges should be sanded down to provide smooth transitions, and timber should be prepped for painting.
6. All end grain to be primed and sealed (refer paint specification) before the new material is spliced into existing timber. Maximum strength is attained in glued timber joints when areas to be glued are face/side grain to face/side grain, so at all times prime end grain to prevent future moisture migration and glue face/side grain surfaces for maximum adhesion with Titebond III R exterior grade gap filling PVA or approved alternative (temporarily fix into place with screws while glue cures).
7. Prior to reassembly of window units and/or re-fitting window units to building frame, all timber is to be primed and prepared before re-assembly. Windows are to be painted in accordance with the paint specification.
8. Broken glass is to be replaced with material to match existing. All loose or damaged window putty is to be removed and made good with linseed oil putty. Repaint as per paint specification.
9. Existing original ironmongery is to be retained. Any replacement ironmongery for missing, mismatched, or damaged items, is to be in accordance with the approved specification. All ironmongery is to be cleaned and tested for operation.
10. Existing paint layers are to be removed to the extent required to undertake appropriate joinery repairs and ensure ease of operation. Paint removal is to be undertaken using a non-abrasive, non-toxic, paint removal system (to be approved by the Architect/Conservation Architect).
11. New paint finish is to be in accordance with the approved specification.

#### **Sash Window Repair**

1. Sand windows and frames lightly (protecting all glazing with tape) and repaint (refer to main contractors general specification).
2. For large scale repairs, remove all paint with non-abrasive Peel Away product or similar).
3. Remove excess paint from sash frames and sash channels to enable free movement.
4. Replace sash cords if missing – repair or replace sash cords which are damaged or have been painted over.
5. Check, clean, and lubricate pulley wheels to enable smooth operation.
6. Check sash counterweights are intact, well secured to sash cords, and moving freely. Adjust counterweights to suit.
7. Remove window hardware, clean back to original finish, check operating correctly, and repair/reinstall. If broken or missing, replace with new hardware with new to match existing.
8. Check all timber joints are secure and closed – repair if necessary as per the approved methodology.

9. Check timber sashes and frames for signs of timber damage (rot, cracking, insect damage, etc.) and repair as per the approved methodology.
10. Remove existing, cracked window putty and replace with new.
11. Sashes should be glazed using stainless steel sprigs and traditional linseed oil putty – glazing beads and modern glazing compounds are unsuitable.
12. Existing paint layers are to be removed to the extent required to undertake appropriate joinery repairs and ensure ease of operation. Paint removal is to be undertaken using a non-abrasive, non-toxic, paint removal system.
13. New paint finish is to be in accordance with the approved specification.

## **7.7 window (casement) catch repairs**

### **Identify**

1. Before commencing work, carry out a thorough survey and examination of all existing ironmongery and record any operational defects and notify Architect/Conservation Architect.
2. Document all areas identified for repair.
3. Take photographs of the fabric before commencing and during the work process. Provide the client through the Architect/Conservation Architect a set of these photographs as a record of the works.

### **Removal**

1. Remove screws securing catch to casement frame.
2. Remove catch from casement frame.

### **Modify**

1. Refer to Archifact sketch (SK02) for proposed modification detail

### **Draughtproof**

1. Fit proprietary self-adhesive neoprene draughtproof seal around complete perimeter of each casement frame jamb.
2. Close casement.

### **Replace**

1. Replace modified catch in original location with original fixing screws, using original fixing screws to pull casement closed and tight to catch-plate and new neoprene seal.

### **Label**

1. Provide self-adhesive warning label adjacent to catch to instruct users that: "Window fixed – DO NOT OPEN"

## **7.8 interior and exterior render repair**

1. Before commencing work, carry out a thorough survey and examination of all render in order to determine the extent of crack and delamination defects. Full render replacement within the subject location is only to be undertaken if determined to be extensively unsound and further to consultation with the project architect/conservation architect.
2. Document all areas identified for repair.



3. Take photographs of the fabric before commencing and during the work process. Provide the client through the Architect/Conservation Architect a set of these photographs as a record of the works.

**Sample Panel**

1. A sample panel is to be prepared to show proposed consistency, aggregate size, colour and joint style and be subject for review and approval by the Architect/Conservation Architect, prior to commencement of works.
2. Colour and texture to match outer layer of original render.

**Structural Repair**

1. Where defects relate to structural problems in the parent substrate, if crack filling or surface repair is insufficient to prevent further deterioration of the fabric, the cutting out some of the plaster or render may be justified.
2. Should any observed cracking in the render surface be found to extend into the parent brick masonry, consultation must be made with the architect/conservation architect and structural engineer to establish any requirement for additional repair methodologies.
3. With regard to the application of render over any applied carbon fibre reinforcing, the Specified System can be installed on the carbon fibre reinforcing. To ensure the adhesion between the Specified System and the carbon fibre, the carbon fibre have to be finished with broadcasted sand.

**Repair of Cracks**

1. Cracks of more than 0.5mm, which are not accompanied by any significant detachment, may be surface filled. For external renders, a colour-matched mortar, slightly weaker than the surrounding material is most suitable.
2. Cracks may need to be opened out towards the back, by scraping with a knife or spatula to form a parallel-sided crack (not a V-shaped one) which makes a much better key for the repair. Loose material and dust should be removed.
3. If the crack is associated with significant detachment then screw fixing, grouting, or the removal and replacement of the cracked material may be necessary, depending on the significance and condition of the render or plaster.

**Repair of Surface Damage**

1. The methods of surface repair will depend on whether the damage is limited to the finishing coat or extends into the lower layers.
2. The edges of the damaged area should be carefully scraped/cut back to sound plaster. Cutting with a chisel risks loosening sound adjacent material. For very hard, brittle renders (typically cement-based renders), careful cutting around the edge of the damaged area with a diamond-cutting disc may be less damaging than the percussive effects of chiselling, but extreme care needs to be taken to avoid damage to the substrate.
3. Small irregular areas can often be patched successfully with minimal visual impact. It is harder to conceal for larger repairs; this may justify the removal of additional sound render so that the repaired area might be contained by architectural features such as windows, stringcourses, copings, or scribed ashlar lines to make it less conspicuous. Repairs tend to look neatest when cut out to a square-shaped patch.

**Repair of Delamination and Detachment**

1. Renders and plasters are applied in layers, creating inherent planes of weakness. Failure between layers results in delamination, while separation

from the substrate results in detachment. Any intervention to secure hollow plaster or render carries risks, so the need for remedial work must be very carefully considered by an experienced conservator who can assess the risk and confirm which methods are likely to prove effective. The repair is typically undertaken using restraint fixings or grouting.

2. In contrast to weak, slightly flexible lime plaster, external cement render is rigid and brittle. Strong renders of this kind are usually able to tolerate local detachment, so unless there are associated cracks, they are often best left alone. Almost all cement renders will have areas of delamination surrounded by areas of strong adhesion.
3. It is not necessarily a requirement to remove identified areas of delamination, with replacement subject to a case-by-case analysis of defect, location and potential for further degradation. It is important that any cracks are filled to prevent water penetration, as water cannot easily evaporate from these dense, impermeable materials.

#### **Infill of Missing Render Sections**

1. Provide full coat system as per the approved specification over areas of masonry exposed following removal of existing elements which have revealed unfinished sections of wall render.

### **7.9 exterior paint finish on rendered surfaces**

#### **Remove**

1. Remove existing paint layers from all existing painted render surfaces with a nonabrasive paint removal system. High pressure water blasting and abrasive cleaning methods are not considered acceptable processes for use on historic built fabric. Refer to Archifact Specification for a copy of the paint removal product specification.
2. The efficacy of the non-abrasive paint removal system specified requires testing on individual substrates prior to commencement of works. Substitute non-abrasive paint removal systems will be subject for review by the architect/conservation architect.
3. Extent of paint removal and surface render preparation must be strictly in accordance with the paint manufacturer's requirements.

#### **Sample Panel**

1. A sample paint removal panel is to be prepared in each building location and be subject for review and approval by the paint manufacturer, and Architect/Conservation Architect, prior to commencement of works.

#### **Application**

1. Apply new vapour permeable paint system in accordance with manufacturer's recommendations.

### **7.10 pointing repair**

#### **Identify**

1. Before commencing work, carry out a thorough survey and examination of all brickwork and associated mortar pointing in order to determine the extent of



pointing and/or brickwork defects. Full pointing replacement is only to be undertaken if determined to be extensively unsound.

2. Document all areas identified for repair.
3. Take photographs of the fabric before commencing and during the work process. Provide the client through the Architect/Conservation Architect a set of these photographs as a record of the works.

#### **Removal**

1. Remove cement-rich pointing evident in the subject area identified for repair. Removal can be achieved by carefully cutting a line with a cutting disc through the centre of the brick joint and then hand chiselling the cement mortar from either side of the cut. This method prevents the cutting disc from damaging the bricks as the cutting blade tends to want to track towards the softer material (i.e. the bricks) if you try to cut the joints next to the bricks.
2. Once the hard cement mortar is removed, all mortar joints are to be carefully raked out to a depth of approximately 30mm. NOTE: Rotating disc cutters and percussive power tools are not to be used to rake out joints as these can damage the edges of the brick. Recommend a standard jointing chisel/quirk. Use a dry natural-bristle brush to clear debris from open joints.

#### **Sample Panel**

1. A 1.0m<sup>2</sup> sample panel is to be prepared to show proposed consistency, aggregate size, colour and joint style and be subject for review and approval by the Architect/Conservation Architect, prior to commencement of works.
2. The new mortar mix should have a strength no greater than that of the parent masonry units.
3. Pointing mortar strength should take into account the degree of exposure on the subject element.
4. Colour to match outer layer of original mortar.

#### **Repointing**

1. Preparation of the new mortar must be undertaken by qualified personnel trained in the use of mixing traditional NHL mortar and masonry repairs.
2. Repointing is to commence from the top of the wall and progress downwards
3. Wall to be thoroughly wetted prior to repointing.
4. Mortar to be well-pressed into all voids using correctly sized pointing tools
5. Mortar joint to be flush finished.
6. Mortar joint to be stippled with a chum brush after initial hardening has occurred.

#### **Finish**

1. Ensure all mortar/grout has been cleaned off the face of the brickwork. Ensure all mortar joints are well finished, clean and have been lightly brushed while still wet.
2. The joints will be wet down prior to application and protected from the weather and kept damp for 1 week during the curing period.

### **7.11 brick masonry repair and new work**

#### **Identify**

1. Before commencing work, carry out a thorough survey and examination of all brickwork and associated mortar pointing in order to determine the extent of brickwork defects. Full brick replacement is only to be undertaken if subject

brick is determined to be structurally unsound, such as through cracking or heavy spalling of the brick face.

2. Document all areas identified for repair.
3. Take photographs of the fabric before commencing and during the work process. Provide the client through the Architect/Conservation Architect a set of these photographs as a record of the works.

#### **Removal of Damaged Bricks**

1. Spalled or cracked bricks identified for removal and replacement will be cut out using an arbourtech joint cutter which can cut the full depth of the joint without damaging the brickwork.
2. Once the brick has been removed, it will be inspected to see if it is reusable by turning it around to an undamaged face. If reusable, all old mortar is to be cleaned from all faces of the brick in preparation for reuse. If the brick is not considered suitable for reuse, it will be replaced with a new brick of similar dimensions and colour, and bedded in NHL 2 and repointed in NHL 3.5 for 1872 period masonry and Mapei Antique Allettamento for post 1917 period masonry.
3. Refer to the structural engineer's specification for any additional crack repair methodologies which need to be incorporated in the works.
4. Pointing to be 'flush-finished', and ensure no cavities left along leading edges of the brickwork. Finally, lightly brush face of mortar using a medium natural bristle brush – ensure that brush lines are not left in the mortar.
5. Contractor to ensure no mortar remains on the face of the brick.

#### **Repair to Large Holes in Bricks (holes > 10mm dia.)**

1. Thoroughly clean old fillers/sealants and other debris from the hole.
2. Using a similar new brick – matched to the same dimensions, colour and texture of the original brick – drill out a brick dowel with an overall diameter 4mm less than that of the hole.
3. Insert the new brick dowel into the hole and inject repair grout (composition t.b.c.) all around the dowel – leaving an even 2mm gap all round.
4. Using a round-edged tool, remove the excess grout – to finish slightly back from the leading edges of the brick.
5. Contractor to ensure no grout remains on the face of the brick.

#### **Repair to Small Holes in Bricks (holes < 10mm dia.)**

1. Thoroughly clean old fillers/sealants and other debris from the hole.
2. Inject lime mortar repair grout to fill the hole. Using a round edged tool, remove the excess grout – to finish slightly back from the leading edges of the brick.
3. Contractor to ensure no mortar remains on the face of the brick.

#### **Repairs to Splintered Bricks**

1. Carefully remove splintered brick pieces by hand if they are sitting loose – these pieces are to be reused not discarded.
2. Damaged bricks will be cut out using an arbourtech joint cutter which can cut the full depth of the joint without damaging the brickwork.
3. Once the brick has been removed, it will be inspected to see if it is reusable by turning it around to an undamaged face. If not, it will be replaced with a similar new brick, bedded in NHL 2 and repointed in NHL 3.5 for 1872 period masonry and Mapei Antique Allettamento for post 1917 period masonry.
4. If the brick shards are between half and full depth of the brick, then they are to be removed, cleaned, and set back into place using a high-quality epoxy resin. Thoroughly clean the surfaces of the brick and moisten prior to repair. Using a shallow bed of epoxy, the brick shards are to be set in place with a max 2mm epoxy line visible.





5. If the brick shards are shallow 'flakes' sitting only on the front face of the brick, all shards are to be removed and the brick repaired using the indenting technique. Contractor to source bricks of similar dimensions, colour and texture – to be approved by Contract Administrator prior to installation.
6. Thoroughly clean the surfaces of the brick and moisten prior to repair.
7. Using a shallow bed of grout on the bottom, the brick indent to be set in place with a max 2mm grout line visible at the brick-brick edges.

#### **Masonry Reconstruction and New Works**

1. For reconstruction and new brick masonry work, new/replacement brick shall be sourced to match similar period, dimensions, texture and colour wherever possible.
2. Use appropriate cement-free mortar as per approved mortar specification and methodology.
3. For 1872-period masonry, bricks are to be bedded in NHL 2 and repointed in NHL 3.5
4. For post-1917 period masonry refer to the Mapei Antique Allettamento specification.
5. New and reconstructed work is to carefully match the coursing and alignment of existing adjacent brickwork.
6. Refer to the engineer's specification for any mechanical fixing/support into adjacent fabric which needs to be incorporated into the works.

#### **7.12 salvage, reuse, and disposal**

##### **Scope of work**

The extent of material of historic heritage value to be removed from Earnsclough Station for salvage and reinstatement or reuse during the construction phase of work is generally understood, however the potential for discovery of more material for salvage, reuse, or disposal through the process of seismic strengthening, temporary works, and construction is yet to be fully revealed.

This methodology considers materials removed from Earnsclough Station for their historic heritage value, their storage, reinstatement within Earnsclough Station, reuse elsewhere in the homestead, reuse elsewhere within the property, or disposal.

##### **Deconstruction and salvage – identification**

The following methodology provides guidance to the initial steps prior to deconstruction.

1. Prior to the execution of the works, the contractor is to undertake a full risk assessment in light of existing environmental conditions and prepare a safe work method statement in accordance with best practice.
2. Prior to deconstruction, provide detailed recording of each element subject to deconstruction. The recording is to include the period of construction for the identified elements, their dimensions, and location within the building. An accurate photographic record of the area subject to deconstruction process will assist this process. Plans incorporating grid locator markings will enable accurate reinstatement of all deconstructed fabric retained for later reuse in the project.

3. Accurately identify and map with physical markers, all the built fabric subject to proposed deconstruction and salvage works. Label all individual elements subject to proposed deconstruction and salvage with unique, waterproof, tearproof identifier tags.
4. Enter item details into the *Deconstruction & Storage Spreadsheet*. All items identified will be assessed and reviewed for storage (including duration), reuse, or disposal subject to review and confirmation from the architects, engineer, and project manager.
5. Refer to the full RTA Studio documentation set for the scope and extent of existing building fabric identified for deconstruction.
6. All existing timber flooring where identified for removal is to be carefully lifted and stored in accordance with the relevant deconstruction methodology. Where specified, salvaged original timber flooring is to be reinstated in the original location.
7. Where brick masonry elements are identified for deconstruction within an area identified of a distinct period of development, the brick masonry is to be deconstructed in accordance with the relevant methodology.
8. A palette of bricks associated with each specific period of development identified is to be salvaged and stored in accordance with the relevant methodology for future maintenance and repair purposes.
9. The identification of built fabric for salvage, storage, or disposal is not considered exhaustive. The removal of the current wall and ceiling linings and other invasive works may reveal other items of significance.

#### **Determination of historic heritage value**

Items have been assessed for historic heritage value by considering whether:

1. The item reflects, demonstrates, or is strongly associated with the history of the place.
2. The item is rare or unique.
3. The item is considered original heritage fabric.
4. The item has the potential to provide substantial information on the activities of Earnsclough Station.
5. The item is a notable or representative example of a method of style, design, or construction of Earnsclough Station.
6. The item has the potential to play an important role in enhancing public understanding or appreciation of the history or way of life within the Earnsclough Station.

#### **Deconstruction and salvage – execution**

1. The soft strip out and deconstruction phases will include all the items identified for salvage and reuse within the RTA Studio documentation set.
2. The contractor shall be fully briefed of the protocol should additional items be uncovered.



3. The demolition and salvage team will be suitably qualified for the task and most should be qualified and experienced carpenters.
4. Prior to removal, the items for salvage shall be photographed and logged in the *Deconstruction & Storage Spreadsheet*. The position of the items will also be noted on a drawing. All items identified will be assessed and reviewed by the architects and project manager and confirmed for storage (including duration), re-use or disposal.
5. The items will be removed using hand tools only (power tools will be used as a last resort). The items identified for re-use in Earnsclough Station will be carefully wrapped/crated on site and loaded into a container and delivered to a suitable storage facility.
6. Based on the RTA Studio documents issued for Tender, materials identified for salvage and reuse include: doors; windows (timber-framed), timber floorboards and ceiling elements. Doors and windows shall be salvaged as complete sets (including frames and architraves) and labelled and stored as such. Doors and windows shall be wrapped in protection and removed from site to a storage facility that has a stable environment where they shall be placed level and off the ground, stored on their long edge and all components will be subject to periodic checks to ensure they are not being affected by the environment that they are in, rodent/insect activity and fungal attacks.
7. Provide suitable structural support and protection to built fabric not identified for deconstruction (refer to structural engineer's details for structural support information).
8. Check for asbestos containing material (ACM) and other contaminants prior to starting. If ACM is found, removal of ACM shall be undertaken by a licensed contractor in accordance with current NZ standards.
9. All adjacent building surfaces not subject to the deconstruction process will be protected for the duration of the works.
10. Provide a vibration monitoring methodology incorporating:
  - (a) Locations of sensitive historic fabric for vibration monitoring.
  - (b) Monitoring periods
  - (c) Record management and reporting.
11. Adhere to the engineer's staged deconstruction methodology to ensure that no loadbearing walls are prematurely deconstructed.
12. Stack and store deconstructed fabric for salvage and reuse on-site pallets, cling-wrap and label stacks with grid specific markers noting the location from where the material was extracted.

#### **Storage – Execution**

1. Items that have been identified for future use in Earnsclough Station will be stored in a secure facility available for the duration of the contract and will be accessible for authorised inspection during normal working hours.
2. Salvaged items to be stored will be transported in watertight steel shipping containers. The items packed into the shipping containers will be individually protected using bracing and stabilising material and appropriately packed to

avoid stacking materials face-to-face. Smaller and more fragile items, such as fibrous plaster mouldings, will be taken to the storage facility in smaller loads.

3. Some of the salvaged items stored off site may be more susceptible to moisture than others and the facilities for these salvaged materials shall be fit for purpose. Timber items shall be stored in a controlled environment. Some of the items stored off site may be susceptible to moisture and temperature changes and so the storage facilities shall be fit for purpose. Good air flows, protection from moisture, and a more even temperature are a requirement for this facility.
4. Archifact will inspect the salvaged heritage items when they have been placed in their storage facility. Archifact will be able to inspect the items as and when they see fit and will also be invited to inspect any items that have been repaired while off site. These items will be inspected, logged, and managed by the main contractor. The first inspection of the salvaged items stored will be carried out by Archifact and the main contractor to ensure the facility is suitable and the items are stored in such a way that it will not be detrimental to the historic fabric over the storage period.

#### **Reinstatement at Earnscliffe Station – Execution**

1. Salvaged items of historic heritage value removed from **Earnscliffe Station** shall be assessed for their potential reinstatement in their original location or re-use elsewhere in the building in accordance with the RTA Studio drawings.
2. Salvaged items identified for re-use as opposed to reinstatement in Earnscliffe Station should be assessed against the appropriateness of the item to be introduced into the specific historic context, with particular consideration given to whether the item is of a similar vintage, form, material, or dimension, or has the potential for the recovery, repair, or replacement of existing damaged, decayed, or missing Earnscliffe Station items. Consideration should also be given to whether the introduction of the item is appropriate in the Earnscliffe Station environment without posing any detrimental effect on the heritage values of the place by obtruding existing Earnscliffe Station fabric or by diminishing the integrity of the original design intention.
3. Reconstruct and reinstate all salvaged material in accordance with the RTA Studio drawings and associated conservation methodologies.
4. The reinstatement of salvaged material will be informed by the existing dimensional records previously undertaken and will accurately follow the original alignment, dimensions, and arrangement.
5. Badly damaged or decayed elements should be carefully removed and be replaced with a like-for-like material as the original.
6. Using approved plans and specifications, reinstatement of salvaged material shall be done in accordance with the detailed graphic record noting the original location of the salvaged elements.
7. Following the reinstatement or reuse of salvaged material, remove all protective surfaces and clean the reconstructed built fabric and the adjacent surfaces.



**Disposal – Execution**

1. Salvaged heritage fabric deemed surplus to requirements for reinstatement or reuse at Earnsclough Station shall become the property of the main contractor for disposal.

**Salvage and Disposal Protocol**

1. Refer below for simplified salvage, reuse or disposal protocol.



## 8. temporary scaffolding

- For each work stage, a temporary scaffolding design plan will be produced and incorporated into this HCMP. The plan will detail any scaffolding for access to the exterior of the building and measures (including fixing details) that will be taken to ensure that the scaffolding does not damage the heritage fabric of the existing building.
- All scaffolding is to be self-supporting, clamped through appropriately robust building features, and braced from the ground.
- No fixings will be permitted into the building fabric.
- Scaffold access steps will be installed away from the building elevation to ensure no damage occurs during movement of personnel and materials
- Where access routes directly coincide with existing built fabric, robust shields will be installed to protect building surfaces from damage.
- 

## 9. training, monitoring, and reporting

### 9.1 training

1. Relevant personnel will receive training appropriate for their role in the management and protection of the heritage associated with Earnscleugh Station, including site safety training as required.
2. Ongoing toolbox talks will raise awareness of the heritage features and risks to the wider project team and contractors on the ground.
3. Final reporting will include a review of processes and 'lessons learned'.
4. A record of monitoring procedures will be maintained as part of the project records.
5. Condition survey records will be maintained as part of the project records.

### 9.2 monitoring

1. Pre-works and Post-works building condition surveys for heritage features outlined in the Specific Workplan Methodologies will be undertaken according to the agreed programme schedule.
2. Daily visual inspections by Site Supervisors with any concerns immediately reported to the Heritage Consultant and Council Heritage Specialist of new identified risks or any issues that have arisen.
3. Regular inspection (onsite) by the Heritage Consultant and/or the Council Heritage Specialist when construction works on the heritage fabric are occurring.
4. Some works, such as relocation of specific heritage features, may require more intensive monitoring. Sensitive works will include, but may not be limited to, the following activities:
  - a. Fixing of temporary protective measures;
  - b. Construction vibration;
  - c. Operation of machinery or excavation in close proximity to specified heritage features;
  - d. Temporary relocation of selected heritage features.
5. When sensitive works are planned The Contractor will notify the Heritage Consultant and Council Heritage Specialist by email at least 48 Hours prior to works being undertaken.
6. Timeframes and periods for monitoring of sensitive works will be agreed as required between the Contractor or Subcontractor, the Heritage Consultant and Council Heritage Specialist and this HCMP will be updated to reflect this.



### **Vibration Monitoring**

In conjunction with the Heritage consultant, Structural Engineer and Noise and Vibration Consultant a monitoring methodology and plan detailing the allowable levels of vibration at various locations, and the number of monitors required as the construction works progress around the site, type of monitors, methods for gathering and analysing of results.

### **Settlement Monitoring**

In conjunction with the Structural and Geotechnical engineers, a monitoring plan shall be established to confirm settlement of the building does not occur. An estimated 9-12 monitoring points are likely sufficient. Readings would be undertaken at least once per month during structural works.

The number of points shall be reviewed depending on the construction methodology and may vary during construction. The monitoring points should take into consideration:

- Current load on the foundations
- Excavation depth and length
  - small pits vs long trenches, where 2 points should be considered
- Duration of works/excavation
- Differential loads on walls
  - i.e., if excavating on one side of wall only.

### **9.3 consent change protocols**

In the event that any changes to the approved consent drawings/documents are require as a result of new information and/or site discovery, the HCMP and/or related Building Consent documents shall be updated to provide the following information:

1. Plans, drawings and specifications outlining the detail of the changes; and
2. Supporting information from the heritage specialist that details whether the proposed changes will result in any difference and/or increase in adverse effects on the heritage values of the Earnsclough Station.

These changes shall be provided to Council (Planning Guidance Unit Compliance Monitoring Officer) for review. These changes shall only be implemented after all the information provided has been reviewed by Council in accordance with the process set out in the conditions of the resource consent.

### **9.4 accidental damage protocols**

If accidental damage or reduced condition occurs to a historic heritage place, feature, or element as a result of works associated with the Project, the Consent Holder or their appointed agent shall be responsible for undertaking remediation to a standard at least equivalent to the condition noted in the pre-works visual condition survey. The heritage specialist shall provide an update to detail of the remedial works to append to the HCMP and shall include as a minimum the following information.

1. Physical investigations;
2. Further research;

3. Specifications for any required conservation work to remediate the damage or reduced condition of historic heritage fabric; and
4. The outcome of consultation with the Council's Heritage Specialist and HNZPT. Those changes shall only be implemented after all information provided as part of the updated HCMP has been reviewed by Council as being within the scope of the resource consent.

Any remediation shall only be implemented after all the information has been issued to Council (Planning Guidance Unit Compliance Monitoring Officer) for review and agreed.

#### **9.5 reporting during construction**

1. Reporting on heritage risks or issues will be in accordance with the methods set out in the Construction Management Plan or Specific Workplan Methodologies. Reporting will be undertaken on a weekly basis.
2. The Risk log will document and assist in the monitoring of project Risks (uncertainties in outcome). This will be checked during the Project regularly to assess whether the likelihood of each Risk is in fact occurring.
3. If a heritage issue arises during the course of the Project, the contractor will bring this to the attention of the Heritage Consultant and Council Heritage Specialist (if they are not already aware). This may be an unforeseen event, results and discoveries, requests for changes to construction methodology, discussion or review, and any other relevant issues relevant to the building heritage.
4. Once a heritage issue arises, priority will be assigned by the Heritage Consultant and Council Heritage Specialist and actioned accordingly. Those issues requiring urgent attention will be categorized as high priority and reported to the Consent Holder (or their representative), the Contractor and Auckland Council Compliance team for immediate discussion, which may require a temporary stop to works. Issues of low priority may only be noted for information purposes and works can continue as planned.
5. Weekly reporting of any works or issues relating to the heritage features will be undertaken by the Heritage Consultant during sensitive works and as otherwise agreed with the Consent Holder, Compliance Teams and Contractor during non-sensitive works.

#### **9.6 non-conformance and corrective action**

1. The Heritage Consultant and Council Heritage Specialist will have the authority to identify non-conformance with the HCMP and any Resource Consent Conditions and to request corrective action
2. Examples of non-conformance might include, but are not limited to:
  - a. Inappropriate protection measures or incorrect fixing of temporary protective measures to heritage features;
  - b. Inappropriate operation of machinery in close proximity to heritage features;
  - c. Non-conformance with agreed methodology for temporary relocation of heritage features.
3. Where requests for corrective action are not followed, the Heritage Consultant and Council Heritage Specialist will have recourse to the dispute resolutions procedures outlined within the contract.





**9.7 reporting following completion of works**

5. An interim final report will be prepared by the Heritage Consultant one week after completion of works and circulated to relevant parties.
6. A review meeting – lessons learned, will be established with the relevant parties included, no more than three months after completion of works.
7. A detailed final report will be prepared by the Heritage Consultant and circulated to relevant parties, no more than 12 months after completion of works
8. An electronic copy of this report, and any associated project documentation such as conditions surveys, shall be deposited with the Council Heritage Specialist, and all other relevant parties.
9. The Heritage Consultant will initiate Project close out (heritage) and confirm with the relevant Auckland Council Compliance teams that all Resource Consent Conditions relating to the building heritage have been discharged.
10. Project close out memorandum will be circulated to the Consent Holder or their appointed representative.

## Appendix 4: Heritage Conservation Plan



fig. 1 earnsclough homestead.

earnsclough station  
754 earnsclough road  
earnsclough  
conservation plan

for

marco creemers and ryan sanders

july 2022

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Auckland, July 2022



conservation plan

2

earnsclough station [2220310]

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## 1. executive summary

This Conservation Plan has been prepared to guide the conservation, interpretation, and future of Earnscleugh Station as a place of recognised cultural and heritage significance. It establishes essential information that can be used to inform appropriate conservation, use, repair, change, and/or development, and maintains an ongoing relationship with the design of that development.

This plan anticipates and supports ongoing conservation, maintenance, and repair of the Earnscleugh Station and that work should be guided by the policies and recommendations in this Conservation Plan. While this plan neither pre-empts nor is influenced by a pre-determination or prior expectation of a particular development, where future development or works to the building are planned, they should also be read against the policies and recommendations in this Conservation Plan.

Henry P. Morse was the first occupier of the land; by 1861 the Run was officially listed as Run 249 when Alfred Strode acquired the property which he named Earnscleugh. The Earnscleugh freeholds and crown lands were acquired under The Land for Settlement Consolidation Act 1900 but the property remained vacant until April 1901 at which time it was taken over by Stephen Thomas Spain, with his initial lease on the land extending for twenty one years from 1902. The plans for the Earnscleugh Homestead were designed by Edmund Anscombe in 1919 for Spain, and the house was built around 1920. The house was never completed as intended, resulting in a raw, unfinished appearance.

The assessment carried out for Earnscleugh Station illustrates that the place has overall exceptional historic heritage significance. The values of this place relate most particularly to the collection of essential elements that combine the Homestead, the outbuildings (Utility Shed and Stable Block), and the landscaped gardens into a single entity. The place has considerable architectural and aesthetic significance from its association as the work of one of New Zealand's influential architects, Edmund Anscombe, one of the foremost and influential exponents of the Jacobethan style in New Zealand, and landscape designer Alfred Buxton. Aesthetic significance is attributed to the place through its display and retention of key aspects of that style. The Homestead has undergone a number of alterations and additions over the years; however, the form, scale, mass, and layout of the original design has not been unduly compromised. The Earnscleugh Homestead is a key landmark within the locality and demonstrates contextual and historic significance as a surviving example of an important South Island pastoral station, dating back to the early years of permanent European settlement. The place represents historical events of a key development and settlement period both locally and within the region of Central Otago.

Earnscleugh Station is a place of cultural heritage significance. Accordingly, the objectives of conservation action are to conserve, and (where appropriate) reveal and enhance this significance. The conservation policies come from an understanding of the provenance, context, and meaning of the elements comprising this place, its current condition, and the assessment of cultural heritage significance. These policies are of value when they are formally adopted by those responsible for the ongoing care and maintenance of Earnscleugh Station and when a process is established that ensures their implementation into the future:

1. To conserve and maintain Earnscleugh Station in its contextual setting for an active, meaningful, and appropriate future use and interpretation.



2. To ensure that the conservation process conforms to internationally and nationally recognised standards of conservation best practice.
3. To ensure that only appropriately qualified and experienced professionals are engaged in the process of conserving this place into the future.
4. To respect the context and integrity of the original historical setting of the place.
5. To promote and reveal all aspects of that context.
6. To adopt techniques that involve the least degree of intervention consistent with its conservation and long-term care, and which involve the least possible loss of material of cultural heritage value.
7. To ensure that new work is incorporated in as discreet a way as possible.
8. To respect the “patina of age” evident in the place.

## 2. commission

**archifact – architecture & conservation ltd** (Archifact) was commissioned by Marco Creemers and Ryan Sanders in April 2022.

The commission of a Conservation Plan aligns with conservation best practice. Notably, Principle 4 of the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (2<sup>nd</sup> edition, 2010) recognises that:

*“All conservation work should be based on a conservation plan which identifies the cultural heritage value and cultural heritage significance of the place, the conservation policies, and the extent of the recommended works.”*

Accordingly, Marco Creemers and Ryan Sanders acknowledge their role and responsibility as guardians of Earnsclough Station, Earnsclough and its historic and cultural heritage significance, and in this context promotes an appropriate future for the place.

## 3. brief

### 3.1 requirements

The brief required the development of a Conservation Plan for Earnsclough Station. This Conservation Plan recognises the particular and distinctive cultural and historic heritage values of Earnsclough Station and serves to guide its appropriate conservation.

The preparation of this Conservation Plan forms a meaningful step in the sustainable conservation and future use and appropriate development of Earnsclough Station. It provides an objective investigation and assessment of the building as found within the historic and physical context of its setting and sets out a clear statement of significance of this place. Subsequently, this Conservation Plan develops conservation policies leading to recommendations identifying work required to conserve the historic heritage values associated with Earnsclough Station and conservation practices that will ensure the retention of those values and their enhancement where appropriate.

### 3.2 acknowledgements

Archifact would like to acknowledge the assistance of the following people and organisations in the preparation of this report:



- Marco Creemers and Ryan Sanders; and,
- Fran Davis and Andrea Farminer, Heritage New Zealand Pouhere Taonga.

#### 4. methodology

This Conservation Plan has been prepared in accordance with the *Guidelines for Preparing Conservation Plans* (2<sup>nd</sup> edition, 2000) published by Heritage New Zealand (formerly New Zealand Historic Places Trust). In keeping to this model, the primary goals of this study are laid out as follows:

- Investigation
- Assessment of Cultural Heritage Significance
- Development of Conservation Policy
- Recommendations and Application of Conservation Policy

This report is also based on J.S. Kerr's *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance* (7<sup>th</sup> edition, 2013). It analyses existing documentary, physical, and contextual evidence to assess the cultural and historic heritage significance. This includes its formal and aesthetic qualities, associative links, and for its ability to demonstrate philosophies or customs, designs, functions, techniques, processes and styles, uses, and associations with events or persons of significance. The result enables the cultural and historic significance of Earnsclough Station to be appropriately conserved for future use and appreciation. Accordingly, this Conservation Plan offers "a common ground for debate, a method and a common language to help to resolve differences, and a methodology to inform achieving an appropriate balance between the old and the new."<sup>1</sup>

Conservation principles adhere to those contained within the *ICOMOS New Zealand Charter* (see **appendix a**).

A range of (but not necessarily original) drawings, historical photographs, and sketches greatly add to the evidence at hand and have been used throughout this report.

##### 4.1 international best practice

This Conservation Plan is founded on national and international conservation practice standards and relevant charters. Consideration of any conservation issues relating to this place shall be made in accordance with the principles of the *ICOMOS New Zealand Charter*. In accordance with international best practice, this Conservation Plan should be reviewed on a regular (five-yearly) basis. This aligns with principle 14(x) in the *ICOMOS New Zealand Charter* which recognises that a conservation plan should "be regularly revised and kept up to date."

While this plan neither pre-empts nor is influenced by a pre-determination or prior expectation of a particular development, where future development or works to the building are planned, they should be read against the policies and recommendations in this Conservation Plan. This Conservation Plan establishes essential information that can be used to guide appropriate repair, change, and/or development, and maintains an ongoing relationship with the design of that development.

<sup>1</sup> James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*. 7th ed (partly revised). (Sydney: National Trust New South Wales, 2013), iv.



Planned and cyclic conservation maintenance is identified and should be read against the policies and recommendations in this Conservation Plan. This Conservation Plan establishes essential information that should be used to guide appropriate conservation.

#### **4.2 constraints**

This Conservation Plan has been based on information available at the time. A site visit was undertaken on 15<sup>th</sup> May 2022 with full access available to the exterior and interior spaces of the House and Utilities Shed (Men's Quarters). Access to the House roof area was not available at the time of the visit, and interior access for the Stable Block was restricted to ground-floor level.

This assessment does not include a structural engineer's assessment of the existing building, nor an archaeological assessment of the site.

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### **5. status of the place**

#### **5.1 location**

754 Earnsclough Road,  
Earnsclough  
Alexandra 9391

NZTM reference: Easting: 1311398 / Northing: 4985485

#### **5.2 ownership**

The property is owned by Marco Creemers and Ryan Sanders.

#### **5.3 legal description**

The legal descriptions identified for the site vary depending on the authority consulted. As such, the different legal descriptions, and where they are found, are given below:

1. Central Otago Council District Plan District Plan Rates Information-Property Details:
  - a. LOT 15 DP 27576
  - b. LOTS 4 7-9 DP 22249 SEC 1 SO 23926 LOTS 11-15 DP 27576 SEC 1 SO 23924 SEC 218 21 9 220 224 BLK X LEANING ROCK SD
  - c. Certificate of Title: 812516 812517
2. Central Otago Council District Plan – *Schedule 19.4: Register of Heritage Buildings, Places, Sites & Objects and Notable Trees*:
  - a. Lot 5 DP 26125
3. Heritage New Zealand Pouhere Taonga Heritage List:
  - a. LOT 11 DP 27576 (RT OT19A/1165), Otago Land District

#### **5.4 local authority status**

Within the Central Otago District Plan (COPD), the subject building is identified as located within the Rural Resource Area.

The 'Earnsclough Station Homestead and Stables' (No: 172, Map 42) is scheduled in the CODP's *Schedule 19.4: Register of Heritage Buildings, Places, Sites & Objects and Notable Trees*. The Utilities Shed (Men's Quarters) outbuilding is not recognised as a heritage item within the CODP.

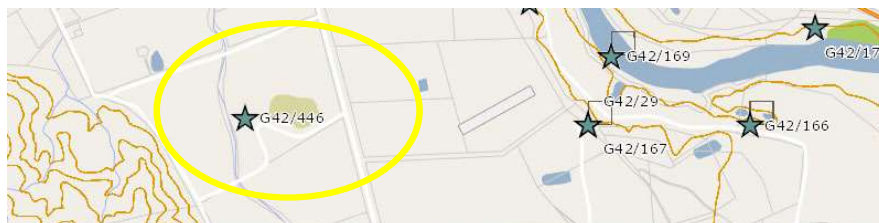
### 5.5 heritage new zealand pouhere taonga

The site at 754 Earnsclough Road is listed as a Category 1 Historic Place (List No. 7405) in the New Zealand Heritage List/Rārangi Kōrero administered by Heritage New Zealand Pouhere Taonga (HNZPT).

### 5.6 archaeological status

It is acknowledged that the site, having been associated with human activity before 1900, may be defined, in accordance with the definition contained in the Heritage New Zealand Pouhere Taonga Act (HNZPTA) 2014, as an archaeological site.

The ArchSite archaeological recording system managed by the New Zealand Archaeological Association records the site (including the complex consisting of three buildings: timber framed and red brick clad: Homestead, Stable and Men's Quarters. construction date c.1920), as an archaeological site as NZAA Site Number G42/446 (Earnsclough Station Homestead circled in the image below).



An application for an Authority must be made to HNZPT for any activities that will or may modify or destroy the whole or any part of any archaeological site.



## 6. investigation

The following text in *italics* in sections **6.1.1 early history**, **6.1.2 site development**, and **6.1.3 building development** is taken from the "*Earnsclough Station Homestead – Research Report for Historic places Trust Dunedin*" prepared by Louise Shaw, The Centre for Public History, University of Otago in May 1997.<sup>2</sup> All other italicised text that is not taken from the 1997 report is referenced back to its source.

### 6.1 history of the place

#### 6.1.1 early history

*There is some confusion over the earliest ownership of the Station. James Beattie names Henry P. Morse as the original applicant for the property advertised on 3 September, 1858 but notes that the advertised Run was supposed to be in the Umbrella Mountains, to the south of the Run we know as 249.*<sup>3</sup>

*According to C.W.S. Moore, Morse was the first occupier of the land and attempted to put stock on the Run but failed to get any sheep across the river.<sup>4</sup> By 1861 the Run was officially listed as Run 249 and Alfred Strode had acquired the property, which he named Earnsclough. In 1861 Strode ran 2,300 sheep on the property.<sup>5</sup>*

*In early 1862, William Fraser acquired an interest in Earnsclough Station.<sup>6</sup> Strode maintained his interest in the property but lived in Dunedin, where he was resident magistrate.<sup>7</sup> The ties between the two men, however, were further strengthened in 1874, when Fraser married Strode's daughter, Ellen.<sup>8</sup>*

*In April or May 1862, two prospectors, Hartley and Reilly, asked Fraser if they could leave their horses in a paddock and draw provisions on alternate Saturdays. By August, Hartley and Reilly had returned to Dunedin with news of a new goldfield and the Dunstan Rush began.<sup>9</sup> The station, like others in the district, became a source of provisioning for miners and Fraser and Strode also provided an important ferry service across the Molyneux River.<sup>10</sup>*

*During the 1870s the government made provision for leaseholders to purchase freehold up to 640 acres of land, a move which for the first time allowed settlers to protect their improvements.<sup>11</sup> Strode and Fraser initially gained pre-emptive rights to 92 acres in February 1867, for £80.<sup>12</sup> Two further allotments of 11 acres each were secured and in January 1875 Strode and Fraser purchased 420 acres of Leaning Rock Block 10, Section 3, for £1 an acre.<sup>13</sup> By the early 1880s the pastoral lease was held in Fraser's name alone.*

*With the land reforms of 1882 Earnsclough was divided into seven blocks, but at auction William Fraser, like all the other lessees in the district, bought back all the*

<sup>2</sup> The in-text references within the original document have been maintained within the excerpted text.

<sup>3</sup> James Herrie Beattie, *The Southern Runs*. Southland Times Co. Ltd. for Gore Historical Society. 1979; 325.

<sup>4</sup> C.W.S. Moore, *The Dunstan. A History of the Alexandra-Clyde District*. Otago Centennial Historical Publications. Dunedin: Whitcombe and Tombs. 1953. p.10.

<sup>5</sup> Keith Cree, *Evening Star*, 15 February 1958, p.11.

<sup>6</sup> William Fraser, "The Early Sixties in Otago. Some Personal Reminiscences." ODT 1 September 1906; Moore, p.9.

<sup>7</sup> Department of Internal Affairs *Dictionary of New Zealand Biography*. Vol. 1, 1769-1869. Wellington: Allen and Unwin & Department of Internal Affairs, 1990, p.411.

<sup>8</sup> Moore, p.10.

<sup>9</sup> Fraser, ODT, 1 September 1906.

<sup>10</sup> Cree, *Evening Star*, 15 February 1958, p.11. The Molyneux is now known as the Clutha River.

<sup>11</sup> James Crombie Parcell, *Heart of the Desert*. Christchurch: Whitcoulls. Reprint 1976. p.279.

<sup>12</sup> Pre-emptive Rights Register, NA (Dunedin) AG 220/51/1. Run 249.

<sup>13</sup> Rural Allotment Boole 6, p.48; NA (Dunedin) AG 220/69/11.

land.<sup>14</sup> By the early 1890s Fraser was in partnership with William Laidlaw whom he sold out to in 1893, when Fraser was elected as Member of Parliament for Wakatipu.<sup>15</sup> Laidlaw was effectively forced off the property, due partly to a particularly bad winter in 1895, but mainly to the infestation of rabbits which he could not control.

Fraser had unwittingly contributed to this downfall when, in 1866, he had introduced a few rabbits to the property for sport.<sup>16</sup> By the mid 1890s rabbits overran the property and had eaten much of the grass. The last pastoral licence for the property was surrendered by Laidlaw in September 1898. Laidlaw claimed that after a series of disasters and losses over the previous eight years he had been reduced from a wealthy man to a near-penniless one.<sup>17</sup>

Over the next three years, the Lands Department took control of the property.<sup>18</sup> The Rabbit Department attempted to derabbit the property, while a caretaker remained on the property to sow grass seed and discourage trespassers.<sup>19</sup> Derabbing was partially successful, although rabbits remained plentiful on the southern slopes of the Fraser River.

### 6.1.2 site development

Earnsclough Station is situated on the west bank of the Clyde River between Clyde and Alexandra. Also known as Run 249, it has a stable history, having passed through few hands and although there have been parcels of land added to, and subtracted from, the station over the years, it has remained largely intact. Although the present house is not the original homestead on the property it represents both an era and a region of Central Otago and the work of one of New Zealand's influential architects, Edmund Anscombe.

The Earnsclough freeholds and crown lands were acquired under The Land for Settlement Consolidation Act 1900 for which the government paid William Laidlaw £3100 for land over which he held pre-emptive rights.<sup>20</sup> The property remained vacant until April 1901, when it was divided into three. Some of the best pre-emptive right land was taken and subdivided into sections and disposed of on lease-in-perpetuity. These blocks became the fruit-growing areas of Earnsclough and formed the basis for closer settlement of the area.<sup>21</sup>

The remainder was divided into two runs, 249 and 249a and offered for sale, however it was passed in. The property remained empty until it was let in December 1901.<sup>22</sup>

In 1902 Runs 249 Md 325B and part of 249A, totalling 26,219 acres merged into one and were numbered 249.<sup>23</sup> Run 249, neglected and overrun by rabbits was taken over by Stephen Thomas Spain. In his first five months on the property Spain employed thirty two workers for the single task of killing 250,000 rabbits.<sup>24</sup>

<sup>14</sup> Parcell, p.280.

<sup>15</sup> Moore, p.11.

<sup>16</sup> Parcell, p.296; Cree, *Evening Star*, 15 September 1958, p.11, Moore, p.11.

<sup>17</sup> Letter to John Fraser, Barrister and Solicitor, from W. Laidlaw, 20 July 1898. P143, Knight Frank, Alexandra.

<sup>18</sup> Memo dated 1901, "Re. Earnsclough Run". P143.

<sup>19</sup> Runs Register 1850-1987, NA (Dunedin) DAAK ACC D84. Run 249.

<sup>20</sup> Rural Allotment Book 9. NA (Dunedin) AG220/69/14, p.43.

<sup>21</sup> Rural Allotment Book 9. NA (Dunedin) AG220/69/14, p.43.

<sup>22</sup> Runs Register 1850-1987 NA (Dunedin) DAAK ACC D84. Run 249.

<sup>23</sup> Runs Register 1850-1987 NA (Dunedin) DAAK ACC D84. Run 249.

<sup>24</sup> Moore, p.11.

*The second part of Run 249A was merged with Run 437 into one run and numbered 249A. In 1902 this was leased to the Charles brothers, Andrew, Benjamin and Joseph but by March 1904, the lease for 39,217 acres had been transferred to Stephen Spain.<sup>25</sup>*

*Spain's initial lease on the land ran for twenty one years from 1902. There was much pressure for closer land settlement in the area between 1904 and 1914 and applications were constantly made for small parcels of land on the frontage of the Run. In 1914, under continual local pressure for closer settlement. Spain agreed to surrender part of the run for fruit growing purposes, in return for a rent reduction and extension of his lease.<sup>26</sup> Spain gave up some of the best land for fruit growing and some water privileges under the Reserves and Empowering Act of 1914. In return he received right of renewal of his lease for a term of fourteen years from 1923 for agreed fixed rentals.*

*By 1923 the Spain's were under financial pressure. Stephen was acting as guarantor for advances to his sons for a neighbouring property at Galloway which they wanted to sell, but there was no buyer. In addition, they had experienced. high death rates during the lambing season for the previous two winters.<sup>27</sup> In 1923, Run 249 was subdivided and two, small parcels of land were transferred to Maurice Mulvena.<sup>28</sup> The vast majority of the Run, over 25,000 acres, was passed to Stephen's son Stephen A. Spain, although this reverted back to Stephen Thomas in 1928 and was transferred to Casimir Spain in 1929.<sup>29</sup>*

*In late 1924, Spain and his wife applied to freehold over 80,000 acres of Earnsclough but their request was not granted due to continuing pressure for access to land in the region.<sup>30</sup> By 1927, Spain decided that he wanted to retire from the active management and control of the Runs and wanted to enter into partnership with his son, Casimir, who also had a property at Sheepshead, which had originally been part of the Earnsclough Station.*

*Spain, however, still desired to live in the house he had so recently built and wanted to occupy a portion of the homestead with his wife and two daughters and two grandchildren.<sup>31</sup> Spain found himself in financial difficulties, unable to secure a mortgage due to the insecurity of his tenure and with a mansion over which he did not have pre-emptive rights. In 1927, he attempted to apply for freehold on a deferred payment system. The Commissioner of Crown Lands described Spain's situation in detail in a letter to the Under Secretary for Lands:*

*From abject poverty he rose to affluence, but, unfortunately for himself, did not use his wealth altogether wisely. In addition to living very extravagantly and running racehorses, he made a foolish speculation in land in the North Island which probably cost him thousands of pounds. Added to that, he built a mansion on the run, the like of which is not on any other rural property in Otago,*

<sup>25</sup> Runs Register 1850-1987 NA (Dunedin) DAAK ACC D84. Run 249A.

<sup>26</sup> Letter from S.T. Spain to W.F. Massey, PM, 25 July 1914. PR 1185 Vol. 3 LINZ.

<sup>27</sup> Undated letter to Mr Sadd for S.T. Spain (May 1923) and letter to S.T. Spain from BNZ, Alexandra, 9 April 1923; PR 1185 Vol. III, LINZ.

<sup>28</sup> Runs Register 1850-1987. NA (Dunedin) DAAK ACC D84 Run 249.

<sup>29</sup> Gay McInnes, *Castle on the Run*. Christchurch: Pegasus, 1969. McInnes notes that Stephen jnr. Died in a tragic railway crossing accident, aged 21, but gives no date for this event. This may have been the reason for transmission of title.

<sup>30</sup> PR 1685 Vol. IV LINZ.

<sup>31</sup> Letter from Mr W.A. Bodkin, solicitor, Alexandra to Commissioner of Crown Lands, Dunedin, 19 May 1927. PR 1833 • Run 249 L.R. SD= 1924-1949. NA (Dunedin) DAAK ACC 84.

*at a cost of about £10,000. He bought two runs on Galloway on which he established two of his sons and a farm there on which he endeavoured to settle a ne'er-do-well son-in-law, and on which he now has to keep a manager. Now that he is any elderly man he finds himself in financial difficulties; and no wonder!*<sup>32</sup>

*The freehold did not eventuate, but neither was the property subdivided out of Spain's holding. The land was subdivided, and Run 249 and PR "A" over the (original) homestead area was transferred from S.T. Spain to his son Casimir J. Spain. A new homestead, which was not built on pre-emptive rights land, was effectively divided in half and shared by the family, with Casimir and his family occupying part of the house and Spain, his wife, three daughters and two grandchildren also continuing to live there.*<sup>33</sup>

*On the death of Stephen Spain in 1940, the leasehold passed to his sons, Fabian and Casimir and his son-in-law, Leslie Denniston. Fabian lived in Auckland and it was effectively Casimir and Denniston who shared the management of the property. The two families also shared the new homestead, but it was not a happy partnership. This was reflected in the building of a brick wall right through the middle of the house, across the verandah and continuing in the shape of a tall trellis down into the garden and driveway! Windows were blocked off and a new staircase was also built utilising a long, narrow box-room alongside the original staircase. The house was effectively divided into two separate units and remained that way, even after Denniston and his family moved to Alexandra.*<sup>34</sup>

This quoted version of the family feud has been disputed by Barbara Chapman, who was Stephen Spain's cousin. She instead recounts that the dispute was originally between the family sisters, Gabriella Helena and her younger sister, Bernice Cecilia, who had returned to the family home "*unwed and with child*."<sup>35</sup>

Bernice Cecilia had a daughter, also called Gabriella, and it is through the memoirs of her childhood growing up during the 1930s, that this story has been recounted within the book, *Castle on the Run*, under her married name of Gay McInnes.<sup>36</sup>

To serve the sub-divided space, a new staircase was formed, utilising a long narrow room known as the box-room, which ran alongside the original staircase.

The Denniston part became known as '*the Other Side*' and it is noted that the grandmother didn't visit that space. By this time the main part of the house was becoming shabby.<sup>37</sup>

*In 1949, Maurice Mulvena rode over the property, which was once more run down and up for sale. The property had been allowed to deteriorate for a number of years and Mulvena thought it would take at least three years of hard slog to bring it back as the native grasses had deteriorated until "...thousands of acres could be described as little*

<sup>32</sup> Letter from Commissioner of Crown Lands to Under Secretary for Lands, 7 December, 1927. PR 1685 Vol. IV, LINZ.

<sup>33</sup> PR 1833 Run 249 L.R. SD= 1924-1949. NA (Dunedin) DAAK ACC 84. On file is a pencil drawn map which clearly shows the division of the house and garages marked by a dotted line. (The stables were on PR "A" land and not affected.)

<sup>34</sup> McInnes, p. 174.

<sup>35</sup> <https://www.odt.co.nz/lifestyle/homestead-comes-convoluted-history>.

<sup>36</sup> Otago Daily Times, <https://www.odt.co.nz/regions/central-otago/homestead-restoration-planned-new-owner>. Accessed June 2022.

<sup>37</sup> Gay McInnes, *Castle on the Run*. Christchurch: Pegasus, 1969, 175-176.



*better than barren and useless....<sup>38</sup> He noted that the property was employing twenty rabbits, but thought that together with his sons, he had the experience to keep the rabbits under control. He also agreed to limit the number of sheep on the 61,000 acre property to 9000 for at least three years.<sup>39</sup>*

*After nearly half a century in the Spain family, the station was leased to Maurice Mulvena and his son, William in March 1949. The Mulvenas bought the lease cheaply under the Labour government's Land Sales Act.<sup>40</sup> For the first eighteen months Maurice Mulvena entered a partnership arrangement with four of his sons and his wife to farm the property.<sup>41</sup>*

*The property was run down, the Department of Lands and Survey describing it as "almost valueless" with its depleted grass covering.<sup>42</sup> The departmental survey of the property valued Spain's mansion at £2000, the men's quarters/garages and storeroom at £250 and the Stable at £180, despite describing it in the following terms,*

*The dwelling and two outbuildings erected some 30 years ago were built on a very lavish scale.... The dwelling of double brick and asphalt roof containing 21 rooms, 3 bathrooms and 3 storerooms and 2 sun balconies is in reasonable repair and is divided into two self-contained units which we have viewed as two dwellings.<sup>43</sup>*

*Mulvena found the early years tough, but by 1954 the Department of Lands and Survey reported favourably on the recovery of the land and that the rabbit problem was once more under control.<sup>44</sup> A field officer reported that the condition of the sheep off Earnsclough Station were the best in the district and that he could find no evidence to substantiate rumours in the township that the weight of wool was off 10,000 sheep rather than 8,000 sheep.<sup>45</sup>*

*From 1956, the property was run under a family partnership arrangement with son Terry, effectively taking over the day-to-day management. There were continuing problems with rabbits, but Terry Mulvena farmed the property efficiently.<sup>46</sup> The only blight on the Mulvena family's success appears to have been when the eldest son, William stood trial for the murder of his wife, in 1973.<sup>47</sup>*

*[Alistair and Judith Campbell, in association with business partners]<sup>48</sup> took over the Earnsclough lease in 1981.<sup>49</sup>*

The Earnsclough Hereford stud was formed, and the new owners undertook a large-scale development programme. Initial improvements were made to site facility which

<sup>38</sup> Letter from M. Mulvena to Commissioner of Crown Lands, 12 September 1949. PR 2005 Vol. 1. LINZ.

<sup>39</sup> Letter from M. Mulvena to Commissioner of Crown Lands, 12 September 1949. PR 2005 Vol. 1. LINZ.

<sup>40</sup> McInnes, p. 182.

<sup>41</sup> Memo from Department of Lands and Survey, Dunedin to Commissioner of Crown Lands, 7 October 1947. PR 2005 Vol. 1, LINZ.

<sup>42</sup> Memo from Department of Lands and Survey, Dunedin to Commissioner of Crown Lands, 7 October

<sup>43</sup> Memo from Department of Lands and Survey, Dunedin to Commissioner of Crown Lands, 7 October 1947. PR 2005 Vol. 1, LINZ.

<sup>44</sup> Memo from Department of Lands and Survey to Commissioner of Crown Lands 22 December 1954. PR 2005. Vol. 1 LINZ.

<sup>45</sup> Report of the Department of Lands and Survey to Commissioner of Crown Lands, 11 July 1954. PR 2005 Vol. 1, LINZ.

<sup>46</sup> P 143 (1956).

<sup>47</sup> ODT 19 April 1973, p.13.

<sup>48</sup> 'The history of Earnsclough Station - High country Merino and Cattle Breeders' <http://www.earnscloughstation.co.nz/history.htm>.

<sup>49</sup> Transfer T.562209/3 LINZ, Dunedin, file 386/69.



increased stock from 15,00 to 22,000 units. However, a significant increase in the rabbit population from bait avoidance, saw the stock numbers revert back to the original 15,000.<sup>50</sup> In 1990 the Government introduced the “Rabbit and Land Management Program,” for a term of five years, and with the assistance of permanent rabbiters, the property saw the rabbit population return to a manageable level, and ensured that Earnsclough Station witnessed a dramatic recovery of native and exotic grasses.<sup>51</sup>

*In 1994, a joint venture between Mintago Investments Ltd. and March Mining (Central) Ltd. expressed interest in prospecting for gold over an area of Earnsclough Flats.<sup>52</sup> A feasibility study for alluvial gold on the Earnsclough Flats, including the land surrounding the homestead, was subsequently carried out. In September 1996, Mintago Investments Ltd reached an agreement to buy 2400ha of Earnsclough Station including 80ha surrounding the brick homestead.<sup>53</sup> This agreement is subject to the land being freeholded and title [was] expected to come through mid-1997.*

In 1988 The Earnsclough Merino Stud was established, followed by an Angus stud in 1997, Earnsclough Composite cattle stud in 2000, and Poll Merino's in 2002.<sup>54</sup>

Earnsclough Station was one of the first properties to get through “Tenure Review,” a process where the crown and lessee negotiated a settlement that allowed for good farmland to be freeholded, and the rest either retired, or farmed under special leases.<sup>55</sup>

*[This review occurred in] 1996, when Earnsclough Station underwent a tenure review whereby two, high altitude areas of the property totalling 8060ha were taken off the property for administration by the Department of Conservation. The remaining 16,600ha [was] in the process of being freeholded to the runholders.<sup>56</sup>*

At the same time, public access ways were set aside, and marginal strips laid off on waterways. Of the original 24,660 hectares, 16,600 ha was freeholded and 4,200 ha was left in special leases, with the balance retired. The Special Leases were all on marginal country and were regularly monitored to make sure that they are being grazed in a sustainable manner.<sup>57</sup>

Shortly after this 2,574 ha was sold to Perilya Mining. This included the homestead flats, and the balance was mostly arid rabbit prone country.<sup>58</sup>

By 2003 Alistair and Judith Campbell had bought out all the business partners and a company was set up, Earnsclough Station Lands Ltd, to own the land and Earnsclough Station Ltd to own the stock and farm the property. With this arrangement, daughter and son, Jessica and Duncan Campbell became shareholders along with Alistair and Judith.<sup>59</sup>

In 2007, 65 hectares of irrigated land was purchased at Fruitlands, and then in 2008 Obelisk Station, a further 3,038 hectares, which is on the Earnsclough Station

<sup>50</sup> 'The history of Earnsclough Station - High country Merino and Cattle Breeders'.

<sup>51</sup> 'The history of Earnsclough Station - High country Merino and Cattle Breeders'.

<sup>52</sup> ODT, 21 May 1994, p.1.

<sup>53</sup> *The Mirror*, 11 September 1996.

<sup>54</sup> 'The history of Earnsclough Station - High country Merino and Cattle Breeders'.

<sup>55</sup> 'The history of Earnsclough Station - High country Merino and Cattle Breeders'.

<sup>56</sup> ODT, 22 March 1996, p.24.

<sup>57</sup> 'The history of Earnsclough Station - High country Merino and Cattle Breeders'.

<sup>58</sup> 'The history of Earnsclough Station - High country Merino and Cattle Breeders'.

<sup>59</sup> 'The history of Earnsclough Station - High country Merino and Cattle Breeders'.



boundary, and joined the Fruitlands block, was purchased. This brought the area to 21,000 hectares at that time.<sup>60</sup>

By 2015 the Earnscleugh site had been purchased by pipfruit orchardist, Con van der Voort.<sup>61</sup> Within seven years, a decision was made to sell with the hope that new owners would be able to undertake the necessary works to restore the property.<sup>62</sup>

### 6.1.3 building development

*When Fraser arrived at Earnscleugh in 1862, the only building was a sod whare 14' x 10' x 5', which served as a kitchen, dining room, storeroom and bedroom for the men.<sup>63</sup> Fraser slept in a tent and spent his first winter on the property building a three-roomed house and making other improvements.<sup>64</sup> This first homestead, known as Cairnmuir Cottage, was to be home to the runholders for over seventy years.<sup>65</sup>*

*When Stephen Spain took over the property in 1902, Cairnmuir Cottage was described as "past repair" and "valueless".<sup>66</sup> The old rooms, old iron house, coal room and pantry were in a "disgraceful state" and a stone wall at the back of the house leaned outwards so that a gap of several inches was exposed between the wall and the roof.<sup>67</sup>*

*Spain was given permission by the Department of Lands to fell approximately forty trees at the rear of the property and to make alterations to the homestead. Stephen and May Spain, together with their seven children lived there until the new house was built around 1920. The old house was then neglected for a number of years to the extent that in 1927, a field inspector reported that the wallpaper was in a bad state and the inside woodwork affected with borer.<sup>68</sup> Casimir Spain renovated the property and it was used as the rabbits' and shearers' quarters until it was demolished on account of borer in the late 1950s.<sup>69</sup>*

*Known locally as "Spain's folly", documented information on the homestead that Stephen Spain's built around 1920 is hard to access. The house and garage were built on crown land, whereas the stables were built on Pre-emptive Right "A" of Run 249.<sup>70</sup>*

This means that in 1997 during preparation of the Research Report, there were no available existing deeds of title and as far as could be ascertained the property was never freeholded.<sup>71</sup>

*Stephen Spain contended that when he took up the property the improvements were practically valueless and that the house, which was over sixty years old, was not*

<sup>60</sup> 'The history of Earnscleugh Station - High country Merino and Cattle Breeders'.

<sup>61</sup> Otago Daily Times, <https://www.odt.co.nz/regions/central-otago/homestead-restoration-planned-new-owner>, accessed June 2022. Note that the Certificate of Title indicates that CAJ & EM Van Der Voort Limited became owners of the site in 2001, which conflicts with the ODT article.

<sup>62</sup> Otago Daily Times, <https://www.odt.co.nz/regions/central-otago/homestead-restoration-planned-new-owner>, accessed June 2022.

<sup>63</sup> Moore, p.9.

<sup>64</sup> Moore, p.10; Fraser, ODT.

<sup>65</sup> Cree, "Sheep Runs of Central Otago", Evening Star, 15 February 1958, p.11.

<sup>66</sup> Memo from E. O'Neill, Crown Lands Ranger to Commissioner of Crown Lands, Dunedin, 1 September 1904, P143.

<sup>67</sup> Memo from E. O'Neill, Crown Lands Ranger to Commissioner of Crown Lands, Dunedin, 1 September 1904, P143.

<sup>68</sup> J.M. Bailey to Commissioner of Crown Lands, Dunedin, 24 September 1927, PR 1685 Vol. IV, LINZ.

<sup>69</sup> J.M. Bailey to Commissioner of Crown Lands, Dunedin, 24 September 1927, PR 1685 Vol. IV, LINZ; McInnes, pp.159-160.

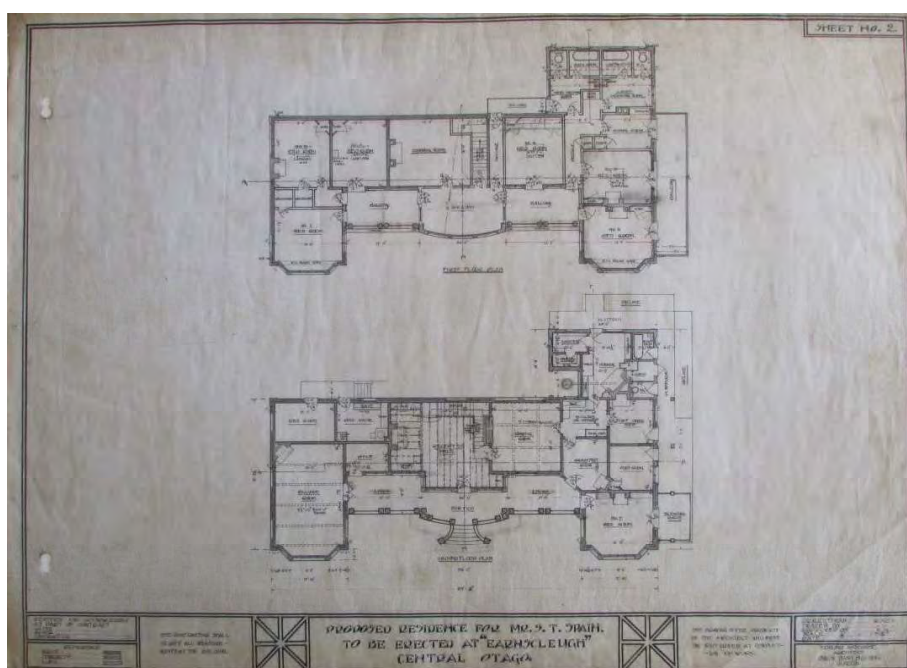
<sup>70</sup> See Map of Vincent County, SO 5345, 1926.

<sup>71</sup> Mrs. M.F. Mulvena wrote to the Commissioner of Crown Lands in September 1965, inquiring about the status of the homestead. The Commissioner replied, "it appears the Homestead and surrounds are not freehold but included in the area under Pastoral Lease P143." P143.

sufficient to house his wife and seven children.<sup>72</sup> A new house was eventually built amid protests from Spain's wife, who considered it an unnecessary expense and maintained that she was happy in the old homestead. When the new house was finished May Spain remained in the old homestead for some weeks and continued to use it as a retreat.<sup>73</sup> Spain also erected outbuildings, consisting of garage and stables, in the same style as the house. These improvements cost Spain over £10,000.<sup>74</sup>

As the Commissioner for Crown Lands in Dunedin pointed out later, such improvements were too expensive and extensive for the property and Spain was unlikely to be compensated for them when his lease expired. The house was indeed a "folly".

The plans for the new homestead were drawn up by Edmund Anscombe in 1919 and the house was built around 1920.<sup>75</sup> [See **appendix e** for the full set of original plans.]<sup>76</sup> It was the high profits Spain made during the First World War which paid for the house although this lavish undertaking was never completed, as by the early 1920s Spain found himself in financial difficulties.



**Fig. 2** Proposed Earnsclough Residence plan drawings produced by Edmund Anscombe for S. T. Spain. (Hocken Archive description: No. 530. S.T Spain, plans for residence, Earnsclough Station, Central Otago, Edmund Anscombe architect (1919). Reference No: MS-2758/0728)

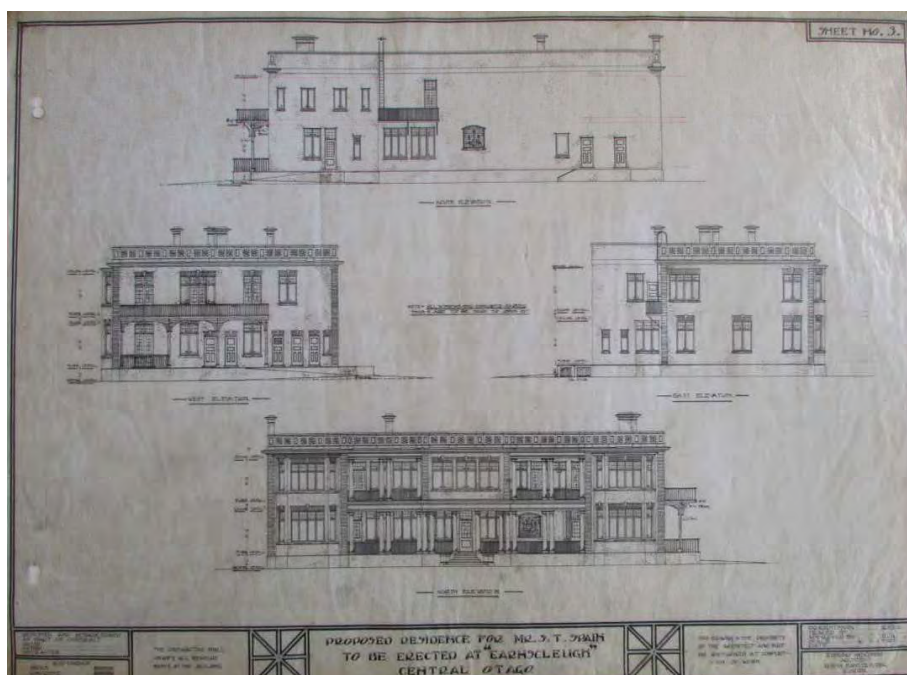
<sup>72</sup> Letter from S.T. Spain to Hon. Minister of Lands, Wellington, 22 November 1927, PR 1585 (Vol. IV) Land Information New Zealand (LINZ) Dunedin.

<sup>73</sup> McInnes, p.29.

<sup>74</sup> Letter from S.T. Spain to Hon. Minister of Lands, Wellington, 22 November 1927, PR 1585 (Vol. IV) Land Information New Zealand (LINZ) Dunedin.

<sup>75</sup> Plans for the house held by Rodney Dalziel, Dunedin. No date is given for the construction of the house. Extensive research has not revealed a date for construction, but Spain did advertise for carpenters on several occasions in the *Dunstan Times*, in late 1920 and early 1921.

<sup>76</sup> [https://hakena.otago.ac.nz/scripts/mwimain.dll/144/DESCRIPTION/WEB\\_DESC\\_DET\\_REP/SISN46556?sessionsearch](https://hakena.otago.ac.nz/scripts/mwimain.dll/144/DESCRIPTION/WEB_DESC_DET_REP/SISN46556?sessionsearch).



**Fig. 3** Proposed Earnsclough Residence elevation drawings produced by Edmund Anscombe for S. T. Spain. (Hocken Archive description: No. 530. S.T. Spain plans for residence, Earnsclough Station, Central Otago, Edmund Anscombe architect (1919). Reference No: MS-2758/0728)

*The house was never completed as intended, with a rough cast exterior. The concrete columns at the front of the house also remained unfinished, resulting in a raw, unfinished appearance.<sup>77</sup> The symmetrical design suggests an imposing solidarity. Central to the design were two semi-hexagonal two-storeyed bay windows at each end of the front elevation, similar to the Tudor-inspired windows Anscombe had incorporated into Otago Girls' High School in 1909 and buildings at Otago University.*

*While the front of the building had a symmetry to it, this was broken on the west side of the house by an ornate, wooden side balcony, akin to those found in the southern states of America. The roof was lined by a balustrade which in the original plans had Union Jack detailing [note that this is actually a 'Roman lattice' motif]. Skylights in the roof provided lighting for the upstairs bedrooms. The house was constructed in wood and concrete with the use of brick quoins.<sup>78</sup>*

*In spite of the lack of finishing, it was an imposing two-storey, red brick structure, described by McInnes as "... a most pretentious edifice; a huge ornate brick structure..."*

<sup>77</sup> Galer, Houses and Homes.

<sup>78</sup> Walker, "Make No Little Plans: the life and work of Edmund Anscombe".



**Fig. 4** Panoramic view of Earnsclough Station and homestead between 1923 and 1928.  
(Pan-1858-F, R P Moore Collection, Alexander Turnbull Library)



**Fig. 5** Extract view of panoramic image showing Earnsclough House between 1923 and 1928.  
(Pan-1858-F, R P Moore Collection, Alexander Turnbull Library)



**Fig. 6** Extract of panoramic image showing Earnsclough House and outbuildings including the Stable Block (left arrow) and Utilities Shed (Men's Quarters) (right arrow) between 1923 and 1928.  
(Pan-1858-F, R P Moore Collection, Alexander Turnbull Library)

*Known locally as "Spain's folly", McInnes describes it as looking like a castle from a distance and "...the Lanarch's castle of Central Otago".<sup>79</sup> It was certainly different, resembling a South American hacienda, and the story goes that Steve Spain brought back plans for the house from an overseas trip. Cree thinks it was a hacienda in Montevideo or a visit to California, that provided the plan for the new homestead.<sup>80</sup> The style certainly, reflected a hybrid of imported influences from both England and the United States of America.*

<sup>79</sup> McInnes, p.13.

<sup>80</sup> This story is repeated in several sources, but we have not been able to substantiate it. It does seem likely that Spain went to California to study irrigation schemes.

*The house had some unusual features which McInnes surmises were a result of having a seafaring tradition in the family. On the second landing was a porthole window and, at the top of the stairs, was a sunroom which gave the feeling of standing on the bridge of a ship looking out through a sweep of bay windows.<sup>81</sup> On either side of the sunroom, open balconies connected to the bedroom wings. McInnes states that Spain had a passion for open balconies and fresh air and was also responsible for the open balconies around the Clyde Hospital.<sup>82</sup>*

*One bathroom was between the two balconies and the sunporch, making it a long, chilly expedition in the middle of the night and a number of the rooms including the staff bathroom and a number of the bedrooms had no internal access. The servants' quarters were on the ground floor, adjacent to the service areas and separated from the family's living areas in as much as access to the majority of the rooms was from the outside.*

*When McInnes returned to the house in the 1960s, the only reminder of the days of servants was an oblong, glassed in box high on the kitchen wall with two rows of numbers.<sup>83</sup>*

*A large kitchen provided the hub of the service areas. This was where May Spain would feed the itinerant men who would call at the house. Designed before the advent of electricity in the district, the coal house was adjacent to the kitchen and an elaborate ashpit formed part of Anscombe's plans. As well as a kitchen, the house had a pantry with a concrete floor and long wooden shelves where the family store their preserves, fruit and vegetables and pickled walnuts. There was also a little room off the pantry "... like a small butcher's shop, with sides of mutton hanging on hooks; legs, ribs, flaps and bloodstained choppers lying on the huge tree-trunk chopping block, and sawdust on the floor." Spain, originally a butcher, had chopped up carcasses killed for the family. The tiny windows were covered by wire-mesh and shadowed by the ivy growing up the outside walls.<sup>84</sup>*

*The front door opened into a large reception hall with an oak-panelled stairway. The space under the stairs was utilised, on one side by a recess in the dining room and on the other, by a sliding panel which concealed a washbasin. The rest of the downstairs living areas consisted of two large sitting rooms, a dining room, a breakfast room, and a billiard room. There was also an office and a washroom.*

*The first floor of the house consisted mainly of bedrooms, seven family bedrooms were noted in the original plans. There was also a large drawing room and an enclosed sunroom. Anscombe's plans also included two adjacent bathrooms and a men's and ladies' dressing room and an ironing room.*

*The outbuildings, constructed in a similar style to the house, consisted of a garage and stables. Later rooms were added to the garage to provide a home for Steve Spain's father, Tom. These consisted of a living room; tiny bathroom and a small bedroom.<sup>85</sup> Stephen Spain loved racehorses and was a life member of the Vincent Jockey Club.*

*The stables were built to house the racehorses that Spain bred and trained with the assistance of one of his daughters and his son, Steve. There was a training track and*

<sup>81</sup> McInnes, p.32-33.

<sup>82</sup> McInnes, p.33.

<sup>83</sup> McInnes, p.67.

<sup>84</sup> McInnes, p.180.

<sup>85</sup> McInnes, p.36.



at one stage Stephen employed a trainer, George Wheeler.<sup>86</sup> According to McInnes, there were not many dividends and only one horse, called Silver Linnet, won a cup in 1924.<sup>87</sup>

The old stables and the old homestead (which became the men's quarters) were demolished during Maurice Mulvena's tenancy. The garage [currently called the Utility Shed or Men's Quarters], built in double-brick in the same style as the homestead is still standing, but is in urgent need of an engineer's report.<sup>88</sup>

There have been alterations to the homestead over the years, but it is difficult to document these accurately as no building permits exist. As well as the alterations made by the Spains, mentioned above, the Mulvenas converted the small room at the end of the billiard room into a second, family kitchen, during the 1950s, but continued to use the large kitchen to provide meals for their farm workers.<sup>89</sup>



Fig. 7 Earnsclough Station Central Otago, 1948.  
(Auckland Libraries Heritage Collections – Record ID: 1370-217-8)

Over the years many have stopped at the large iron gates to glimpse at this unique property. Others have entered the gates. Itinerants would be well-fed in May Spain's kitchen and May would often invite houseguests to stay.<sup>90</sup> In the grounds, garden fetes were held, especially during the First World War, when May Spain worked energetically for the Red Cross.<sup>91</sup>

<sup>86</sup> K. Cree, "Sheep Runs of Central Otago", *Evening Star*, 22 February, 1958, p.4.

<sup>87</sup> McInnes, p. 174.

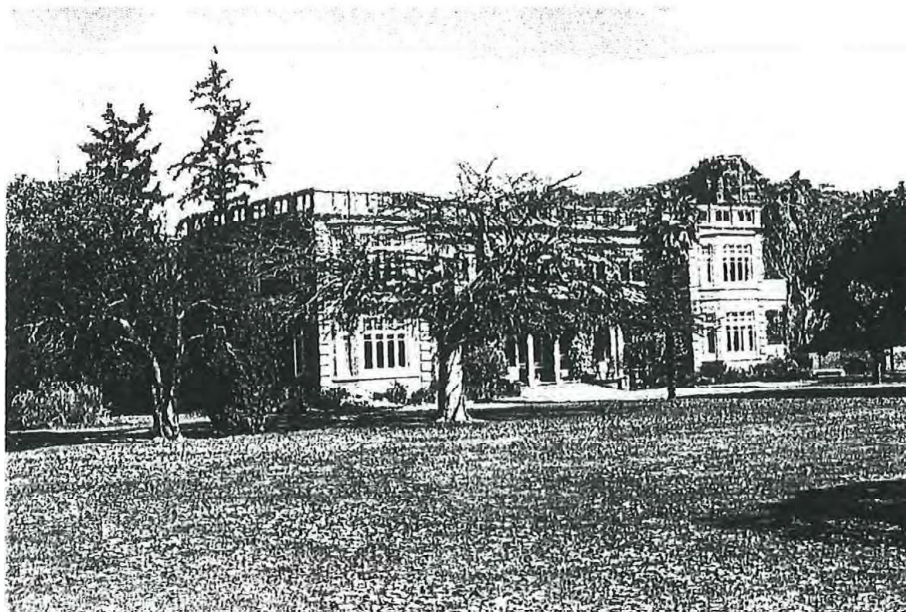
<sup>88</sup> Person1 conversation with Steve Capson, Terralink, who has just finished a survey of the Station for Crown Lands.

<sup>89</sup> Galer, *Homes and Houses*.

<sup>90</sup> McInnes, p.30, 156.

<sup>91</sup> Obituary for Marion Spain, *Alexandra Herald*, 28 June 1939.

*The grounds also attracted local children who gathered walnuts and birds' eggs.*



**Fig. 8** Earnsclough Station Homestead 1996.  
(NZ Historic Places Trust Buildings Record Form – HP File No. 12012-093)

## **6.2 individuals, families, iwi/hapu, or institutions associated with the place**

### **6.2.1 stephen spain**

*Stephen Spain was born in a tent on the banks of the Clutha River. His father, Tom Spain, eventually settled and farmed in Ophir. On finishing his schooling at Ophir, Stephen rode packhorse delivering meat to miners in the Old Man Range. He later bought a butcher's shop in Alexandra and during the 1890s was listed by Stone's directory as a butcher and baker in Alexandra. He was also the Central Otago representative of Messrs. Donald Reid and Co., stock and station agents.<sup>92</sup> In about 1889, Stephen married Marion Alice Colgan, known as May.<sup>93</sup> Between 1898 and 1902, it appears that the Spains lived in Dunedin, Stephen working firstly as a commercial traveller and then as an accounting and mining secretary.<sup>94</sup>*

*The common rumour at the time Spain took up the property was that he was a very poor man with no more than about £80.<sup>95</sup> Initially, his principal source of income was from rabbits and he used the money to restock the run with sheep. He was regarded by many in the district as a rabbit farmer and on several occasions was prosecuted by the inspector for not keeping the rabbit problem under control. He eventually became known as an expert on rabbit eradication in the district.*

*Initially money was made out of rabbit skins but during the First World War Spain started a rabbit canning factory in an old brewery, known as Central Otago Preserves*

<sup>92</sup> ODT, 17 September 1940, Obituary Book 1936- 1946. Dunedin Public Library.

<sup>93</sup> Obituary for Marion Alice Spain, *Alexandra Herald*, 28 June 1939.

<sup>94</sup> Stones Directory.

<sup>95</sup> Memorandum to the Under Secretary for Lands from the Commissioner of Crown Lands, 7 December, 1927. File No. PR1685. Vol. IV LINZ.



in Alexandra.<sup>96</sup> In April, 1917, *The Dunstan Times* noted that the canning factory, employing seventy six hands, was working full-time and bringing prosperity to the district.<sup>97</sup> By March 1918, however, the factory had been through difficult times and had only just taken on a new lease of life.<sup>98</sup>

In 1919, *The Alexandra Herald* estimated that employment resulting from the factory had put £24,000 into the local economy during the previous year.<sup>99</sup> Nothing went to waste, locals could even buy rabbit manure. The canned rabbit meat sold well on the British market until 1920, when the British government released a large quantity of tinned meat on to the market, resulting in a glut. The factory closed down and never reopened.<sup>100</sup>

As well as providing a great deal of employment, Stephen Spain contributed much to public life in the community. He was a controversial figure, a self-made man who provided many local, colourful stories. A letter to the editor written in November 1917, however, stated that Spain had done much for the advancement of the district.<sup>101</sup> He became the member for the Dunstan Riding of Vincent County Council in 1911 and remained until 1929 taking the chair between 1917 and 1919.<sup>102</sup>

He was a long-serving member of the Vincent Hospital Board, serving as an elected hospital trustee between 1907 and 1925 and as the Vincent Country Council representative on the Hospital Board between 1913 and 1938.<sup>103</sup> He was also [appointed as a Justice of the Peace in 1929,<sup>104</sup> and was a] foundation member of the Otago Central Electric Power Board.<sup>105</sup>

## 6.2.2 chronology of owners

The history and surviving searchable land records for the subject site provide the following chronology of lessees and owners:

Date	Detail
3 September 1858	Earliest occupier of the land potentially identified as Henry P Morse
1861	Alfred Strode acquired the property and named it Earnsclough
1862	William Fraser acquired an interest in Earnsclough Station
February 1867	Strode and Fraser gain pre-emptive rights to 92 acres
1867-1875	Strode and Fraser secure a further 11 acres
January 1875	Strode and Fraser secure a further 420 acres
Early 1880s	Pastoral lease held in Fraser's name
1882	Land reforms sees Earnsclough divided into seven blocks. William Fraser purchases all the land
1890s	Fraser in partnership with William Laidlaw
1893	William Laidlaw purchases the property
September 1898	Pastoral license for the property surrendered

<sup>96</sup> Rachel E. Egerton, "Unconquerable Enemy or Bountiful Resource? A new perspective on the rabbit in Central Otago." BA (Hons.) thesis. Otago University: 1993, p.77; McInnes, p.42; Cree.

<sup>97</sup> *The Dunstan Times*, 16 April 1917.

<sup>98</sup> *The Dunstan Times*, 11 March, 1918.

<sup>99</sup> *The Alexandra Herald*, 26 March 1919, p.4.

<sup>100</sup> *The Evening Star*, 1 March 1958, p.5; *The Alexandra Herald*, 18 August, 1920, p.4.

<sup>101</sup> *The Dunstan Times*, 19 November 1917.

<sup>102</sup> John H. Angus, *One Hundred Years of Vincent County, 1877-1977*. Dunedin: John McIndoe Press, 1977. p.89-90, 119.

<sup>103</sup> *Alexandra Herald*, 25 September 1940. Report on the Vincent Hospital Board Monthly Meeting

<sup>104</sup> [http://www.nzlii.org/nz/other/nz\\_gazette/1929/25.pdf](http://www.nzlii.org/nz/other/nz_gazette/1929/25.pdf).

<sup>105</sup> ODT, 17 September 1940. Obituary Book 1936-1946. Dunedin Public Library.



September 1898-1901	Lands Department take control of the property with the Earnsclough freeholds and crown lands acquired under the Land for Settlement Consolidation Act 1900
1898-1901	Property vacant
April 1901	Property divided into three parcels. Pre-emptive rights land subdivided into sections and disposed of on lease-in-perpetuity. Remainder divided into two runs – 249 and 249A
1902	Runs 249, 325B and Part 249A merged into Run 249 and leased by Stephen Spain
1902	Run 249A merged with Run 437 and leased to Andrew Charles, Benjamin Charles and Joseph Charles
March 1904	The 249A Run leased to Stephen Spain
1914	Part of the Run surrendered for fruit growing purposes in return for rent reduction and extension of lease
1923	Run 249 subdivided with two small parcels transferred to Maurice Mulvena
1923	Majority of Run 249 passed to Stephen's son, Stephen A Spain
Late 1924	Stephen Spain application to freehold over 80,000 acres is denied
1927	Application by Stephen Spain for freehold of land on a deferred payment system denied
1928	Run 249 transferred to Stephen Thomas
1929	Run 249 transferred to Casimir Spain
1940	Leasehold passed to Fabian Spain, Casimir Spain and Leslie Denniston
1948	Sale of Earnsclough Station under the Labour Government Land Sales Act <sup>106</sup>
March 1949	Earnsclough Station leased to Maurice Mulvena and son, William Mulvena
1981	Earnsclough lease taken over by Alistair and Judith Campbell
1996	Successful Tenure review where the crown and lessee negotiated a settlement that allowed for good farmland to be freeholded
13 March 2001	CAJ & EM Van Der Voort Limited purchase site <sup>107</sup>
2015	Earnsclough purchased by Con van der Voort <sup>108</sup>
2022	Earnsclough purchased by Marco Creemers and Ryan Sanders

<sup>106</sup> Spain, C., J., Earnsclough Station, Central Otago, 1900-1948.

<sup>107</sup> Record of Title Under Land Transfer Act 2017 Freehold.

<sup>108</sup> Central Otago News, Homestead Backstory Set Straight.

### 6.3 architect, engineer, builder, or kaihanga

#### 6.3.1 edmund anscombe (1874-1948)



**Fig. 9.** Edmund Anscombe photographed in Dunedin with his entry in the design competition for Parliament Buildings, about 1911. (Greg Bowron. 'Anscombe, Edmund', Te Ara - the Encyclopaedia of New Zealand, <https://teara.govt.nz/en/biographies/4a17/anscombe-edmund>, accessed 13 June 2022)

Edmund Anscombe was born on 8<sup>th</sup> February 1874, in Lindfield, Sussex, England. He was the son of Eliza Mason and Edmund Anscombe, a carpenter. The family emigrated to New Zealand when Edmund was just seven months old and settled in Dunedin.

Edmund attended Caversham School and at the age of just 14 years old visited the Centennial International Exhibition, Melbourne, which ignited a lifelong interest in the design of international exhibitions.<sup>109</sup>

After school he was apprenticed as a carpenter at Waiwera South where he met Douglas Watt, whom he married in Kaihiku on 24 May 1898.<sup>110</sup>

In 1901 Edmund went to the United States to study architecture and there he was introduced to the beaux-arts style during his engagement on the Louisiana Purchase Exhibition in St Louis, Missouri, which had a significant influence on his designs later in life.<sup>111</sup>

*[Edmund] returned to NZ in 1907 and established a practice in Princes St., Dunedin. His first work in Dunedin was with the University. In 1907 he won the competition for the School of Mines Building. He extended the university main block, designed the School of Mines, Allen Hall and Marama Hall, for the university.*

*He was appointed architect to the University Council, a position held until 1929, when Anscombe transferred his office to Wellington.*

*Other notable Dunedin buildings include:*

- Otago Girls' High School (1909) Baptist Church Hanover Street (1910) Baptist Church Elgin Rd (1911)
- Sarjeant Gallery, Wanganui (1919) (work of his pupil Donald Hosie) Lindo Ferguson Building (1925)
- Dental School (1924) YMCA hostel Haynes Building Evening Star Office
- Stone house for stonemason HS Bingham at 127 Queen Street.

*In January 1924 Anscombe was appointed official Architect to the New Zealand and South Sea's Exhibition (1925-26) - his art deco extravaganza was considered a notable achievement.*

*In February 1928, Anscombe left Dunedin for an extended trip to England and Europe. 1929 moved offices to Wellington. He also opened offices in Hawkes Bay around the time of the Napier earthquake.*

<sup>109</sup> <https://teara.govt.nz/en/biographies/4a17/anscombe-edmund>.

<sup>110</sup> <https://teara.govt.nz/en/biographies/4a17/anscombe-edmund>.

<sup>111</sup> <https://teara.govt.nz/en/biographies/4a17/anscombe-edmund>.

*In Wellington, he was responsible for a number of Art Deco buildings:*

- *Anscombe Apartments, Oriental Parade (he lived in the penthouse apartment)*
- *Belvedere Flats (Austin/Majoribanks Streets) Franconia (now Invincible House) (The Terrace) Post and Telegraph Buildings (Herd St)*

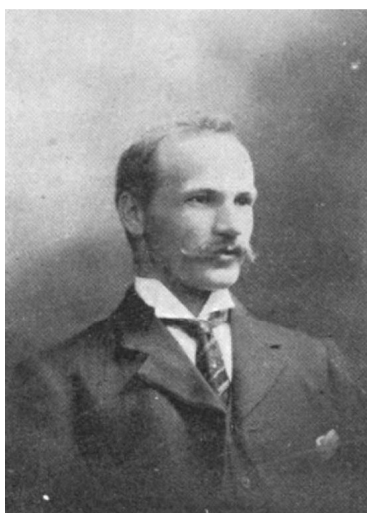
*Also responsible for art deco building Westerman's in Hastings (1932) and is well regarded for his work on the 1940 Centennial Exhibition on 20 hectare site in Kilburnie which was a celebration of the art deco style of which he was a master.<sup>112</sup>*

Anscombe was much influenced by new developments in architecture, and his frequent overseas trips ensured he was always at the forefront of stylistic fashion. He travelled extensively throughout his career visiting major exhibitions in Australia, Germany, and America and his practice of Edmund Anscombe and Associates, Architects, had offices in Dunedin, Wellington and Hawkes Bay.<sup>113</sup>

Anscombe is noted as being one of the most important exponents of New Zealand's 20th century architecture considering the quality of his designs and prolific nature of his practice.<sup>114</sup>

He died in Wellington on 9 October 1948 and was survived by his two daughters.

### 6.3.2 alfred william buxton (1872-1950)<sup>115</sup>



**Fig. 10.** Alfred William Buxton.  
(Rupert Tipples. 'Buxton, Alfred William', Te Ara – the Encyclopaedia of New Zealand, <https://teara.govt.nz/en/biographies/3b64/buxton-alfred-william>, accessed 29 June 2022)

Alfred Buxton was born on 17<sup>th</sup> September 1872, in Hanley, Staffordshire, England.

He was the son of Ann Johnson, and her husband, Alfred Buxton, and the family arrived in New Zealand circa 1886. On arrival in New Zealand, and still in his early teenage years, Alfred was apprenticed to Thomas Abbott, considered to be Canterbury's leading nurseryman.

Alfred married Emily Ann Brown on 19<sup>th</sup> March 1895, and together they had two sons, Trevor and Raymond, and a daughter.

A plant nursery and landscaping career followed, which saw Alfred acquire three nurseries under various partnerships and private companies. The first nursery was obtained in 1893 at Springfield Road, the second in 1902 being the Opawa Nursey, and the third was the Belfast Nurseries in 1923.

Alfred formed a private company called A. W. Buxton Limited with Christchurch based businessman, J. A. Parnett. The company undertook landscaping work throughout the

<sup>112</sup> David Kernohan, *Wellington's Old Buildings*. Wellington: Victoria University Press, 1994. *Who's Who*. New Zealand 1938. International Press Service Association. New Zealand. Otago Witness, 14 February, 1928.

<sup>113</sup> <https://wellingtoncityheritage.org.nz/architects/edmund-anscombe-and-associates>

<sup>114</sup> 'Edmund Anscombe', <https://nzhistory.govt.nz/people/edmund-anscombe>, (Ministry for Culture and Heritage), updated 13-Jul-2020.

<sup>115</sup> Rupert Tipples. 'Buxton, Alfred William', *Dictionary of New Zealand Biography*, first published in 1996. Te Ara – the Encyclopaedia of New Zealand, <https://teara.govt.nz/en/biographies/3b64/buxton-alfred-william>, accessed 29 June 2022.

South Island and the lower half of the North Island, with most of their clients being members of the rural elite, but urban parks also garnered attention from Buxton, and the high reputation of the company saw a Buxton designed landscape become a symbol of affluence for those landowners.

The designs were typically incorporated curved entrance drives, perimeter plantings of forest trees, and often water features with Japanese influences such as lanterns, pergolas and rockeries. Buxton's designs were presented in outline form to the client, but it is acknowledged that his landscape draughtsman, Edgard Taylor, was often responsible for the production of detailed plans.

Notable sites associated with Buxton designed landscapes include:

- Paniku, north of Gisborne;
- Achray, Rotherham;
- Greenhill, south of Bridge Pā;
- Caroline Bay urban park in Timaru;
- Masterton Park;
- Temuka Domain;
- Homewood;
- Karori;
- Lesmahagow;
- Benhar; and
- Kokonga, near Ranfurly.

Adverse economic conditions during the 1920s saw the company of A. W. Buxton Limited placed in liquidation but he continued to trade, and eventually formed another landscaping company in 1929 with his sons.

Buxton is considered to be one of the most significant landscape gardeners in New Zealand and in 1928 he was granted national diploma of horticulture by the New Zealand Institute of Horticulture in recognition of his skill and standing in the industry.

In addition, he served as president or vice-president on various committees and his prominence in the industry is recognised to have encouraged landscape work to adopted on a wider scale throughout the community.

Alfred Buxton died in Wellington on 22<sup>nd</sup> August 1950.



#### 6.4 chronology of events and modifications

The following is a list of known events, significant construction phases and known modifications made to the place. Note, Building Permit records are not available.

Date	Detail
1862-63	Construction of first homestead known as Cairnmuir Cottage
1919	Plans drawn up for Earnsclough House by Edmund Anscombe.
c.1920	Construction of Earnsclough House (precise date of construction for Earnsclough House is unknown). Note: House construction not completed in accordance with original design plans.
1920-1928	Garage (the Utilities Shed/Men's Quarters) and Stable Block outbuildings constructed in style to match the house.
c.1920-1940	Addition of rooms to the Garage (Utilities Shed), including living room, bathroom, and bedroom, to provide additional accommodation for Stephen Spain's father Tom.
1920-2022	Internal layout alterations. Refer marked-up plan overlays for assumed extent of floorplan alterations. <sup>116</sup> First-floor level balconies closed-in. South elevation first-floor level balcony removed. <sup>117</sup> South elevation fire escape addition and later removal. Original coal storage room and staff bathroom modifications. Ground floor staff bedroom exterior door blocked. Kitchen exterior east wall modifications. Kitchen modifications generally. Removal of roof skylights. Construction of store and laundry extensions against south elevation. Construction of pool plant room and storage.
1940-1948	Internal works to subdivide the House into two units. Extent of works: <sup>118</sup> <ul style="list-style-type: none"> <li>Construction of a centrally placed dividing brick wall to create self-contained units. The wall continued through the main house to the veranda.</li> <li>Door and window openings blocked off.</li> <li>New internal staircase built utilising a long narrow room known as the boxroom which ran alongside the original staircase.</li> <li>Ceiling modifications for Space 1.04 and 1.31.</li> </ul>
Post 1949	Removal of internal dividing masonry wall. Removal of secondary internal staircase.
1950s	House alterations. Included included the small room at the end of the billiard room (current room 1.08) into a kitchen. <sup>119</sup>
Late 1950s	Cairnmuir Cottage demolished. <sup>120</sup>

<sup>116</sup> Assumed extent of floorplan alteration is based on an overlay of the original plans with the current room layout. The extent to which the place was built in accordance with the original plans is unknown and may reflect to some degree the layout discrepancies identified in the plan overlay exercise – refer RTA (2022) SK01 and SK02 drawings.

<sup>117</sup> McInnes, p165.

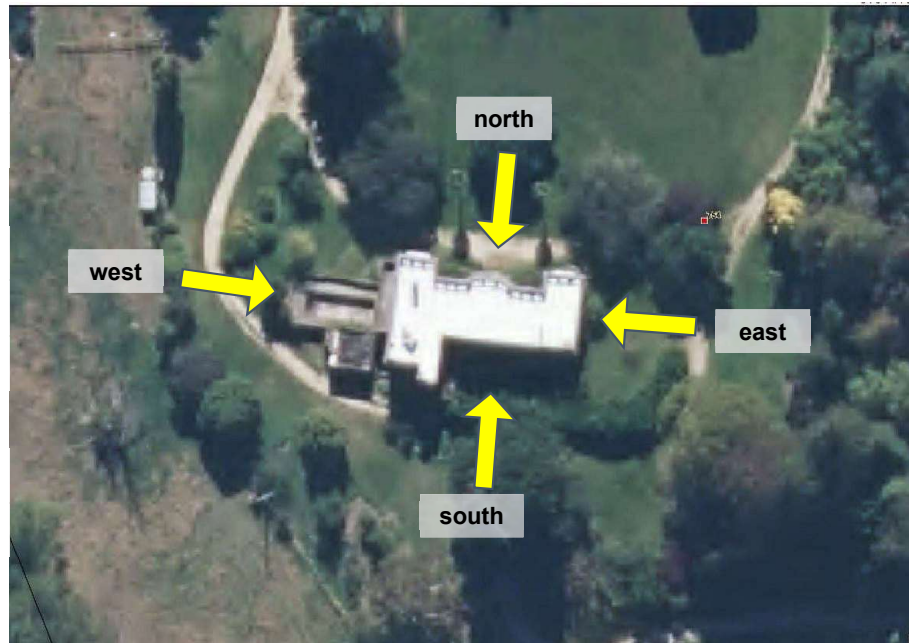
<sup>118</sup> See existing condition compared to original plans and alterations made in the period between the death of Stephen Spain in 1940 and refer to the image of the Homestead dating to 1948 which shows exterior openings blocked.

<sup>119</sup> Galer, *Homes and Houses*.

<sup>120</sup> McInnes, pp.159-160.

## 6.5 description of the building fabric as found

### 6.5.1 house – exterior building fabric and structure



**Fig. 11** Aerial view showing the orientation of Earnsclough House. True north is directly up the page – note the cadastral naming to simplify description of building elements. (Central Otago District Council GIS, accessed May 2022)

The design of Earnsclough House is an 'E' type plan, although this layout is partially disrupted by service wing extension at the south-west corner of the building. The building is arranged over two storeys, with a flat/gently pitched roof bordered by a brick parapet which is punctuated with a square-shaped openings.

The principal north elevation is characterised to accord with the Jacobethan style, presenting a symmetrical façade, projecting, double-height faceted bay side wings, and perpendicular window arrangements. Also reflective of the Jacobethan style is the ornamental detailing around windows (lintels and sills), parapets and quoins expressed to contrast with the main wall panels.

A classically detailed portico is centred on the main entrance of the north elevation and extends between the side wings, but it is also notable that the columns still display a rough-cast finish with shuttering lines exposed, without the final finish and detailing as shown in the original design scheme.

The building is assumed to be in double-brick, cavity construction, with the brick masonry generally laid to stretcher bond coursing, but in an inconsistent and rough stretcher bond coursing stagger. Expressed brickwork details such as quoins, stringcourses and flat segmental arches have been finished in good quality brickwork with pointing struck to a fair-faced finish. The intention to leave these brick elements expressed with a flat render background was clearly a principal architectural design intent.



The north elevation is presented as the principal elevation of the building and features expressed brick stringcourses, flat segmental brick arches over openings, and brick quoins at building corners. The east and west sides are secondary elevations but with similar expressed brick detailing, and the south elevation is the subservient service side of the building. This elevation is more plainly detailed without the extensive string-coursing or segmental heads.

The external building fabric appears to retain extensive areas of original material, however, there has been a degree of extension and alteration throughout the south elevation of the building, with single and double-storey extensions attached to the south-west corner of the building.

The building fenestration throughout the primary spaces is in timber, and generally consistent in form and arrangement with perpendicular windows and doors typically arranged with lower large single-glazed panels and smaller multi-paned units above. Feature coloured glass lead-light windows have been installed to serve selected spaces within the house.



Fig. 12 Front, north elevation showing central projecting bay with curved frontage.





**Fig. 13** North elevation east side projecting wing.



**Fig. 14** North elevation central projecting main entrance wing.



**Fig. 15** North elevation west side projecting wing.



**Fig. 16** Typical timber window joinery with single-unit, multi-paned awning top light, and lower casement featuring single horizontal glazing bar in the upper portion of the opening.



**Fig. 17** Typical four-unit timber window joinery with multi-paned awning top light, and lower casement featuring single horizontal glazing bar in the upper portion of the opening.



**Fig. 18** Typical window with flat segmental brick arch over the window opening.



conservation plan

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earnsclough station [2220310]



**Fig. 19** Exposed brickwork quoins at corner of the projecting wings.



**Fig. 20** Timber window joinery infill of the original balcony opening. Note the original concrete columns and timber balustrading remains legible. Note the timber balustrades are arranged in a diamond pattern on plan.



**Fig. 21** Timber window joinery infill of the original balcony opening. Note the original concrete columns and timber balustrading remains legible.



**Fig. 22** Looking towards the south-west corner of the building.





Fig. 23 Looking towards the south elevation.



Fig. 24 Looking towards the south elevation.





**Fig. 25** Looking towards the west side of the south elevation. Note expressed brick quoins at all building corners, but more simply detailed concrete lintel window heads.



**Fig. 26** Looking towards the west side of the south elevation and the projecting storage wing.



**Fig. 27** Looking towards the central portion of the south elevation. The elevation features typical window joinery with multi-paned awning top light, and lower casement featuring single horizontal glazing bar in the upper portion of the opening. Note the feature porthole style window.



**Fig. 28** Looking towards the south elevation with lead-light window and surviving cast-iron foul water pipe system.



**Fig. 29** Lead-light feature window in the southern elevation.



**Fig. 30** Port hole feature window in the south elevation.





**Fig. 31** Cast-iron foul water disposal pipework with manufacturer's stamp.



**Fig. 32** Elevation typical brickwork without fair-faced finish.



**Fig. 33** Looking towards the east elevation.



**Fig. 34** Looking towards the east elevation of the wing projecting from the west corner of the south elevation.



**Fig. 35** Looking towards the east elevation of the wing projecting from the west corner of the north elevation.



conservation plan

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earnsclough station [2220310]



**Fig. 36** Typical two-unit window joinery at ground-floor level with multi-paned awning top light, and lower casement featuring single horizontal glazing bar in the upper portion of the opening.



**Fig. 37** Typical two-unit window joinery at first-floor level with multi-paned awning top light, and lower casement featuring single horizontal glazing bar in the upper portion of the opening.



**Fig. 38** Blocked-up original window opening in the east elevation of the wing projecting from the west corner of the north elevation.



**Fig. 39** Looking towards the west elevation. Note veranda, pool pump room connected to the south side (right side) of the elevation, and redundant swimming pool and deck in the foreground.





**Fig. 40** Looking towards the west elevation. Note pool pump room extension and storage area projecting from the south side of the west elevation.



**Fig. 41** Original veranda with concrete column and beam support structure and brick balustrade for the balcony



**Fig. 42** Looking north along the ground-floor level of the veranda.



**Fig. 43** Looking south along the ground-floor level of the veranda.





**Fig. 44** Looking towards the original staff toilet. Note typical expressed brick flat segmental arch over door opening.



**Fig. 45** Looking towards the blocked-up opening of the original coal storage room.



**Fig. 46** Looking towards the original staff bathroom door and window. Note typical expressed brick flat segmental arch over door and window openings, and the expressed brickwork quoins at the building corner.



**Fig. 47** Looking north along the First-Floor balcony level of the veranda.



**Fig. 48** Looking south along the First-Floor balcony level of the veranda.



**Fig. 49** Veranda concrete post and beam support structure. This structure has not been completed with the final render surface.





**Fig. 50** Veranda concrete post and beam support structure. This structure has not been completed with the final render surface.



**Fig. 51** Typical window-sill detailing featuring bull-nosed brickwork.



**Fig. 52** Typical expressed brick quoins at first-floor level.



**Fig. 53** Typical original timber door joinery with multi-paned top lights and doors.



**Fig. 54** Typical original timber door joinery with multi-paned doors.



**Fig. 55** Typical original timber door joinery with multi-paned top light and solid-panelled door leading into the storeroom extension.

### 6.5.2 house – interior building fabric

The interior accommodation consists of several living areas, a snooker room, eight bedrooms, and two kitchens. The principal entrance into the building is made through the north elevation which opens out into a large entry hall. To the left and right of the entrance hall, doorways provide access through to the east and west aspects of the floorplan, and the main staircase positioned against the southern wall provides access up to the first-floor level.

The principal living spaces and bedroom accommodation are focussed towards the central and eastern portions of the building, and these areas retain a high degree of original fabric which is particularly apparent in the survival of decorative plaster ceilings, fenestration, timber joinery and timber floors throughout. The secondary, subservient service spaces are located within the western end of the building. The secondary spaces have undergone a degree of change and are plainly detailed with

little ornament apparent in the surface treatment and finishes. These areas originally provided simple spaces for staff facilities, the majority of which at ground-floor level were accessed from the exterior of the building.

At first floor level, the central staircase opens out into the Sunroom which provides panoramic views of the surrounding landscape. On either side of the sunroom, balconies connect to the bedroom wings located at each end of the building and then to the bathroom facilities.

The following images are identified using the room/space numbers shown on the 2022 RTA drawing (see excerpted plans below, with full drawing in **appendix f**).

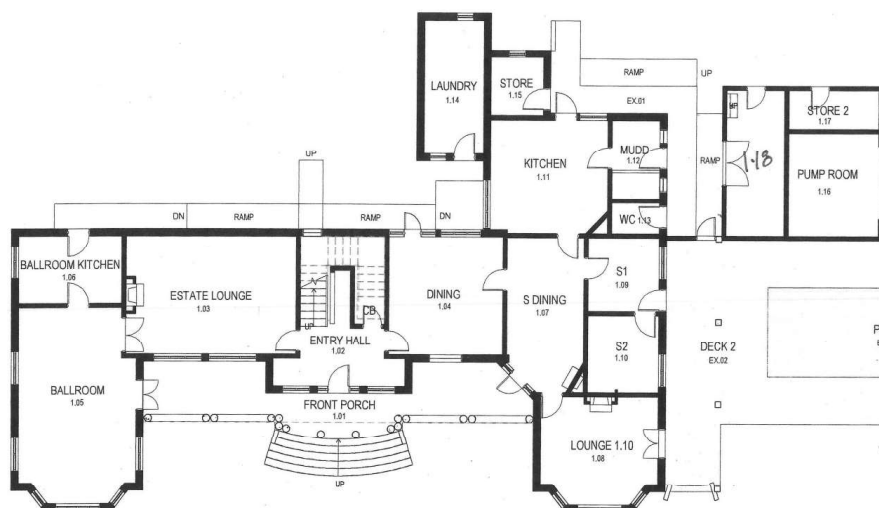


Fig. 56 Ground Floor Plan of the Earnsclough House, showing the Space/Room Numbers for identification.

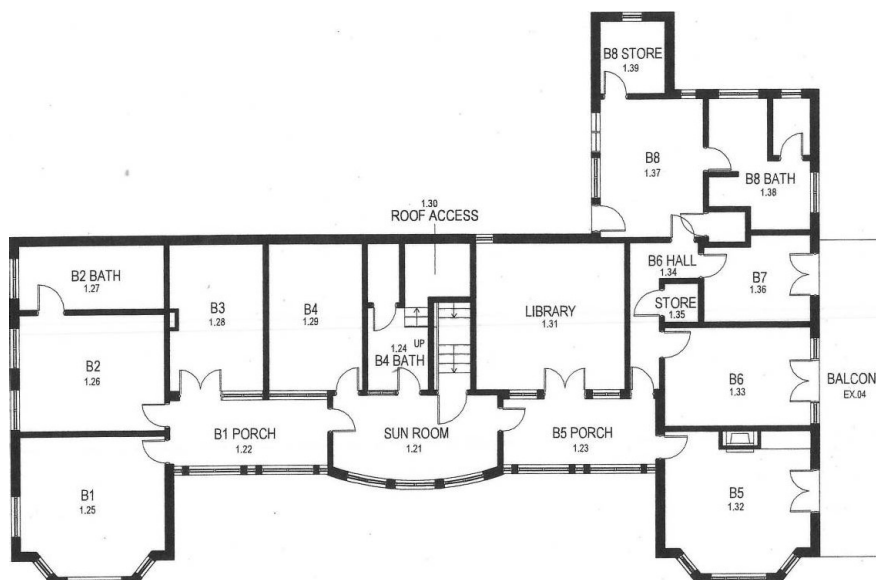


Fig. 57 First Floor Plan of the Earnsclough House, showing the Space/Room Numbers for identification.



**Fig. 58** Looking west through Space 1.01. Note the array of concrete columns supporting the two-storey veranda.



**Fig. 59** Looking at the main entrance door within Space 1.01. Note blanked multi-paned door with glazed multi-paned top lights.



**Fig. 60** Looking east through Space 1.01. Note the array of concrete columns supporting the two-storey veranda.



**Fig. 61** Looking east through Space 1.01 towards the Billiard Room showing typical original timber door joinery with multi-paned top lights and doors.



**Fig. 62** Space 1.01 with typical three-unit timber window joinery with multi-paned awning top light, and lower casement featuring single horizontal glazing bar in the upper portion of the opening.



**Fig. 63** Looking at the entrance door within Space 1.01 leading to Space 1.07. Note multi-paned door with glazed multi-paned top lights.





**Fig. 64** Space 1.01 and lead-light window serving Space 1.04.



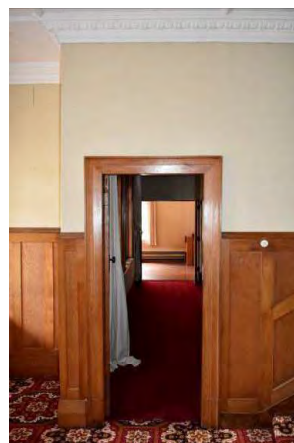
**Fig. 65** Space 1.01 with typical two-unit timber window joinery with multi-paned awning top light, and lower casement featuring single horizontal glazing bar in the upper portion of the opening.



**Fig. 66** Main entrance hall Space 1.02 looking north towards the main entrance door.



**Fig. 67** Main entrance hall Space 1.02 looking north towards the main entrance door.



**Fig. 68** Looking east from Space 1.02.





**Fig. 69** Space 1.02 looking south towards the main staircase. Note timber staircase.



**Fig. 70** Looking west from Space 1.02. Note oak wainscoting panels lining the entrance hall walls.



**Fig. 71** Feature porthole window located within the south elevation at the staircase first landing. Note modified ceiling cutting through the window architrave.



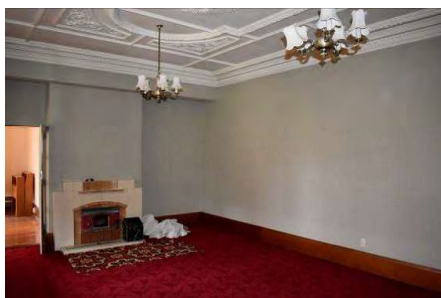
**Fig. 72** Looking east across Space 1.02 towards the Billiard Room.



**Fig. 73** Tiled fire surround and hearth in Space 1.03.



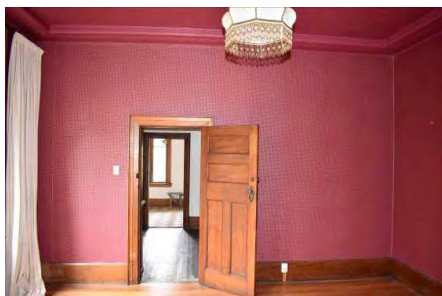
**Fig. 74** Space 1.03. Note the decorative plaster ceiling and cornice.



**Fig. 75** Space 1.03. Note fireplace on the eastern wall and the decorative plaster ceiling and cornice.



**Fig. 76** Space 1.03 looking north towards the multi-unit timber joinery.



**Fig. 77** Looking west across Space 1.04.



**Fig. 78** Space 1.04 looking north towards the multi-unit timber joinery.



**Fig. 79** Space 1.04 looking south towards the lead-light window.



**Fig. 80** Space 1.04 looking east towards the main entrance hall in Space 1.02.



**Fig. 81** Looking north across Space 1.05 (Billiard Room) towards the faceted bay with multi-unit timber joinery.



**Fig. 82** Looking east across Space 1.05.



**Fig. 83** Looking south across Space 1.05. Note decorative plaster ceiling and timber floor.



**Fig. 84** Looking west across Space 1.05 towards the entrance doors leading out into the veranda (Space 1.01).



**Fig. 85** Decorative plaster ceiling in Space 1.05.



**Fig. 86** Looking south into Space 1.06 which contains the secondary kitchen facility.



**Fig. 87** Looking east across Space 1.06.



**Fig. 88** Looking west across Space 1.06.



**Fig. 89** Looking west into Space 1.06.

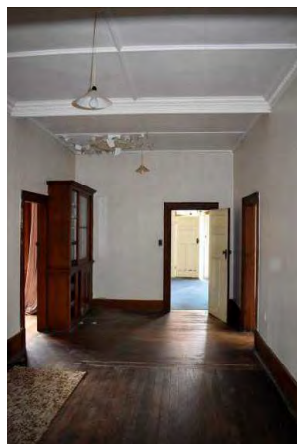


**Fig. 90** Typical window ironmongery in Space 1.06.

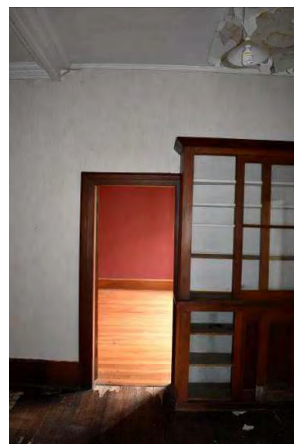




**Fig. 91** Looking north across Space 1.07 the original Breakfast Room. Note angled wall with fireplace serving this space.



**Fig. 92** Looking south across Space 1.07 through to the original Scullery space following removal of the partition wall.



**Fig. 93** Looking east across Space 1.07 from the original Scullery space through to the Dining Room in Space 1.04.



**Fig. 94** Looking west across Space 1.07 from the original Scullery space through to the Bedroom (Space 1.09).



**Fig. 95** Space 1.07 looking north.



**Fig. 96** Tiled fireplace surround and hearth in Space 1.07.



**Fig. 97** Looking north across Space 1.08 towards the faceted bay with multi-unit timber joinery.



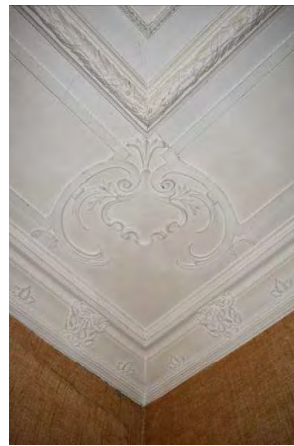
**Fig. 98** Looking east across Space 1.08.



**Fig. 99** Looking south towards the timber panelled door serving Space 1.08.



**Fig. 100** Fireplace with brick surround in Space 1.08.



**Fig. 101** Decorative plaster ceiling and cornice in Space 1.08.



**Fig. 102** Looking west across Space 1.08 towards the French doors leading out into the veranda on the west elevation.



**Fig. 103** Looking west across Space 1.09 towards the doorway leading out into the veranda on the west elevation.



**Fig. 104** Looking south across Space 1.09.





**Fig. 105** Fireplace with brick surround in Space 1.09.



**Fig. 106** Typical two-unit timber window joinery with multi-paned awning top light, and lower casement featuring single horizontal glazing bar in the upper portion of the opening.



**Fig. 107** Looking west across Space 1.10.



**Fig. 108** Looking east across Space 1.10.



**Fig. 109** Looking south across Space 1.10 towards the non-original doorway leading out to Space 1.09.



**Fig. 110** Boxing (function unknown) in south-east corner of Space 1.10.



**Fig. 111** Typical two-unit timber window joinery in Space 1.10.





**Fig. 112** Looking south across the main kitchen (Space 1.11).



**Fig. 113** Looking west across the main kitchen (Space 1.11) towards the non-original doorway leading into the laundry (Space 1.12).



**Fig. 114** Looking north across the main kitchen (Space 1.11).



**Fig. 115** Looking west across the main kitchen (Space 1.11).



**Fig. 116** Looking towards the curved wall in the north-west corner of Space 1.11. This wall conceals the original space containing the kitchen range.



**Fig. 117** The curved wall concealing the original kitchen range.



**Fig. 118** Looking west across the washroom (Space 1.12).



**Fig. 119** Non-original window fitted within the original blocked-up door opening.



**Fig. 120** Looking south across the washroom (Space 1.12).



**Fig. 121** Looking at the original coal storage space now combined to form Space 1.12.



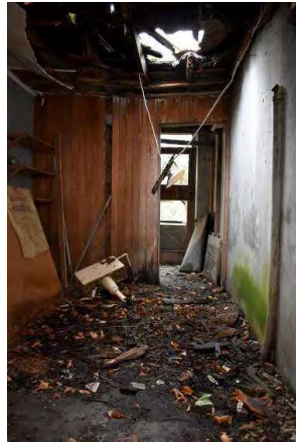
**Fig. 122** Looking north towards the shower area in Space 1.12.



**Fig. 123** Toilet room (Space 1.13).



**Fig. 124** Looking north at the entrance door to Space 1.14).



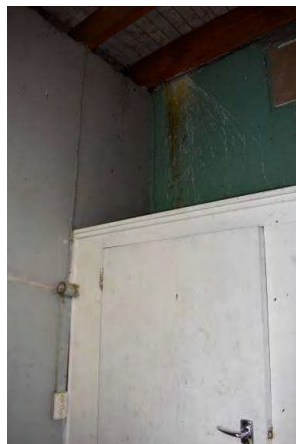
**Fig. 125** Looking south across Space 1.14.



**Fig. 126** Toilet cistern stored in Space 1.14.



**Fig. 127** Storage area (Space 1.15).



**Fig. 128** Storage area (Space 1.15).



**Fig. 129** Storage area (Space 1.15).



**Fig. 130** Looking east towards pool plant room entrance (Space 1.16).



**Fig. 131** Looking west through the pool plant room entrance (Space 1.16).





Fig. 132 Looking at Space 1.16.



Fig. 133 Looking at Space 1.16.



Fig. 134 Looking at Space 1.16.



Fig. 135 Looking at Space 1.16. Note dilapidated ceiling and roof fabric.



Fig. 136 Space 1.17.



Fig. 137 Space 1.17.



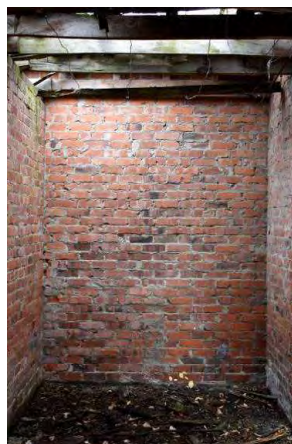
Fig. 138 Ventilation louvre in Space 1.17.



**Fig. 139** Timber tongue and grooved entrance door for Space 1.18.



**Fig. 140** Space 1.18.



**Fig. 141** Space 1.18.



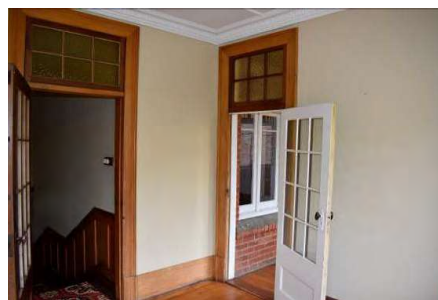
**Fig. 142** Looking east across the Sunroom (Space 1.21) at first-floor level.



**Fig. 143** Looking west across the Sunroom (Space 1.21) at first-floor level.



**Fig. 144** Looking from the Sunroom (Space 1.21) towards the Porch area in Space 1.22 (doorway on left), and the entrance to Space 1.29.



**Fig. 145** Looking from the Sunroom (Space 1.21) towards the Porch area in Space 1.22 (doorway on right) and the entrance to the main stairwell.







**Fig. 146** South wall of the Sunroom (Space 1.21). Note brickwork is not fair-faced and awaits render finish.



**Fig. 147** Decorative plaster ceiling in the Sunroom (Space 1.21).



**Fig. 148** Looking east across the Porch (Space 1.22) at first floor.



**Fig. 149** Looking west across the Porch (Space 1.22) at first floor.



**Fig. 150** Looking south at doorway leading to Space 1.28.



**Fig. 151** Looking east across the Porch (Space 1.22) into Space 1.26.



**Fig. 152** Space 1.28 showing typical original timber door joinery with multi-paned top lights and doors.



**Fig. 153** Typical three-unit timber window joinery with multi-paned awning top light, and lower casement featuring single horizontal glazing bar in the upper portion of the opening.



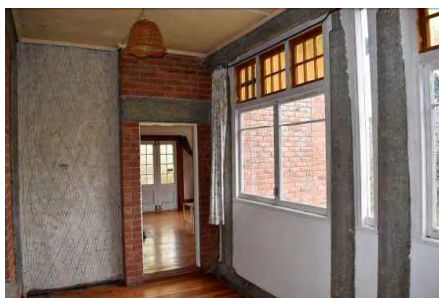
**Fig. 154** Looking north across the Porch (Space 1.22). Note timber framed window units inserted between concrete column and dividing wall.



**Fig. 155** Looking north across the Porch (Space 1.22). Note timber framed window units inserted between concrete columns



**Fig. 156** Looking north across the Porch (Space 1.22). Note timber framed window units inserted between concrete columns and infill panel below window which covers the original balustrade.



**Fig. 157** Looking west across the Porch (Space 1.22) at first-floor level.



**Fig. 158** Looking east across the Porch (Space 1.22) at first-floor level.



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**Fig. 159** Looking east across the Porch (Space 1.22) at first-floor level.



**Fig. 160** Looking west across the Porch (Space 1.22) at First-floor level.



**Fig. 161** Looking from the Porch (Space 1.22) towards the entrance door for Space 1.31).



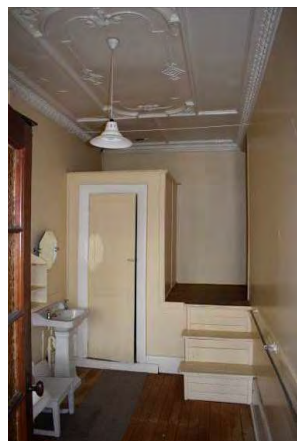
**Fig. 162** Looking from the Porch (Space 1.22) towards the entrance door for the corridor (Space 1.34).



**Fig. 163** Typical two-unit window joinery in Space 1.22.



**Fig. 164** Looking north across Space 1.24 which provides bathroom facilities.



**Fig. 165** Looking south across Space 1.24.



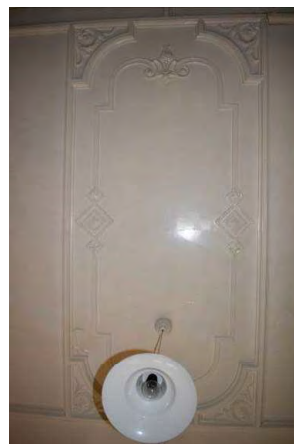
**Fig. 166** Looking at the toilet room within Space 1.24.



**Fig. 167** Set of steps within Space 1.24 to leading to a platform within Space 1.30 that provides an access ladder up to a roof access hatch.



**Fig. 168** Roof access ladder and hatch in Space 1.30.



**Fig. 169** Decorative plaster ceiling in Space 1.24.



**Fig. 170** Looking west across Space 1.25.



**Fig. 171** Looking north across Space 1.25 towards the faceted bay window.



**Fig. 172** Decorative plaster ceiling in Space 1.25.



**Fig. 173** Looking east across Space 1.26



**Fig. 174** Looking south across Space 1.26 towards the bathroom in Space 1.27.



**Fig. 175** Looking west across Space 1.26.



**Fig. 176** Looking north across Space 1.27.



**Fig. 177** Looking south showing the bathroom Space 1.27.



**Fig. 178** Space 1.27.



**Fig. 179** Ceiling damage caused by water ingress within Space 1.27.





**Fig. 180** Looking north across Space 1.28 towards the Porch.



**Fig. 181** Space 1.28.



**Fig. 182** Decorative ceiling in Space 1.28.



**Fig. 183** Space 1.28 looking north.



**Fig. 184** Space 1.29.



**Fig. 185** Decorative plaster ceiling in Space 1.29.



**Fig. 186** Looking north across Space 1.31 towards the Porch.



**Fig. 187** Space 1.31. Note this space features a plainly detailed ceiling which likely dates to the 1930s.



**Fig. 188** Looking south across Space 1.31. Note wall staining and decay caused by water ingress.



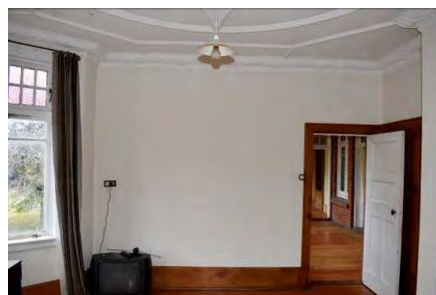
**Fig. 189** Space 1.31. Note wall staining and decay caused by water ingress.



**Fig. 190** Ceiling decay caused by water ingress in Space 1.31.



**Fig. 191** Looking north across Space 1.32 towards the faceted bay window.



**Fig. 192** Space 1.32.



**Fig. 193** Space 1.32.



**Fig. 194** Space 1.32 looking towards the doors leading out onto the balcony at first-floor level.



**Fig. 195** Tiled fireplace surround and hearth in Space 1.32.



**Fig. 196** Space 1.32.



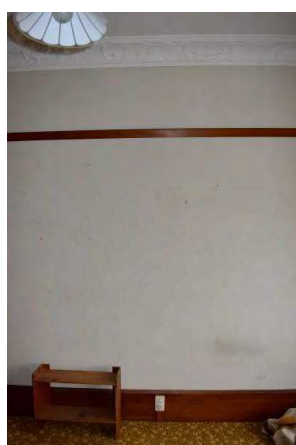
**Fig. 197** Space 1.33 looking west out to the first-floor level balcony.



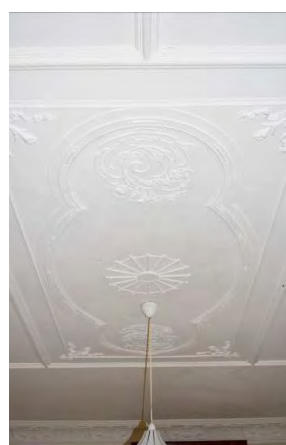
**Fig. 198** Space 1.33.



**Fig. 199** Tiled fireplace surround and hearth in Space 1.33.



**Fig. 200** Space 1.33.



**Fig. 201** Space 1.33. Note decorative plaster ceiling.





Fig. 202 Space 1.34.



Fig. 203 Space 1.34.



Fig. 204 Space 1.34.



Fig. 205 Space 1.36.



Fig. 206 Space 1.36 looking west out to the first-floor level balcony.



Fig. 207 Space 1.36.



Fig. 208 Space 1.37 looking east.



Fig. 209 Space 1.37 looking north-east. Note staining at ceiling level from water ingress.



Fig. 210 Space 1.37.



Fig. 211 Space 1.37.



Fig. 212 Space 1.38.



Fig. 213 Space 1.38.



Fig. 214 Space 1.38.



Fig. 215 Space 1.38.



Fig. 216 Space 1.38.





Fig. 217 Space 1.39.



Fig. 218 Space 1.39. Note staining on wall from water ingress.



Fig. 219 Space 1.39. Note staining at wall and ceiling from water ingress.

### 6.5.3 utility shed (men's quarters) – exterior building fabric and structure



Fig. 220 Aerial view showing the orientation of the Utility Shed outbuilding. True north is directly up the page – note the cadastral re-naming to simplify description of building elements. (Central Otago District Council GIS, accessed May 2022)

The Utility Shed (also known as the Men's Quarters) is a single-storey building constructed from brick masonry. The building is laid out over a rectangular plan with the principal door and window openings formed within the north elevation.

The roof is flat, or gently pitched, and is bordered by a brick parapet which is punctuated with a decorative diamond-shaped openings.

The brickwork for the main body of the building is generally coursed in stretcher bond. The composition of the bedding mortar is unknown at this stage but through specialist

analysis it would be possible to determine the specific constituents. However, the mixture is potentially lime or cement/lime based.



Fig. 221 Utility Shed north elevation.



Fig. 222 Utility Shed south elevation.





Fig. 223 Utility Shed looking towards the north-east corner of the building.

#### 6.5.4 utility shed (men's quarters) – interior building fabric

Internally, the building is divided into workshop and garage spaces at the western end, and accommodation spaces at the eastern end.

The shed and workshop areas have an exposed ceiling which reveals the underside of the roof fabric, the perimeter walls are fair-faced brickwork, and the floor is in concrete.

The accommodation located at the eastern end of the plan has walls and ceiling lined with modern sheet material and a concrete floor.

The following images are identified using the room/space numbers shown on the 2022 RTA drawing (see excerpted plan below, with full drawing in **appendix f**).

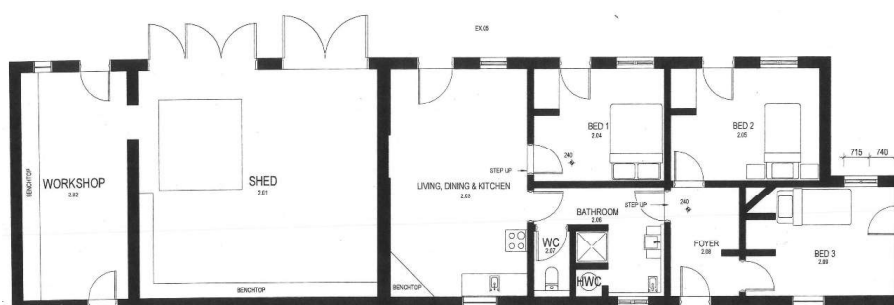


Fig. 224 Plan of the Utility Shed, showing the Space/Room Numbers for identification.





Fig. 225 Space 2.01.



Fig. 226 Space 2.01.



Fig. 227 Space 2.02.



Fig. 228 Space 2.02.



Fig. 229 Space 2.02.

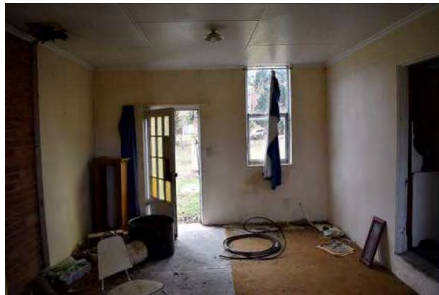


Fig. 230 Space 2.03.



Fig. 231 Space 2.03.



Fig. 232 Space 2.04.

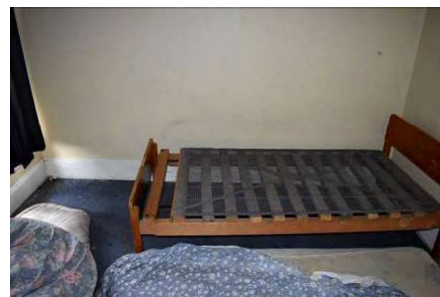


Fig. 233 Space 2.04.



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Fig. 234 Space 2.05.



Fig. 235 Space 2.05.

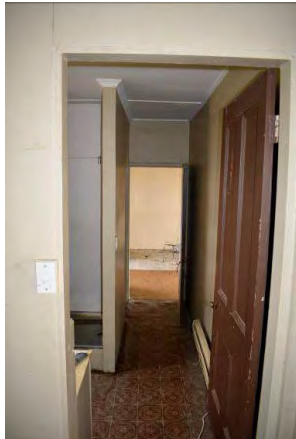


Fig. 236 Space 2.06.



Fig. 237 Space 2.06.

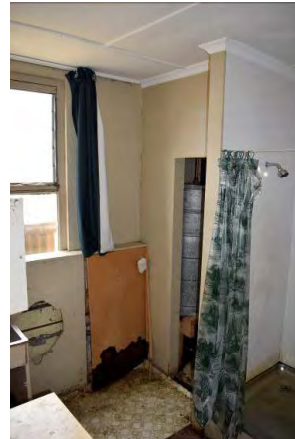


Fig. 238 Space 2.06.

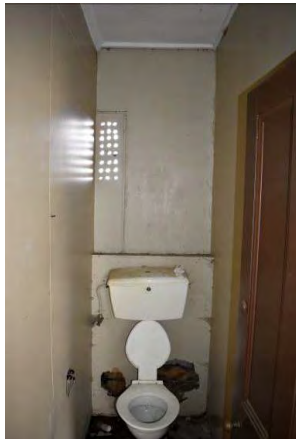


Fig. 239 Space 2.07.



Fig. 240 Space 2.08.



Fig. 241 Space 2.08.

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Fig. 242 Space 2.09.

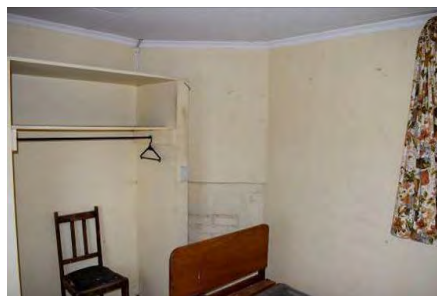


Fig. 243 Space 2.09.

### 6.5.5 stable block – exterior building fabric and structure



Fig. 244 Aerial view showing the orientation of the Stable outbuilding. True north is directly up the page – note the cadastral re-naming to simplify description of building elements. (Central Otago District Council GIS, accessed May 2022)

The Stable Block is a two-storey building constructed from brick masonry. The building is laid out over a rectangular plan with the principal door and window openings formed within the east elevation. The roof is flat, or gently pitched, and is bordered by a brick parapet which is punctuated with a decorative diamond-shaped openings.

The brickwork for the main body of the building is generally coursed in stretcher bond with a fair-face finish and struck pointing throughout. The composition of the bedding mortar is unknown at this stage but through specialist analysis it would be possible to determine the specific constituents. However, the mixture is potentially lime or cement/lime based.

The east elevation is presented as the principal elevation of the building, but openings on all elevations feature flat segmental brick arches. The design of the arches aligns with the detailing found throughout the main House building.

The external building fabric appears to retain a high degree of original material.

The building fenestration throughout the primary spaces is in timber, and generally consistent in form and arrangement with doors typically in solid panelled timber, and windows divided into four horizontal panes with slender horizontal glazing bars.



Fig. 245 Stable Block north elevation.



Fig. 246 Stable Block south elevation.



Fig. 247 Stable Block east elevation.



Fig. 248 Stable Block looking towards the west elevation.

#### 6.5.6 stable block – interior building fabric

Internally, the Stable Block building is divided at ground-floor level into three individual stables with an entrance passage at the rear, west side of the central stable. At first-floor level, a single open space provides a storage facility. This level of the building was not accessed during the site visit due to health and safety concerns.

At ground-floor level, the ceiling joists are exposed to display the underside of the first-floor level flooring, the perimeter walls are fair-faced brickwork and the floor is in concrete.

The following images are identified using the room/space numbers shown on the 2022 RTA drawings (see excerpted plan below, with full drawing in **appendix f**).



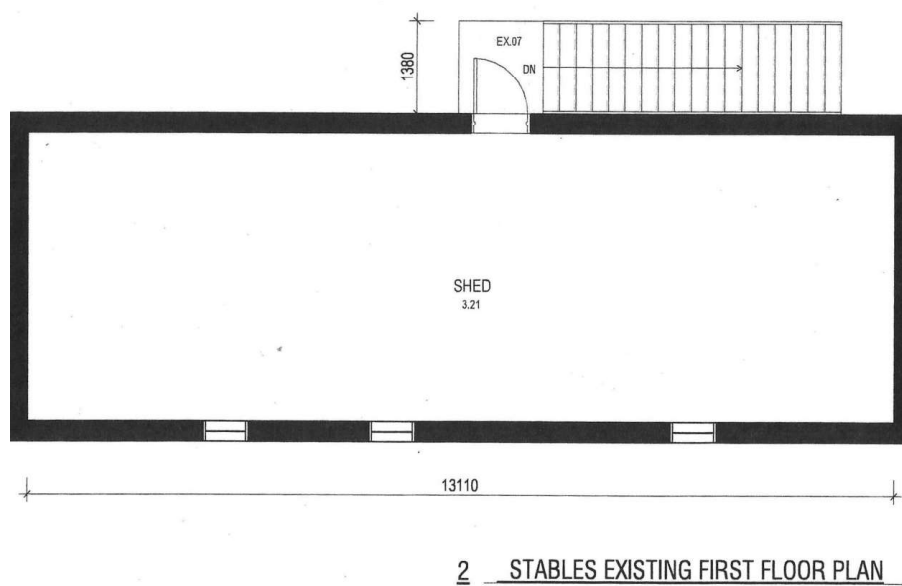
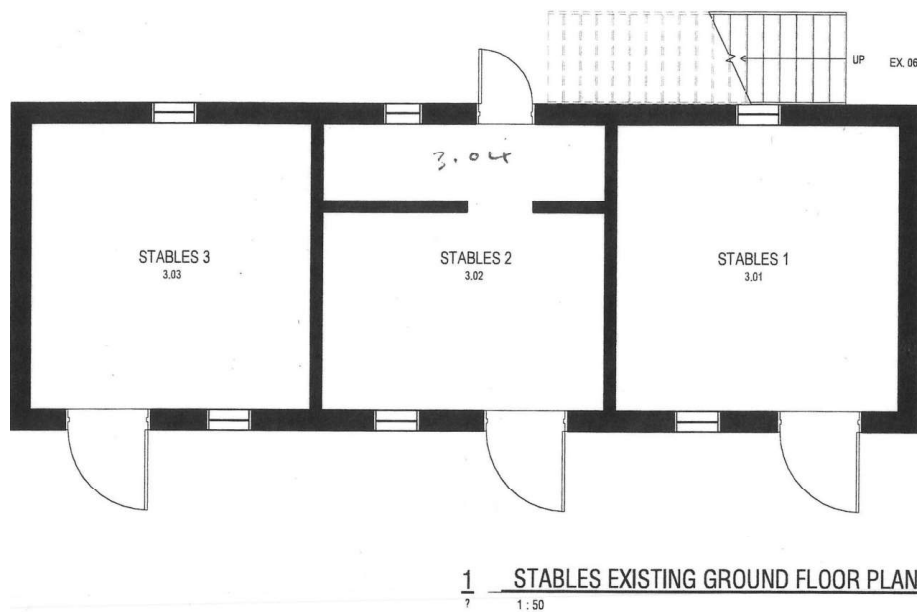


Fig. 249 Plans of the Stable Block, showing the Space/Room Numbers for identification.





Fig. 250 Space 3.02.



Fig. 251 Space 3.02.



Fig. 252 Space 3.02.



Fig. 253 Space 3.03.



Fig. 254 Space 3.03.



Fig. 255 Space 3.03.



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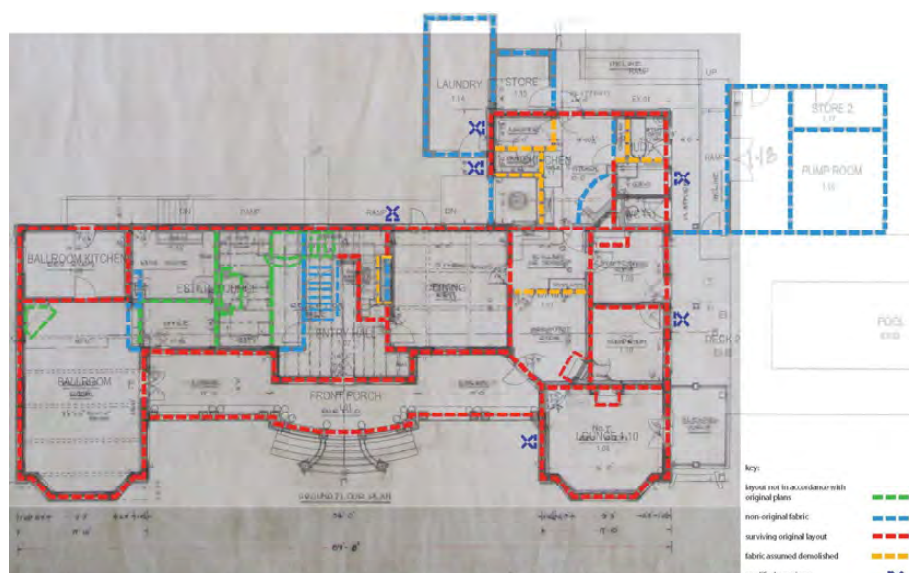
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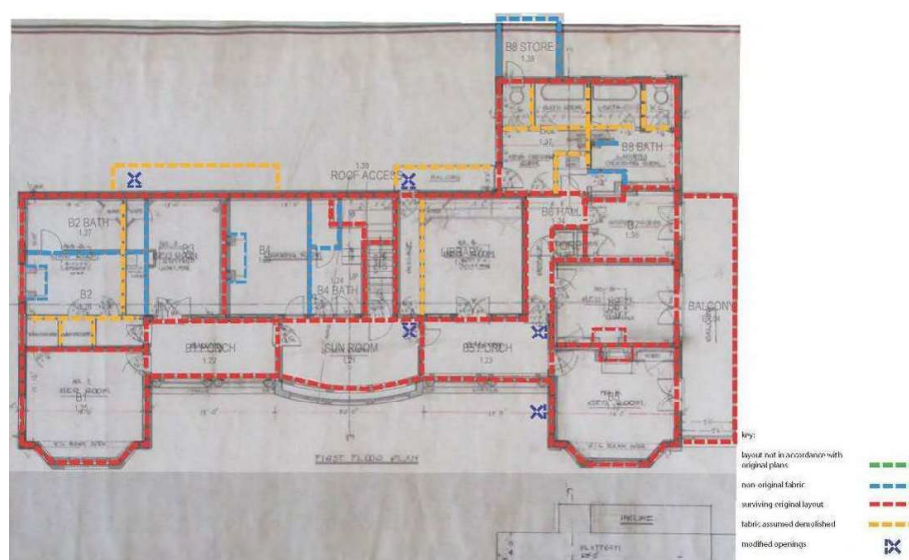
## 6.6 identification of lost or modified fabric

The following items record the known extent of modification or loss of items/fabric throughout the House building. However, this record is not considered exhaustive and other examples may be identified through further research and observation.

The following drawings illustrate the known modifications to the House layout from the original design. Refer **appendix g** for a full-scale copy of these drawings.



**Fig. 256** Earnscleugh House known ground-floor modifications. See **appendix g** for a larger-scale copy of these drawings.



**Fig. 257** Earnscleugh House known first-floor modifications. See **appendix g** for a larger-scale copy of these drawings.

### 6.6.1 original designed ground-floor layout

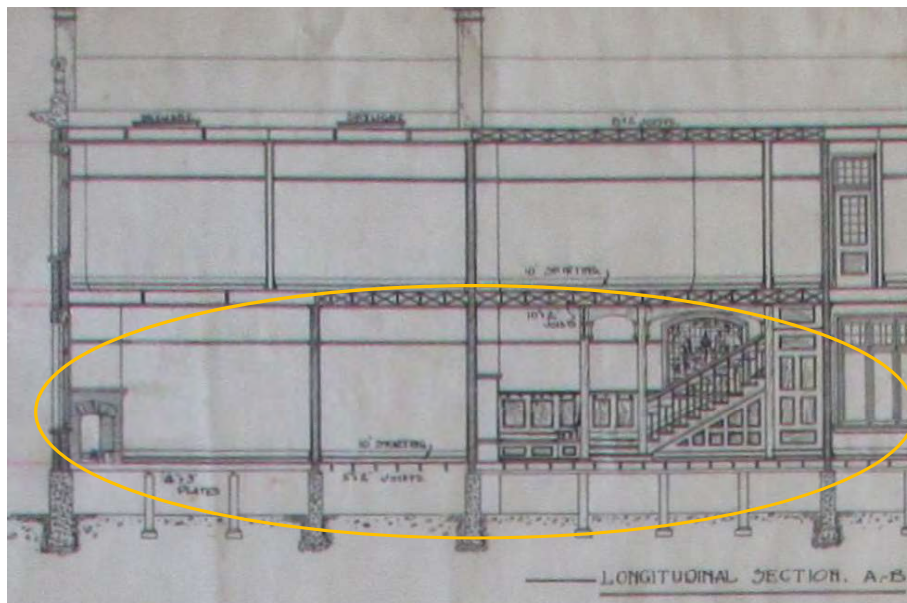
The available set of original 1919 Anscombe drawings detail a ground-floor layout consisting, in part, of a reception hall, main staircase and seating alcove with large fireplace, wash house, and estate office. In the corresponding area above at first-floor level, the proposed planning provided a large Drawing Room with fireplace.

As part of the original design, the proposed staircase extended further along the south elevation wall than existing, terminating in a short winder with double 'D' tread and full-height newel posts facing the main entrance, and directly abutting the fireplace and seating nook.

However, observation of the existing space planning does not provide sufficient physical evidence to confirm that this area was originally constructed in accordance with the original plans. The level of modification required to alter the original proposed plan form into the current arrangement would require significant alteration of the built fabric and require great expense to achieve.

It is therefore suggested that the original designed building layout was either subject to alteration in consultation with the builder on-site, or, alternatively, a revised set of drawings was produced which is not currently available. The existing main entrance hall and stairwell also presents evidence of modification to the layout and ceilings which may have been modified during or shortly following initial construction.

There are other discrepancies or alterations observed throughout the place which do not align with the current and original plans, either not being built in accordance with, or as part of later modification. Where observed, these discrepancies have been identified on a set of marked-up plans (see **appendix g** for a full-scale copy of these drawings).

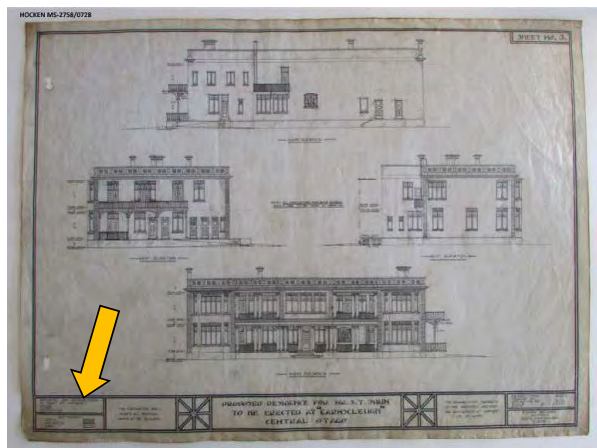


**Fig. 258** Location of subject area showing a section through the Reception Hall with main staircase, Alcove and Billiard Room, which was potentially not constructed in accordance with the original plans.

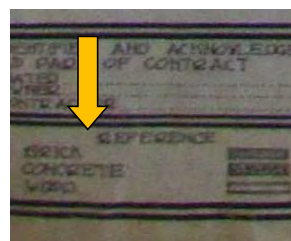


### 6.6.2 exterior building render finish

The original drawings show that the building was intended to feature rendered wall panels highlighted by non-rendered and expressed brick elements. A set of marked-up elevation drawings highlights the proposed proportion of expressed brickwork with render panels (refer **appendix h** for a larger-scale copy of these mark-ups).



**Fig. 259** Original plans showing proposed materials and finishes.



**Fig. 260** Drawing excerpt showing original materials and finishes.



**Fig. 261** Highlighted areas of expressed brick elements on the north elevation as detailed by Anscombe on the original plans.



**Fig. 262** Highlighted areas of expressed brick elements on the south elevation as detailed by Anscombe on the original plans.



**Fig. 263** Highlighted areas of expressed brick elements on the west elevation as detailed by Anscombe on the original plans.



**Fig. 264** Highlighted areas of expressed brick elements on the east elevation as detailed by Anscombe on the original plans.

Observation of the exterior brick masonry fabric indicates that the building was originally constructed in preparation and anticipation of the application of a final render finish. The general brickwork areas have not received a fair-faced finish with struck pointing presenting only the bedding mortar at the edges, and the coursing stagger is poorly executed. The brick quality is also considered poor. Junctions with fenestration

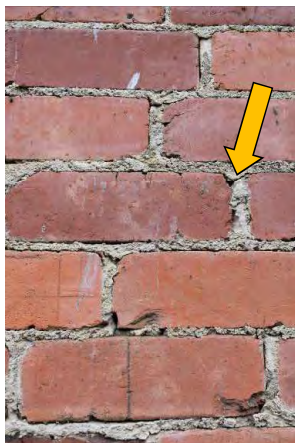


reveal large gaps which have not been sealed against the elements. These gaps are gauged to allow for a render build-up to seal the fenestration units within the reveals.

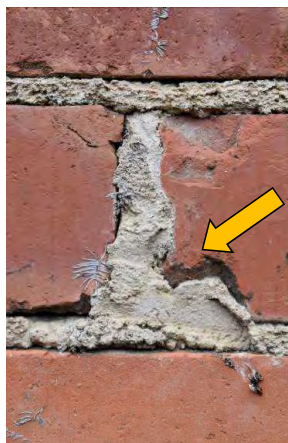
These observations accord with the original design intention to provide a base brick substrate to receive a rendered finish. In contrast, the expressed brick elements are generally neatly struck and well-laid to course, which clearly indicate an intention to remain exposed.



**Fig. 265** Contrast between the generally poor wall pointing (left arrow) and well executed expressed brick elements (right arrow).



**Fig. 266** Typical poor wall bedding mortar which has not been struck for a fair-faced pointing finish.



**Fig. 267** Close-up view of typical bedding mortar which has not been struck for a fair-faced pointing finish and the use of poor-quality bricks.



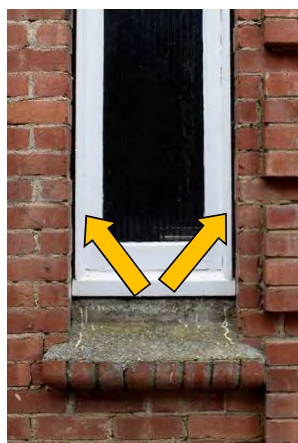
**Fig. 268** Well struck pointing in the expressed brick flat segmental arch.



**Fig. 269** Large gaps between the fenestration and brick reveals.



**Fig. 270** Large gaps between the fenestration and brick reveals.



**Fig. 271** Large gaps between the fenestration and brick reveals.

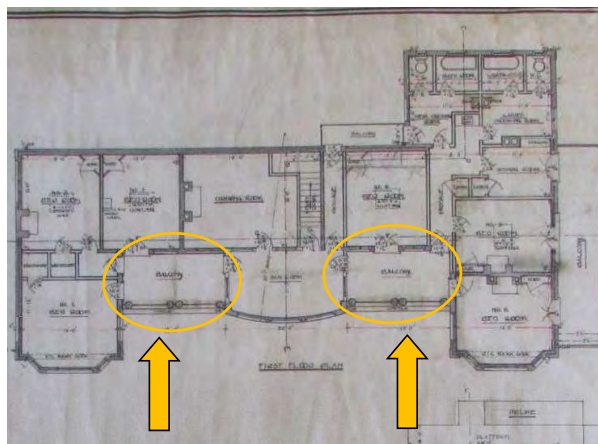


**Fig. 272** Rough concrete finish to the sill which requires a render finish to complete the profile.

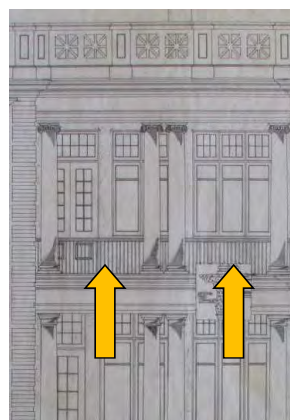
### 6.6.3 first-floor north elevation balconies infill

The original design provided open balconies with timber balustrades at first-floor level. The balconies on both sides of the Sunroom have been enclosed subsequently, with glazed timber joinery units fitted between the support columns. The timber balustrades have also been enclosed with the application of modern sheet material on the internal face.

The original open balconies were a key architectural and functional feature of the place as Stephen Spain was recorded to have a passion for open balconies and fresh air.



**Fig. 273** Original first-floor plan showing the open balconies at first-floor level.



**Fig. 274** Original elevation drawing showing the open balconies with timber balustrading.





**Fig. 275** External view of the existing infilled balconies at first-floor level.



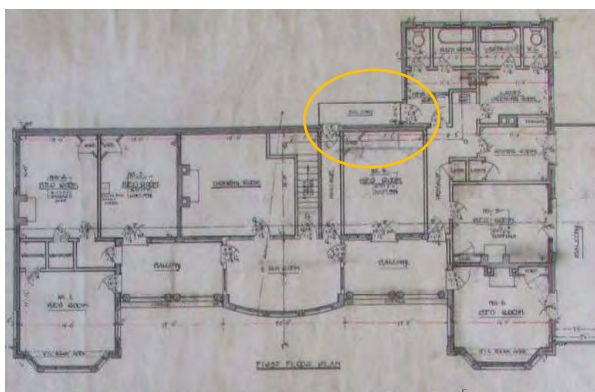
**Fig. 276** Internal view of the existing infilled balconies at first-floor level.



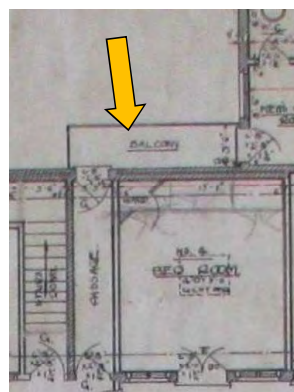
**Fig. 277** Internal view of the existing infilled balconies at first-floor level.

#### 6.6.4 first-floor south elevation balcony

The original plans show a balcony at first-floor level on the south elevation. This balcony was designed to be accessed both from the passage leading from the Sunroom, and from the Men's Dressing Room (current Space 1.37). The balcony was removed at some stage, however, remnants of the timber floor structure remain embedded in the south elevation wall, and the doorway leading from Space 1.37 remains in-situ. The original passage doorway onto the balcony has been infilled with brick in the lower section of the opening, and a window fitted to the upper section.



**Fig. 278** Original first-floor plan showing (circled) the location of the subject balcony at first-floor level.

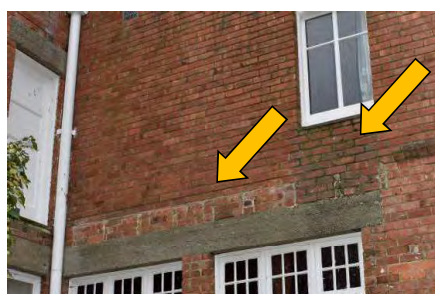


**Fig. 279** Location of the subject balcony at first-floor level.





**Fig. 280** Location on south elevation at first-floor level where the balcony was installed. Note original exterior door (arrowed) which provided access onto the balcony from the Men's Dressing Room.

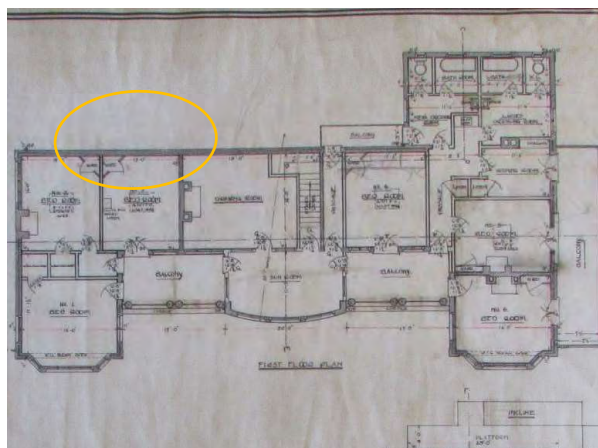


**Fig. 281** Infilled original doorway with amended opening dimensions (right arrow) and brick infill of pockets (left arrow) where the balcony structure was embedded into the south elevation.

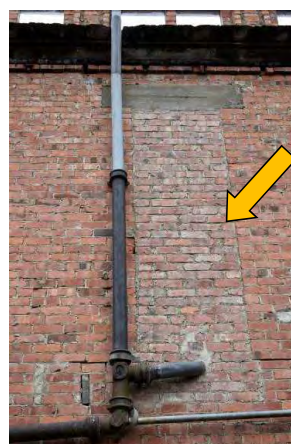
#### 6.6.5 first-floor south elevation fire escape

Although not shown on the original plans, a fire escape balcony was installed at first-floor level on the south elevation at some point in time. This non-original design element has since been removed. The fire escape provided emergency egress from the bedrooms at first-floor level (current Space 1.27).

Remnants of the balcony timber floor structure remain legible, with embedded joist timber off-cuts visible in the south elevation wall and the escape doorway infilled with brick.



**Fig. 282** Original first-floor plan with the location of the subject fire escape balcony shown (circled). The emergency egress from Bedroom 2 and escape balcony is not shown on the original plans.



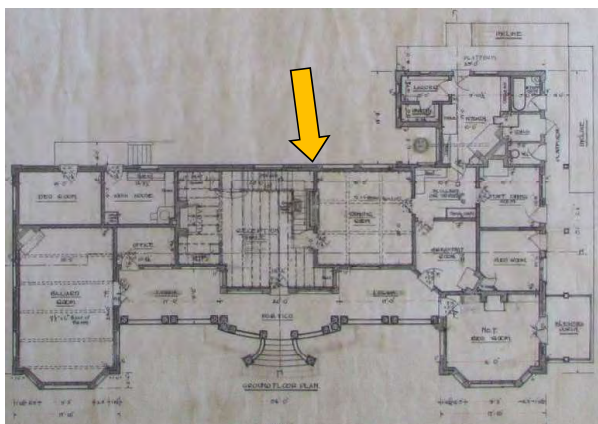
**Fig. 283** Brick infill of the fire escape doorway.



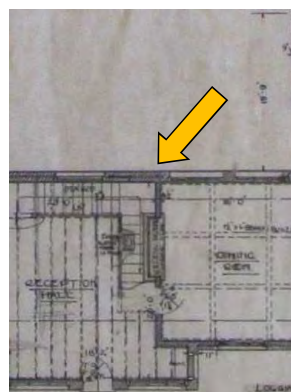
**Fig. 284** Location on south elevation at first-floor level where the balcony was installed. Note the embedded timber joist off-cuts.

#### 6.6.6 south elevation brick infill

A section of wall on the southern elevation displays evidence of a previous opening which has been infilled with brick. The opening is not shown as proposed on the original plans and no other documentary evidence has been viewed to clarify the purpose or function of this opening. The opening partly aligns with the underside of the main staircase second flight of stairs and also the wall recess shown in the original drawings for the Dining Room (current Space 1.04).



**Fig. 285** Original ground-floor plan with the location of the subject infilled opening arrowed.



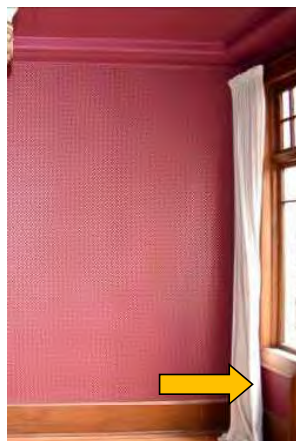
**Fig. 286** Location of the subject infilled opening at ground-floor level.







**Fig. 287** Location of the bricked-up non-original opening in the south elevation.

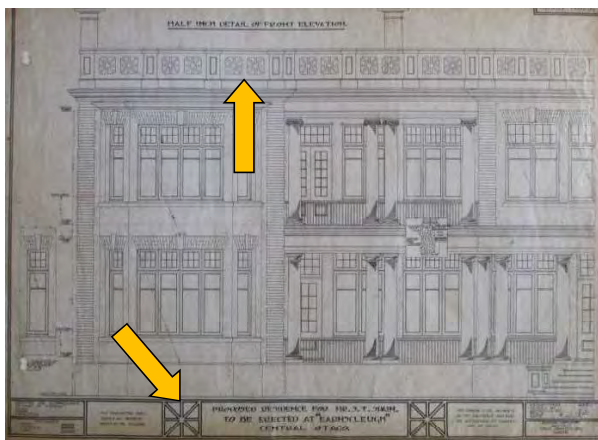


**Fig. 288** Interior corresponding location (arrowed) with the bricked-up opening in the exterior elevation.

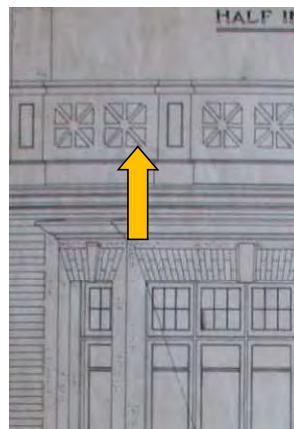
### 6.6.7 roof parapet motif

The original design incorporated a rendered brick masonry roof-level parapet complemented by an array of square openings with inset timber joinery panels in the form of a Roman lattice motif.

However, the existing parapet remains plainly finished in unrendered brick, and the intended infills (potentially originally specified to be in timber or possibly moulded concrete) were not installed. This is likely a result of purported cost-cutting measures at the end of the construction project.



**Fig. 289** Original elevation drawing showing the roof parapet Roman lattice motif. Of note, the motif is also incorporated into the title block of the original Anscombe drawings.



**Fig. 290** Original elevation drawing showing the roof parapet Roman lattice motif.



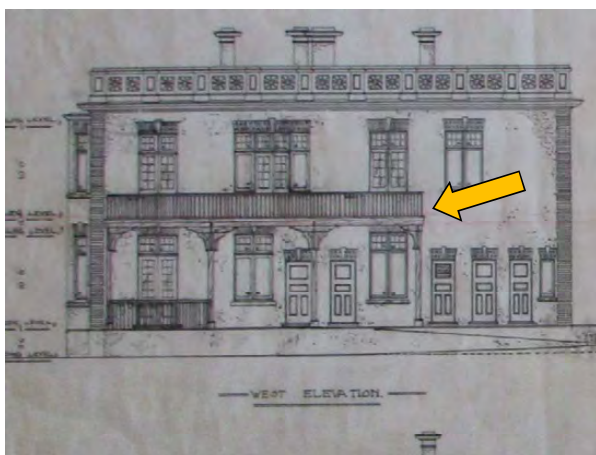
**Fig. 291** North elevation with brick parapet and openings which were designed to hold the Roman lattice motif.



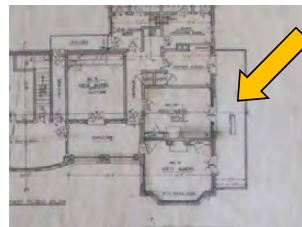
**Fig. 292** The brick parapet and large openings which were designed to hold the Roman lattice motif.

#### 6.6.8 west elevation veranda

The veranda located on the western side of the house has not been constructed in accordance with the original design scheme, which originally proposed a lightweight timber structure and timber balustrade at first floor balcony level. The existing veranda is constructed from a concrete post and beam structure with a brick balustrade at balcony level. The brick balustrade is structurally unstable, and considered to be poorly conceived, both in material selection and practical execution. The brick balustrade presents an incongruous, heavy-set building element when compared with the lightweight timber veranda structures elsewhere which tend to accord with the original Anscombe design.



**Fig. 293** Original drawing showing the west elevation veranda.



**Fig. 294** Original plan drawing showing the west elevation veranda.





**Fig. 295** West elevation veranda with concrete structure and brick masonry balcony balustrade.

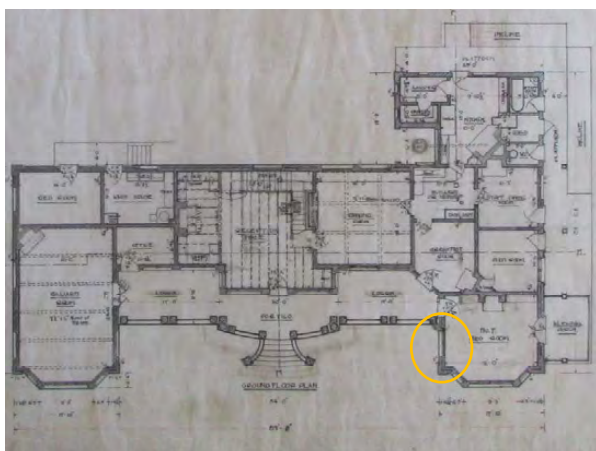


**Fig. 296** West elevation veranda with concrete structure and brick masonry balcony balustrade.

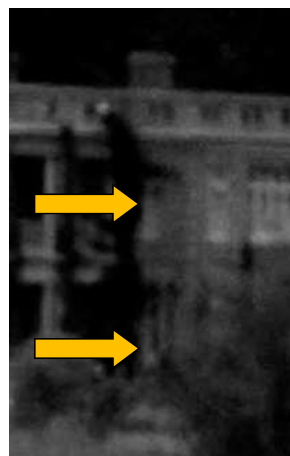
### 6.6.9 east elevation blocked windows

Blocked window openings are evident on the east elevation at ground and first-floor levels. The windows originally served Bedroom 6 (current Space 1.32), and Bedroom 7 (current space 1.08).

The original window openings are evident on the original plans and in an image of the place taken between 1923 and 1928. It is noted that the openings were closed at the time when the house was divided into two living areas and can be seen blocked up in an image of the place dating to 1948.



**Fig. 297** Location of subject window as shown on the original ground-floor plan serving the ground-floor bedroom.



**Fig. 298** 1923-1928 extract image with subject windows in-situ arrowed.



**Fig. 299** Exterior image showing brick infill of original opening in the east elevation wall with flat segmental brick arch.



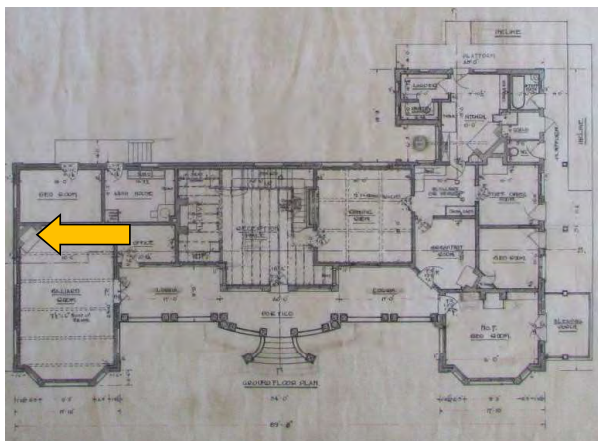
**Fig. 300** Interior image showing the location of the blocked-up ground-floor opening in the east elevation wall.



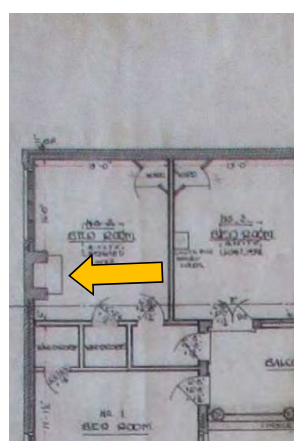
**Fig. 301** Interior image showing the location of the blocked-up first-floor opening in the east elevation wall.

#### 6.6.10 east elevation chimney stack and billiard room fireplace

The original drawings show a ground-floor fireplace located at the north-west corner of the Billiard Room, however, there is no evidence of an existing fireplace or associated chimney stack in this location of the building. A chimney stack serving a fireplace in this location is also not evident in early images of the place dating to the period 1923-1928.



**Fig. 302** Original ground-floor level plan showing proposed fireplace in the Billiard Room.



**Fig. 303** Original first-floor level plan showing proposed fireplace in Bedroom No 2 (current).





**Fig. 304** Extract image showing Earnsclough homestead between 1923 and 1928. Note that there is no evidence of a chimney stack in this location which could have served a fireplace in the Ballroom or first-floor level spaces. (Pan-1858-F, "R P Moore Collection, Alexander Turnbull Library.")



**Fig. 305** East elevation which does not feature a chimney stack above roof line which would align with the Billiard Room.



**Fig. 306** Billiard Room which does not feature a fireplace in the location shown on the original plans. Also note the decorative ceiling pattern and cornice is consistent throughout with no infill repair evident.

#### 6.6.11 internal subdivision – central brick wall

It is recorded that the original house plan was at some stage divided into two individual living spaces by constructing a brick wall through the middle of the building. However, the wall was removed at some point, making the identification of the original position and alignment problematic.

The modification was noted as *"the building of a brick wall right through the middle of the house, across the verandah and continuing in the shape of a tall trellis down into the garden and driveway! Windows were blocked off and a new staircase was also built utilising a long, narrow box-room alongside the original staircase."*<sup>121</sup>

There is potentially a remnant of this wall still visible with the infill between the veranda columns, or alternatively, the infill between the columns could be evidence of over-spill

<sup>121</sup> McInnes, p. 174.



from the concrete pour. It is also likely the wall either crossed the original Dining Room between the south and north elevations and aligned parallel with the secondary staircase, or alternatively, a short wall was placed in line with the main staircase and in front of the entrance into the Dining Room. The existing (c.1930s) ceiling finish (Space 1.04) is plainly detailed and doesn't display the characteristic decorative plasterwork found in other ceiling spaces at ground-floor level of similar status. This may indicate that the ceiling in this area has undergone modification, potentially following the installation and subsequent removal of the secondary staircase in this space.

Further documentary research and potentially invasive investigation is required to assist in identifying any surviving fabric from the dividing wall and confirm these assumptions.



**Fig. 307** Existing veranda columns which present either possible surviving fabric from the dividing wall installation or overspill from the original concrete pour.



**Fig. 308** Close-up view of existing veranda columns which present either possible surviving fabric from the dividing wall installation or overspill from the concrete pour.



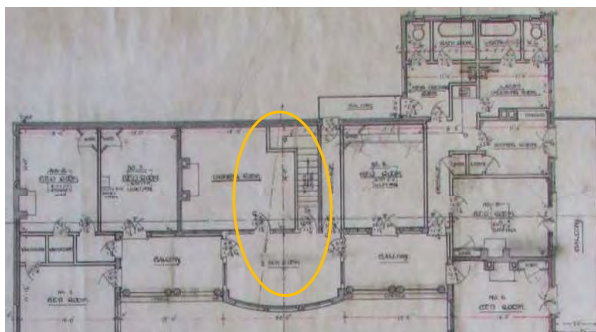
**Fig. 309** Dining Room ceiling does not feature the elaborate plaster detailing as evident in other spaces of similar status. This may indicate that the ceiling was altered following the secondary staircase modifications.

#### 6.6.12 entrance hall and stairwell ceiling modifications

The design of the main entrance hall and stairwell do not accord with the original plans but elements of the entrance hall and staircase are potentially contemporary to the original construction of the place. The ceilings are poorly aligned with window openings, and the stair handrails on the upper flight of stairs are not consistent in detail or arrangement, with one side embedded and the other expressed. The floor structure (for the bathroom) at first-floor level is also poorly aligned with the mid-flight newel posts and the doorway leading into the Sunroom is not aligned centrally to the wall plane.

The expressed handrail and newel posts on the right of the stair would suggest that at some point in time, the staircase potentially opened out into a double-height void which was then enclosed to form the bathroom at first-floor level.





**Fig. 310** Original first-floor plan showing (circled) the location of the potential staircase and wall modifications.



**Fig. 311** Entrance hall and staircase with modified ceiling.



**Fig. 312** Poor alignment of ceiling with window opening and newel post with floor structure.



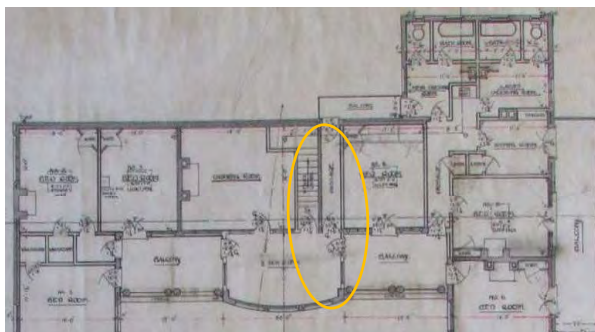
**Fig. 313** Expressed handrail and balusters on right of stair would suggest that the stair originally opened into a double-height entrance hall space. Also note the doorway is not centrally placed in wall at the top of the stairs.

#### 6.6.13 internal subdivision – staircase modifications

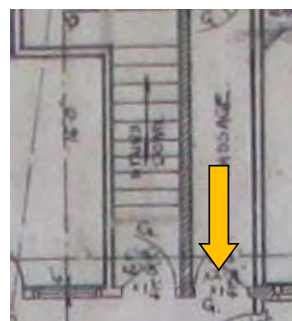
To serve the First-Floor of the sub-divided space, a new staircase was inserted alongside the original main staircase by utilising a long narrow room known as the box-room, which ran alongside the original staircase. This space description is assumed to refer to the passage shown on the original plans which lead to balcony located on the south side of the house (currently part of Space 1.31).

Later modification of the building resulted in the removal of the internal dividing wall that originally formed the passage, and this is likely to have occurred with the installation of the secondary staircase. Evidence of built fabric alterations in this area of the building is indicated by original plan details showing a doorway from the Sunroom into the passage, cuts and varying profiles of the skirting boards, and the presence of a plainly detailed ceiling in current space 1.31 which presents plain 1930s period detailing inconsistent with the original decorative plaster detailing in comparable status spaces at this level of the building.





**Fig. 314** Original first-floor plan showing (circled) the location of the subject interior alterations (current Space 1.31) including removal of passage wall.



**Fig. 315** Location of infilled first-floor passage doorway.



**Fig. 316** Location of passage entrance from the Sunroom as detailed on the original plans.



**Fig. 317** Evidence of alterations to the wall with a different profiled skirting to elsewhere in the Sunroom.



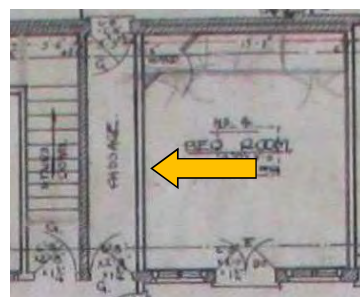
**Fig. 318** Space 1.31 and the location of the blocked original passage entrance into the Sunroom.



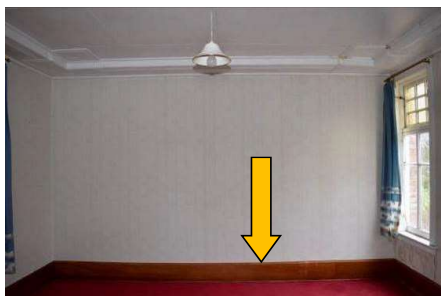
**Fig. 319** Evidence of alterations to the wall in this location with a scarfed-int timber skirting which is different in finish to that evident elsewhere in the Sunroom.



**Fig. 320** Space 1.31 and the general alignment of the original passage wall (dashed line).



**Fig. 321** Original passage wall (now removed) as shown on the original plan.



**Fig. 322** Evidence of alterations to the wall in this location with a scarfed-in timber skirting which is different in finish to that evident elsewhere in the Sunroom.



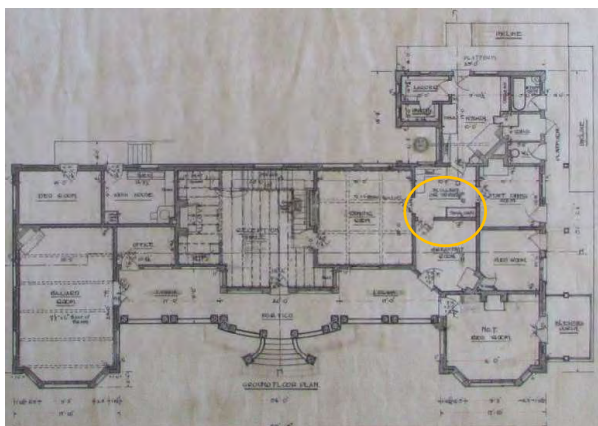
**Fig. 323** Close-up view of scarfed-in timber skirting.



**Fig. 324** Plain first-floor ceiling finish, possibly due to alterations by the secondary staircase modifications.

#### 6.6.14 ground-floor internal wall removal

The original ground-floor level plan shows a dividing wall separating the Scullery and Breakfast Room spaces (currently Space 1.07). There is surviving evidence showing the original location and alignment of this wall, with the ceiling nib, shadow line of the wall footprint remaining across the timber floor and in the wall finishes. It is not currently known when this alteration was undertaken.



**Fig. 325** Scullery and Breakfast Room dividing wall shown (circled) on the original ground-floor plan.

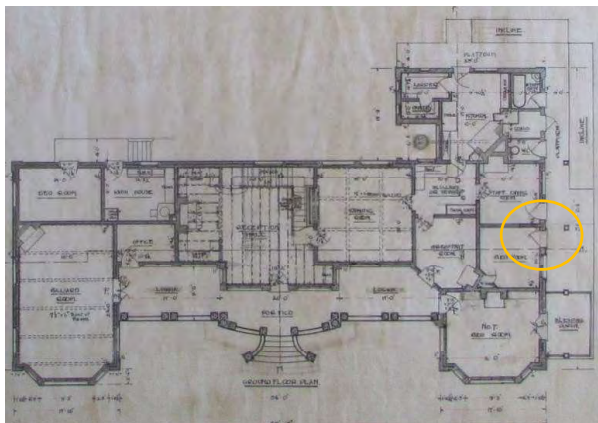


**Fig. 326** Evidence of original wall alignment (arrowed).

### 6.6.15 ground-floor blocked door opening

An original doorway located on the west elevation serving the Staff Dining Room (currently Room 1.10) has been infilled with brick masonry.

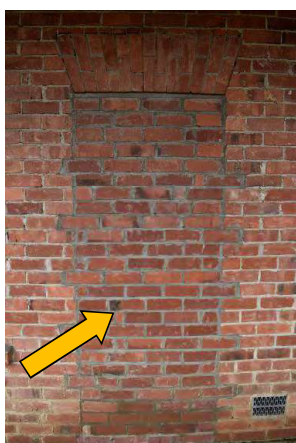
The original door opening is shown on the original plans and elevations, and the outline of the opening and flat segmental arch remains evident. It is not currently known when this alteration was undertaken.



**Fig. 327** Location of subject doorway opening as shown (circled) on the original ground-floor plan serving the ground-floor bedroom.



**Fig. 328** Location of subject doorway opening as shown (arrowed) on the original elevation drawing serving the ground-floor bedroom.



**Fig. 329** Exterior view showing brick infill of original opening in the west elevation wall with flat segmental brick arch.

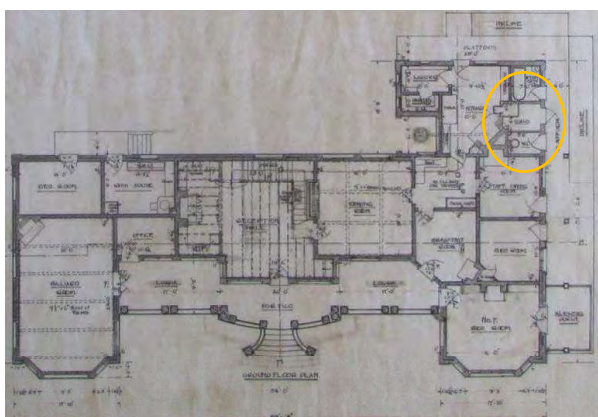


**Fig. 330** Interior view showing the location of the blocked-up opening in the west elevation wall.



### 6.6.16 ground-floor coal shed conversion to shower

A doorway located on the west elevation serving the original coal storage room has been infilled with brick masonry, and the removal of original internal partition walls between the coal storage room, the Staff Bathroom, and kitchen have combined to form the current shower room in space 1.12. The original door opening into the coal storage area retains the flat segmented arch, and a non-original window has been inserted into the brick infill wall. The original external door has potentially been repurposed as an internal door leading from the kitchen into the laundry area. It is not currently known when this alteration was undertaken.



**Fig. 331** Location of the original coal storage area and staff bathroom which have undergone alteration to form the current shower facility in current Space 1.12 as shown (circled) on the original ground-floor plan.



**Fig. 332** Original coal storage shed doorway which has been infilled and a window inserted.



**Fig. 333** Original coal shed doorway with brick infill and fitted window. The original flat segmented arch remains.



**Fig. 334** Original alignment of the partition wall between the coal storage shed and the staff bathroom and the infilled doorway.

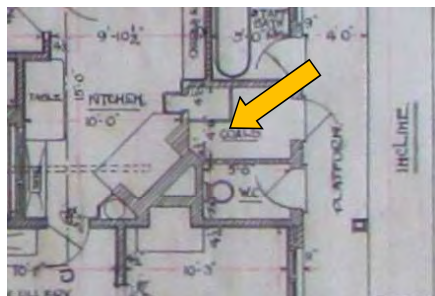


**Fig. 335** The non-original window fitted into the door opening brick infill.

A degree of original coal storage room fabric remains within the space, with a floor level brick wall nib and service hatch and duct leading into the rear of the kitchen range still evident.



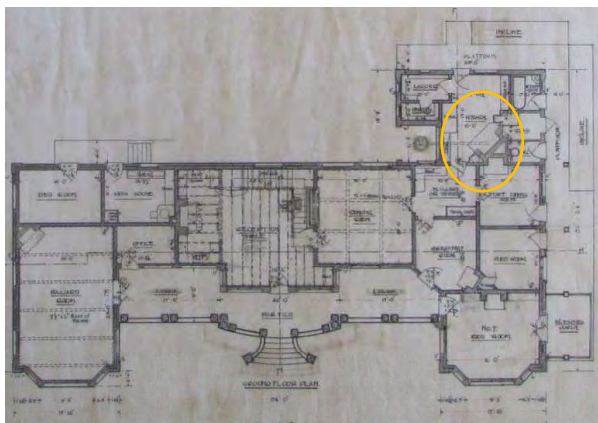
**Fig. 336** Surviving original fabric for the kitchen range service hatch and ducting. Also note the brick nib at floor level which formed the original partition wall between the coal shed and the staff bathroom.



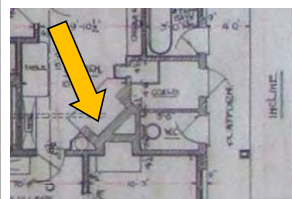
**Fig. 337** Location of the kitchen range service hatch and duct as shown (arrowed) on the original ground-floor plan excerpt.

#### 6.6.17 ground-floor kitchen range and ash pit

The original plans show the location of the original kitchen and fitted cooking range equipment. This area (current Space 1.11) has been subject to a degree of modification with a new curved wall currently formed in the location where the range was fitted. None of the original kitchen range equipment remains behind the modified wall.



**Fig. 338** Location of kitchen range as shown (circled) on the original ground-floor plan.



**Fig. 339** Excerpt view indicating the kitchen range.



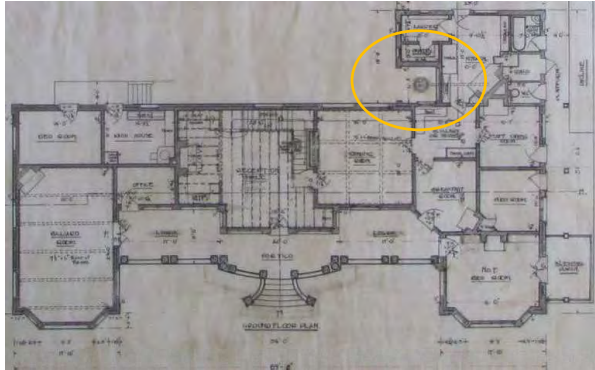
**Fig. 340** The curved wall in Space 1.11 which conceals the original range alcove.



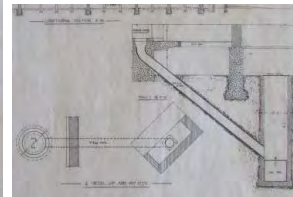
**Fig. 341** Image showing the curved wall in Space 1.11 which conceals the original range alcove.



Anscombe produced detailed drawings for the kitchen range ash removal system. The ductwork and ash pit chamber was originally shown to be located within an exterior alcove on the east side of the kitchen wing. Following modifications to the floor plan and exterior wall (date unknown), the ash pit has potentially become enclosed within the building footprint under the revised floor slab extent.



**Fig. 342** Location of kitchen range ash pit as shown (circled) on the original ground-floor plan.



**Fig. 343** Ash pit and ductwork detail on the original drawings.

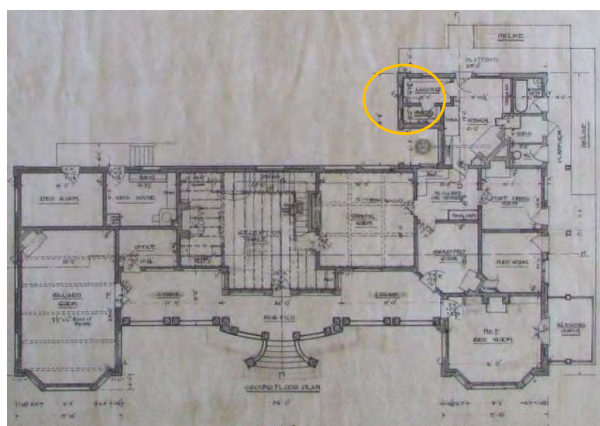


**Fig. 344** Approximate location for the ash pit, noting that it was potentially incorporated under the floor slab as part of modification and relocation of the exterior wall.

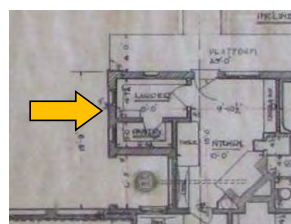
### 6.6.18 ground-floor kitchen modifications – larder and pantry

The original plan incorporated a larder and pantry accessed off the kitchen area. Modifications to the kitchen area (date unknown) removed the interior walls forming these spaces. In association with the interior modifications, the original windows for those spaces were blocked and infilled with brickwork.

The pantry window opening outline and concrete head lintel in the east facing elevation remains legible, however, the larder window has been concealed by the later laundry addition (current Space 1.14), with only a portion of the brickwork infill visible.



**Fig. 345** Location of subject window openings serving the ground-floor bedroom shown (circled) on the original ground-floor plan.



**Fig. 346** Close-up view of subject window openings serving the ground-floor bedroom.



**Fig. 347** Location of infilled original pantry window.



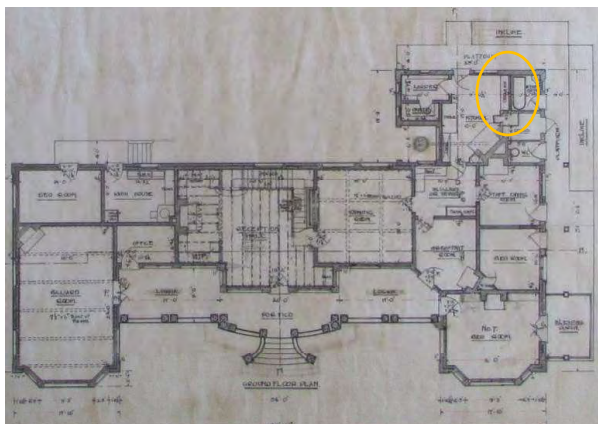
**Fig. 348** Original larder window outline.



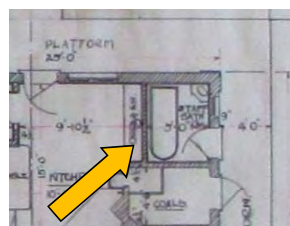
**Fig. 349** Brick infill of original pantry window opening in the east elevation wall with concrete head lintel.

### 6.6.19 ground-floor kitchen modifications – kitchen/bathroom partition wall

The original plan incorporated a partition wall separating the staff bathroom from the kitchen. Modifications to the kitchen area (date unknown) removed the interior wall forming these spaces and moved it further into the kitchen space, incorporating a new door opening into a laundry room (current Space 1.12).



**Fig. 350** Location of subject interior wall as shown on the original plans separating the original staff bathroom from the kitchen.



**Fig. 351** Location of subject interior wall.



**Fig. 352** Modified interior wall with doorway leading through to a laundry room.



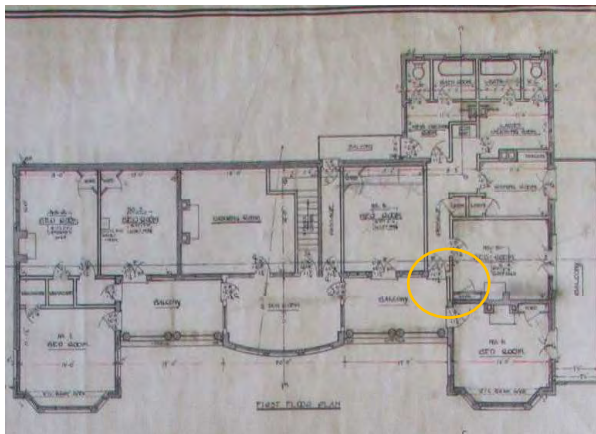
**Fig. 353** Modified interior wall with doorway leading through to a laundry room. This door is potentially the original coal storage room exterior door.



### 6.6.20 first-floor wall modification

Modification of the interior wall on the east elevation is evident at first-floor level. The wall originally featured a recess; however, the function, form and proportions of this recess is unknown.

The original wall recess is evident on the original plans, and there is evidence of modification to this area with an infill of cement render. It is not currently known when this alteration was undertaken.



**Fig. 354** Location of subject wall recess at first-floor level as shown (circled) on the original first-floor plan.

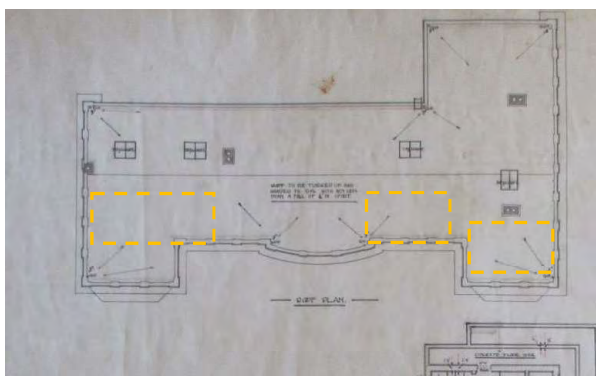


**Fig. 355** Infill of original recess in the east elevation wall.

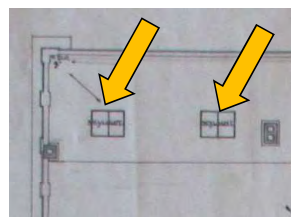
### 6.6.21 roof skylights

The original drawings show that the building was intended to feature a series of four skylights serving rooms at first-floor level. The skylights provided additional light for Bedrooms 2 and 3 (current Spaces 1.27, 1.26 and 1.28), Bedroom 5 (current Space 1.33), and Bedroom 4 (current Space 1.31).

The skylights have all been removed at some stage and the openings infilled.



**Fig. 356** Original roof plan showing series of skylights (yellow dashed outlines).



**Fig. 357** Original roof plan showing skylights.

## 6.7 cultural and architectural influences

The following text in *italics* is taken from the “N.Z. Historic places Record Form – Earnsclough Station Homestead, HP File No. 12012-093, prepared by Wayne Nelson in September 1997.”<sup>122</sup>

*Earnsclough Station Homestead conforms to a style of architecture known as 'Jacobethan'.<sup>123</sup> The term is compounded from Jacobean (the period of King James the First) and Elizabethan, and in architectural terms combines aspects of English domestic architecture from the period 1568-97, and 1608-20. Two characteristics of these periods in English architecture are clearly evident at Earnsclough: symmetrical facades and a belief in large, perpendicular windows with mullions and transoms (in this case represented by large timber casements) from the Elizabethan English Renaissance, and an E or H shaped plan with large windows (or groups of windows) dominating the walls, along with wood and plaster decoration.*

*The plan of Earnsclough, viewed from east to west is E shaped with the entrance portico forming the centre of the E.*

*Jacobethan, as such, is an English Domestic architecture revival style, and coming as it does mainly during the Victorian/Edwardian period when architects and designers such as William Morris, Philip Webb, Norman Shaw, C.F.A Voysey, Rennie Mackintosh and Sir Edwin Lutyens were at their peak, the style has the additional feature of incorporating Arts and Crafts details in the interiors. Again, this can clearly be seen at Earnsclough where the interior boasts stained glass (at least one and possibly two great windows in this form), a timber arch in the hall or loggia, timber dados, a stylised timber staircase with vague references to Art Nouveau in the stair balusters, panelled timber doors, and polished wooden floors - all in natural woodstained colours. The Drawing room with its sculptured plaster ceiling is typical of the Inter-war years, but the historical reference here goes directly back to the plasterwork of Jacobean architecture as found in the formal (as distinct from the domestic) rooms of a great house.*

*Jacobethan architecture was popular both in England and America. In both countries it tended to be used for large domestic houses and collegiate (university or college) buildings. The style was not prevalent in Australia where the related Anglo-Dutch style of architecture was more in favour. In New Zealand, however, the style occurs again forming in this sense a direct international cultural link with examples of the style found in the other two countries mentioned above. To-date the best known New Zealand examples, and in fact the only major group of registered examples of the style we have by a single New Zealand architect, are by the architect Edmund Anscombe. There are three other known outstanding contemporary examples in New Zealand, - the Papal Nuncio's Residence in Island Bay, Wellington, c. 1917, architect not known, (not registered); Olveston in Dunedin, 1904-06, Category I, by the British architect Ernest George (1839-1922); and Pridham Hall, New Plymouth Boys High School, 1918-19, by New Zealand architect W.A. Cumming (1860 1947).*

*In terms of Anscombe's oeuvre, Earnsclough was designed and built at a time in his career when he was specialising in the Jacobethan style. This period covers the years 1909 to 1923 and includes the buildings he designed for the University of Otago (as Architect to the University Council), and the Otago Girls High School Main Building, five*

<sup>122</sup> The in-text references within the original document have been maintained within the excerpted text.

<sup>123</sup> See the excellent description of the style given in *American Architecture Since 1780. A Guide to the Styles*, by Marcus Whiffen, MIT Press, 1992, pp.178-182.



*buildings in total. These are all collegiate buildings and are not true Gothic Revival buildings as is claimed in some quarters, but rather are hybrid eclectic buildings as buildings of the sixteenth and seventeenth centuries were, with distinct elements of Jacobethan styling evident in the treatment of the windows, the same treatment that is, which can be observed at Earnscleugh. What is unusual about Earnscleugh Homestead is that it is the only example we have from Anscombe's work of a domestic Jacobethan styled building. This fact is sufficiently outstanding in itself as adding to our knowledge of Anscombe's tremendous range of architectural styles - he was after all the man who arguably became, at the end of his life, New Zealand's premier architect in the Art Moderne / Art deco International style with his outstanding Centennial Exhibition Buildings of 1939-40. But in addition to this, Earnscleugh has the special status of being the only homestead that we know of in New Zealand designed in this particular style, and built out of historically correct brick masonry.*

*On close examination, the design of Earnscleugh shows that Anscombe used a certain degree of artistic freedom in his interpretation of the style. Anscombe used wooden casement windows instead of the conventional stone or plaster mullions used for this type of building. He also made free use of verandahs and balconies, which are not a normal feature of what is otherwise a cold climate style of architecture. It has been noted elsewhere, however, that the balconies can be attributed to the demands of the client, Stephen Spain, whose preference for fresh air appears to be legendary. One could also argue that the use of swing-out casement windows, which were just coming into their own at this time (1920) as a fresh air feature, can similarly be attributed to the same source. Both the timber balcony and the verandah were already well-established features of the New Zealand villa. The design of a two-storey brick balcony on the west wing of Earnscleugh, for example, while unusual for a Jacobethan building, is therefore perhaps not so strange if one considers that the architect merely adopted an eclectic approach to his design, and attached to it a typical piece of New Zealand vernacular to suit the needs of the client.*

*The possibility that this feature, and indeed the design and style of the whole place, was derived from the homestead architecture of the Southwest United States,<sup>124</sup> is not to be discounted, at least as far as the verandah and balconies are concerned. The style of Earnscleugh, however, is definitely not that of the homesteads found in California, Nevada, New Mexico and Arizona. Homesteads in these states are uniformly designed in the Spanish Mission Hacienda style - a style which nevertheless does have balconies and verandahs.*

*Since there is a legend that the style of Earnscleugh came from a homestead which Stephen Spain saw on a visit to the United States to study irrigation systems, the question becomes quite intriguing as to where exactly Spain went in the United States. If he went to the south-west, as is claimed, he would have seen balconies but not Jacobethan homesteads. If he went to the mid-west or to the east on the other hand, he would have seen Jacobethan style buildings if not homesteads.<sup>125</sup> Keith Cree, in his article on Earnscleugh, says that he had read that Spain got his ideas on architecture in California, but he also thinks that Stephen Spain saw a "mansion or hacienda" in Montevideo that was to be the pattern for Earnscleugh.<sup>126</sup>*

<sup>124</sup> Garthwaite, *ibid*, pp.15-16. Garthwaite sources this opinion to Clare Walker, *Make no little Plans*, unpublished thesis, University of Canterbury, 1994, reproduced in *Archive Report*, Dalziel Architects, unnumbered MS provided by Louise Shaw circa May 1997, held at Otago/Southland Regional Office, NZHPT, Dunedin, p.2.

<sup>125</sup> See the illustrated examples of Jacobethan architecture in the United States which appear, with their locations indicated, in Marcus Whiffen's *American Architecture Since 1780*, pp.178-182.

<sup>126</sup> Keith Cree, extract from *Evening Star* (n.d.) sourced in Garthwaite, *ibid*, p.24.



*There is only one Montevideo in the United States. It is located in the State of Minnesota, which is on the western edge of Lake Superior in the American mid-west - a long way from the warm south, and in a totally different cold to temperate, climate. For the sake of the record, it should be made clear that the Jacobethan style of architecture in the United States, as one would expect for this style, is found principally in the cool, temperate areas of that country, namely in the east (Pennsylvania) and in the mid-west (Michigan, also on Lake Superior). The states of Michigan, Wisconsin and Minnesota are side by side on Lake Superior, and if Stephen Spain did indeed get his idea for a Jacobethan style mansion from America, it would have been in Montevideo, Minnesota, and not in California.*

*Certain features which Anscombe designed for Earnsclough are missing today, as they were when the homestead was first occupied by Stephen Spain and his family. A description of these features and the economic reasons for the building not being completed are amply covered by Justine Garthwaite, but it should be noted here that the fact Earnsclough was not completed and subsequently modified in various ways, does not detract from its outstanding architectural significance, since, to quote from Justine, "Earnsclough homestead is also architecturally significant in that it allows its methods of construction to be seen."<sup>127</sup>*

This final comment from HNZPT does not align with this Conservation Plan, the historic heritage values recognised, or the future appropriate conservation of this place. Maintaining the exposed poor-quality brickwork and associated mortar beds in their unfinished state neither demonstrates an unusual or particularly special method of construction nor enhances the greater outstanding architectural significance of the building.

## **6.8 physical condition of the fabric as found**

### **6.8.1 house – exterior**

The exterior of the house is generally in fair condition. However, the brick masonry units for the main wall panels are seconds quality displaying lack of mould compaction, poor fire skin consistency, multiple fissures, fractured units, loss of brick material through spalling and large cavities within the bedding mortar. There is a strong likelihood for moisture penetration through un-struck bedding joints and through the face of poor-quality brickwork, which, without a consistent fire-skin tends to absorb moisture.

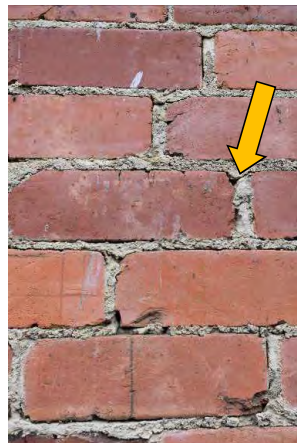
The brick quality is considered generally poor, as the lack of anticipated applied rendered finish specified in the original design leaves the construction system overall incomplete and at risk.

Observation of the exterior brick masonry fabric indicates that the building was originally constructed in preparation and anticipation of the application of a final render finish. The unfinished and poor-quality brick masonry provides a clear path for moisture ingress and uncontrolled air movement through exposed junction cavities, particularly at window and door surrounds where the reveals have large gaps which are not sealed against the elements. These gaps are gauged to allow for a render build-up to seal the fenestration units within the reveals.

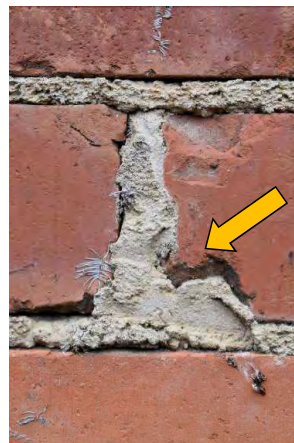
<sup>127</sup> Garthwaite, *ibid*, p.17.



**Fig. 358** Contrast between the generally poor wall pointing (left arrow) and well executed expressed brick elements (right arrow).



**Fig. 359** Typical poor wall bedding mortar which has not been struck for a fair-faced pointing finish.



**Fig. 360** Close-up view of typical bedding mortar which has not been struck for a fair-faced pointing finish and the use of poor-quality bricks.

### 6.8.2 house – interior

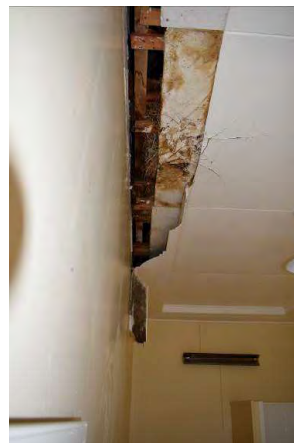
The interior of the house is generally in fair condition. However, there are several spaces at first-floor level which have suffered from water ingress and subsequent deterioration of ceiling, wall, and floor fabric.



**Fig. 361** Space 1.36 with evidence of water staining at ceiling, wall, and floor level.



**Fig. 362** Space 1.39 with evidence of water staining at ceiling, wall, and floor level.



**Fig. 363** Space 1.27 with evidence of ceiling damage from water penetration.



**Fig. 364** Ceiling decay caused by water ingress in Space 1.31.



**Fig. 365** Space 1.31 with evidence of water staining at ceiling, wall, and floor level.



**Fig. 366** Space 1.37 showing staining on ceiling from water ingress.



**Fig. 367** Space 1.10 showing staining on ceiling and walls from water ingress.

### 6.8.3 house – outbuildings

The house outbuildings are generally in poor condition, with advanced decay/complete loss of roof, door, windows, and other enclosure fabric.



**Fig. 368** Space 1.16 showing advanced decay of exterior and interior fabric.



**Fig. 369** Space 1.16 showing poor condition with extensive loss of enclosure fabric.



#### 6.8.4 utility shed (men's quarters) – exterior and interior

The Utility Shed outbuilding is generally in poor condition, with decay of external roof, door, windows and advanced decay of exterior brick masonry walls and foundation subsidence. Deterioration of internal fabric and finishes is also evident with moisture ingress and accumulation of mould.



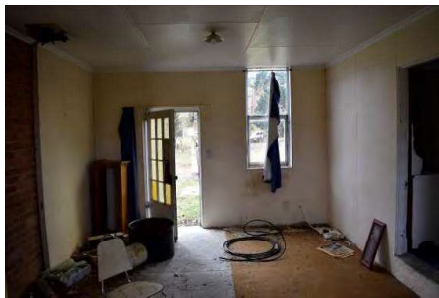
**Fig. 370** Significant cracking in the brick masonry from foundation settlement.



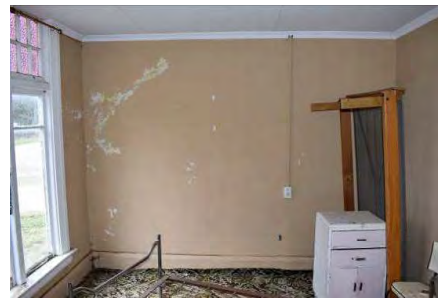
**Fig. 371** Poor joinery finishes and loss of pointing mortar.



**Fig. 372** Significant cracking in the brick masonry from foundation settlement.



**Fig. 373** Interior finishes are degraded and there is evidence of moisture ingress.



**Fig. 374** Interior finishes are degraded and there is evidence of moisture ingress.



### 6.8.5 stable block – exterior and interior

The Stable Block outbuilding is generally in poor condition, with decay of external roof, door, windows evident. Deterioration of internal fabric and finishes is also evident with moisture ingress and accumulation of mould and algae.



Fig. 375 Poor joinery finishes.



Fig. 376 Poor joinery finishes.



Fig. 377 Interior of the Stable Block and extent of moisture ingress.

### 6.9 site, setting, and context

The Earnsclough Homestead site is situated in the Central Otago District. The property is located approximately 2 km south of the small settlement of Earnsclough, 4 km south of Clyde, and approximately west of the Clutha River and approximately 4 km north of Alexandra. To the east of the site runs the Clutha River, and to the west the site is bounded by the Fraser River with the Nevis Range further to the west.

Vehicular access onto the site is gained via two driveway openings, one leading directly from Earnsclough Road on the east side of the site, and one from a track that connects Earnsclough Road with Strode Road.

The principal site entrance is located on Earnsclough Road, where access is gained through an opening marked by brick gate piers with concrete caps.

A metalled driveway heads in a westerly direction across the site to curve around the homestead. The driveway continues south to serve the Utility Shed, Stable Block and other outbuildings.

The site is relatively flat with large open areas of grass covering the land outside of a central core of planting featuring mature trees of varying species surrounding the homestead. The wider site planting is characterised with Shelter Belt Grove planting of pine trees to the south-east aspect, and a Pine Grove close to the eastern boundary.

The principal north elevation of the Homestead addresses gardens populated by a pair of palm trees growing directly in front of the house, and these are shouldered by two elm trees, which are planted off-set to each of the projecting wings.

Refer to **appendix i** for a copy of the landscape planting identification plan.



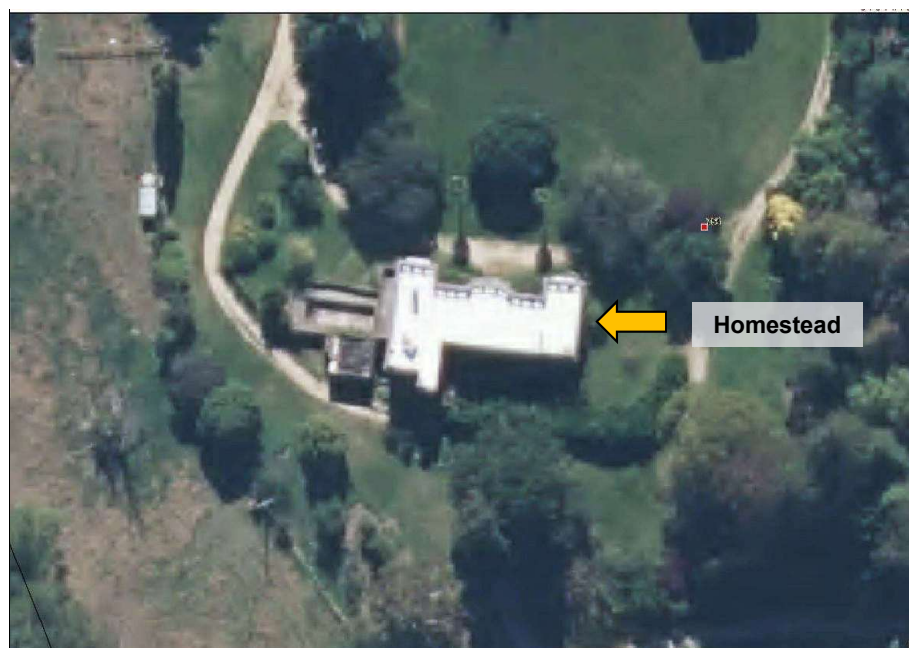
**Fig. 378** Aerial view of the wider Earnsclough and Clyde context, with the subject site arrowed.  
(Central Otago District Council GIS, accessed May 2022)



**Fig. 379** Aerial view of the site context with the subject site arrowed.  
(Central Otago District Council GIS, accessed May 2022)



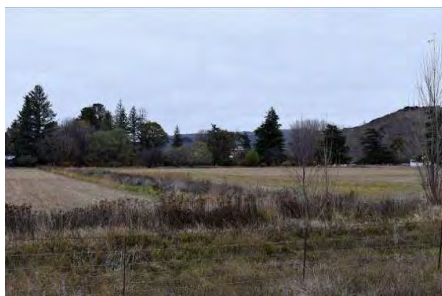




**Fig. 380** Aerial view of the site context with the subject homestead arrowed.  
(Central Otago District Council GIS, accessed May 2022).



**Fig. 381** Aerial view of the site with identification of the individual buildings.  
(Central Otago District Council GIS, accessed May 2022)



**Fig. 382** Looking west showing approach to Earnsleugh Station from Earnsleugh Road.



**Fig. 383** The main entrance into Earnsleugh Station from Earnsleugh Road.



**Fig. 384** Driveway leading towards Earnsleugh Homestead.



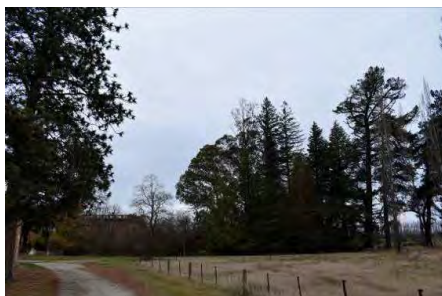
**Fig. 385** Glimpsed views of the north elevation of Earnsleugh Homestead from the driveway approach.



**Fig. 386** Looking south across the landscaped grounds and mature vegetation screening the north elevation of Earnsleugh Homestead.







**Fig. 387** Looking north towards Earnscleugh Homestead from the site's service driveway.



**Fig. 388** Looking south along the site's service driveway towards the Utility Shed.



**Fig. 389** Looking north along the site's service driveway and across the site towards the Utility Shed (centre foreground) and Earnscleugh Station in the distance beyond the treeline.

### 6.9.1 historic landscape

The following text in *italics* in this section is taken from the "*Earnscleugh Station Homestead – Research Report for Historic places Trust Dunedin*" prepared by Louise Shaw, The Centre for Public History, University of Otago in May 1997.<sup>128</sup>

*Prior to development of the Earnscleugh Station site to construct the existing homestead, it is noted that the grounds were, at one time, magnificent. William Fraser originally planted English trees and an orchard on the property.<sup>129</sup> McInnes describes an array of different trees: weeping elms and willows by the water-race, poplars between the old homestead and the woolshed, walnuts, lilacs, wild cherries, hazelnuts, plum and fir trees. One walnut tree, planted by William Fraser in the early 1870s, was reputedly so big that forty cars could shade under it and local children were employed to harvest the walnuts. Trees grew everywhere, by the river and by the woolshed and*

<sup>128</sup> The in-text references within the original document have been maintained within the excerpted text.

<sup>129</sup> This is clearly marked on a map dating from Strode and Frasers period kept on file P.143.



*the big trees on the property provided a popular hunting ground for birds' eggs for the local children.*<sup>130</sup>

The use of the original garden was commonly reported in the newspapers during and just after WWI – as it paralleled large gardens in Auckland in the same decade. Numerous references to Earnsclough are found in historic newspapers and articles<sup>131</sup> relating to social events held at Earnsclough gardens, often for community fetes. A typical reference is found in an article in the Central Otago Gazette from 24 February 1915, which comments on a meeting held at the homestead to discuss upcoming events with *“A very large attendance of Clyde, Alexandra, and Earnsclough representatives...”*. The meeting confirmed a decision to *“hold a garden fete on about March 17<sup>th</sup> at the homestead.”*<sup>132</sup>

Following the construction of the Earnsclough Homestead, a new landscaping design was undertaken by renowned landscape architect, Alfred Buxton.

Together with his son, Buxton travelled throughout New Zealand calling on all sites where a new house was observed and then offering their services to the owner to plan a new garden. In the case of Earnsclough Station, Buxton was commissioned by Stephen Spain to undertake landscaping works, and these were undertaken between December 1922 and 1923. Four of Buxton's gardeners operating under a German Count head gardener were engaged to undertake the works, with the planting completed in one operation at a cost of £670.

As part of Buxton's landscaping works an existing wisteria and Virginia creeper (established prior to Buxton's engagement) was removed from the building after growing to the top of the house within just two or three years of growth. That rapid growth was potentially due to large numbers of old sheep being buried under the house in that location.<sup>133</sup>

A contemporary recollection of the gardens describes how *“the house was approached via a curved driveway lined with tall trees. Wide curved concrete steps lead up from the driveway to the front entrance on a front verandah lined with concrete columns, which linked the two wings of the house and originally supported open balconies which were later closed in.”*<sup>134</sup>

*The house itself was once covered in Virginia creeper, originally planted at the back (southside) of the house to grow over the storehouse and pantries to keep them cool but it eventually spread over the whole house. Cascades of pale blue wisteria draped over the verandah's in early summer and attracted wild honeybees and visitors from near and far. This plant covering was eventually removed as it grew into the house including the roof.*<sup>135</sup>

<sup>130</sup> McInnes, p.11, 45, 97, 163.

<sup>131</sup> <https://paperspast.natlib.govt.nz/>

<sup>132</sup> ALEXANDRA HERALD AND CENTRAL OTAGO GAZETTE, ISSUE 967, 24 FEBRUARY 1915, PAGE 5.

<sup>133</sup> Tipples, R., 1989, Colonial landscape gardener: Alfred Buxton of Christchurch, New Zealand, 1872-1950. Department of Horticulture and Landscape, Lincoln College, Page 87.

<sup>134</sup> McInnes, p.126; 189.

<sup>135</sup> McInnes, p.27, 126, 179.



## 7. assessment of historic heritage significance

### 7.1 general criteria for significance

This section establishes the terms adopted in the assessment of cultural heritage value. The criteria are adapted from a selection included in the Heritage New Zealand Pouhere Taonga Act 2014 – Section 66 (1), the section of the Act which lists criteria used in qualifying the inclusion of a place on the Heritage New Zealand List/Rārangi Kōrero.

A conservative approach has been adopted for the assessment. Where the origin of an item is inconclusive and has the potential of having cultural heritage value (such as the archaeological significance of a site), this is identified. Should, at a later time, more information become available these items should be reassessed.

### 7.2 degree of significance

The determination of the level of significance of a historic heritage place requires an evaluation of the overall significance of the place. This has regard to (i) the values of the place and (ii) the geographic area the overall significance relates to.

A six-level scale of value has been adopted in tabulating the cultural heritage value of the overall place, and spaces or elements within this place. These values are:

- 1 Exceptional**  
The element, space, or overall place is of exceptional importance to the overall significance of the place. Retention of the identified value is essential.
- 2 Considerable**  
The element, space, or overall place is of considerable importance to the overall heritage significance of the place. Retention of the identified value is very important.
- 3 Moderate**  
The element, space, or overall place is of moderate importance to the overall heritage significance of the place. Retention of the identified value is desirable.
- 4 Minor**  
The element, space, or overall place is of minor importance to the overall heritage significance of the place.
- 5 None**  
The element, space, or overall place is of no importance to the heritage significance of the place.
- 6 Intrusive**  
The element, space, or overall place obscures or passively detracts from the heritage significance of the place.

## 7.3 evaluation of historic heritage significance

Historic Heritage Values	Archifact comment
<b>1) Aesthetic:</b>	
<i>The place, and its spaces and elements, demonstrates aesthetic, visual, or landmark significance. Consideration of the formal qualities of the fabric and setting: the form, scale, materials, space, etc. and the contribution made to the overall integrity of the design of the place.</i>	<ul style="list-style-type: none"> <li>The arrangement, form, and scale of the building elements strongly reflect the Jacobethan design style and the composition of those built elements located within the surviving extent of the Buxton-designed landscape setting is of exceptional significance.</li> <li>The Jacobethan influences are clearly apparent in the buildings' design (house, utilities shed and stable block) which features a flat roof with parapet, double-height projecting faceted bays and perpendicular windows divided by transoms and mullions (giving an emphasis on verticality).</li> <li>While the property has undergone a number of alterations and additions over the years, most notably with extensions along the southern side of the building and rearrangement of the internal floorplan, the form, scale, mass, and layout of the main building has not been unduly compromised over the original design; so, retaining the aesthetic significance to a large extent.</li> <li>The interior of the property retains large areas of original historic fabric and the floor plan arrangement of spaces throughout much of the main building plan remains intact. Of note are the decorative plaster ceilings within principal spaces, the wainscoting at ground-floor level and the finely detailed main timber staircase and general joinery..</li> <li>The original aesthetic design intent was not fully realised. The lack of integrity in external enclosure unrendered finish presents a clear risk to the house's long-term survival and appropriate use.</li> </ul> <p>Earnsclough Station is considered to demonstrate <b>considerable aesthetic significance</b>.</p>
<b>2) Archaeological:</b>	
<i>The degree to which the place can be said to have an archaeological potential.</i>	<ul style="list-style-type: none"> <li>As a site associated with human activity prior to 1900, the Earnsclough Station site is defined as an archaeological site under the HNZPTA.</li> <li>There is also potential for nineteenth and twentieth century material on the site.</li> </ul> <p>However, without any specific archaeological assessment of the site for reference, this Conservation Plan takes a conservative approach and this criterion is <b>not assessed</b>.</p>
<b>3) Architectural:</b>	
<i>The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer, or builder.</i>	<ul style="list-style-type: none"> <li>The place has significant architectural value as a representative example of a commission secured by architect Edmund Anscombe who is noted as being a highly regarded exponent of New Zealand's early twentieth century architecture considering the quality of his designs and prolific nature of his practice.</li> <li>The place is a rare example of a Jacobethan-styled building designed to sit within a remote rural sheep station setting instead of the more common grand collegiate or townhouse</li> </ul>



Historic Heritage Values	Archifact comment
	<p>buildings commonly attributed to this style within the English or American context.</p> <ul style="list-style-type: none"> <li>• The uniqueness and identity of this building owes much to the character and style given to it by Anscombe.</li> <li>• Earnsclough Homestead is a good example of the influence of the Jacobethan style of architecture in New Zealand. The design and construction of Earnsclough Homestead suggests that Jacobethan style architectural influences were derived from the English Domestic architecture revival during the Victorian/Edwardian period. The architectural form is therefore indicative of the transfer of those ideals through to early New Zealand vernacular architecture and of considerable significance.</li> <li>• The significance of the design is enhanced through the architect's lack of rigid adherence to the Jacobethan Style in the overarching design, with his introduction of alternate style elements including Arts and Crafts influences such as the stained-glass lead-light windows and style of timber joinery, and with the open balconies.</li> <li>• The architectural significance of Earnsclough Homestead is not considered to have diminished with the loss of some original building fabric as the original design intent remains legible.</li> <li>• Earnsclough is significant as being the only known homestead in New Zealand both designed in the Jacobethan style and to be built out of brick masonry, the traditional construction material attributed to that style.</li> <li>• The Stable Block and Utility Shed outbuildings have significance for being designed and built with similar architectural influences to those of the main homestead.</li> <li>• The outbuildings formed part of the early construction programme by Stephen Spain to serve the homestead operational requirements and are consequently of architectural significance.</li> </ul> <p>Earnsclough Station is considered to demonstrate <b>considerable architectural significance</b>.</p>
4) Contextual:	
<p><i>The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape, or setting.</i></p>	<ul style="list-style-type: none"> <li>• Earnsclough Homestead sits on a level and exposed site located within the Clutha River valley and is a highly recognisable building in its locality due to its prominent position close to Earnsclough Road.</li> <li>• From the time of its conception, Earnsclough Station is likely to have been considered a landmark in an area which originally featured just a few properties of much reduced scale and prominence within its immediate mature parkland and wider rural pastoral setting. This prominence is arguably as significant today in consideration that the place remains on a prominent site that has retained its imposing architectural presence by its form and construction material.</li> <li>• Elements of the Buxton designed landscape survive and remain legible to complement the wider historic context.</li> </ul> <p>Earnsclough Station is considered to demonstrate <b>exceptional contextual significance</b>.</p>



Historic Heritage Values	Archifact comment
<b>5) Historical:</b>	
<i>The place reflects important or representative aspects of national, regional, or local history, or is associated with an important event, person, group of people, idea, or early period of settlement within the nation, region, or locality.</i>	<ul style="list-style-type: none"> <li>The Earnsclough Homestead and site represents the development of an important South Island pastoral station, dating back to the early years of permanent European settlement.</li> <li>Earnsclough Station, also known as Run 249, has historical significance through evidence of its stable history having passed through only a few occupiers. With only a few parcels of land added to, and subtracted from, the station over the years, the site has remained largely intact.</li> <li>A.C. Strode and William Fraser were early occupiers of the Station who made an important contribution to Otago and New Zealand history through their developments in pastoralism, the inadvertent introduction of rabbits for farming, and gold mining.</li> <li>Although the present house is not the original homestead on the property it represents historical events of a key development and settlement period both locally, and within the region of Central Otago and the work of one of New Zealand's influential architects, Edmund Anscombe.</li> <li>There continues to be an ongoing problem of rabbit infestation in Central Otago, and Earnsclough Station may be regarded as having historical significance in the history of dealing with this problem. The creative and financially-successful way Stephen Spain dealt with the rabbit pest contagion at that time, has resonance with an ongoing rabbit pest problem in Central Otago up until the present time.</li> </ul> <p>Earnsclough Station is considered to demonstrate <b>considerable historical significance</b>.</p>
<b>6) Knowledge:</b>	
<i>The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region, or locality.</i>	<ul style="list-style-type: none"> <li>The place represents knowledge significance in understanding historic land management practices for remote stations and the challenges faced in ensuring a financially stable business when leasing, working, and managing Crown lands during the late nineteenth and early twentieth centuries.</li> <li>The place has knowledge significance for understanding an unusual example of a sheep farm which, for the period of ownership by the Spain family derived its principal income from the sale of the skins and meat of the rabbit pest which was otherwise destroying the land.</li> <li>The place provides knowledge of architectural history for the work of one of New Zealand's outstanding architects, Edmund Anscombe.</li> <li>The survival of the original building fabric provides an insight to past human activities, customs, and lifestyles.</li> </ul> <p>Earnsclough Station is considered to demonstrate <b>minor knowledge significance</b>.</p>
<b>7) Mana Whenua:</b>	
<i>The place has a strong or special association with, or is held in high esteem by,</i>	This criterion is <b>not assessed</b> .






Historic Heritage Values	Archifact comment
<i>mana whenua for its symbolic, spiritual, commemorative, traditional, or other cultural value.</i>	
<b>8) Social:</b>	
<i>The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional, or other cultural value.</i>	<ul style="list-style-type: none"> <li>The place has an association with the local community for being the focal point for numerous community gatherings and social events throughout the early to mid-twentieth century.</li> <li>Social events included summer fetes being held on the property and through hosting of the annual Easter Bunny shoot which commemorated the ongoing rabbit pest problem in Central Otago.</li> <li>Earnsclough Homestead gained a notoriety within the local community, who referred to the place as 'Spain's Folly' in recognition of the ostentatious design and significant financial cost Spain incurred in building a house on land that he didn't own and was never recompensed for (by the Crown). This interest and association of problems associated with the grand Earnsclough Homestead are thought to have been commonly recounted within the local community for many years, even following the departure of the Spain family.</li> </ul> <p>Earnsclough Station is considered to demonstrate <b>moderate social significance</b>.</p>
<b>9) Technological:</b>	
<i>The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components, or use of materials.</i>	<ul style="list-style-type: none"> <li>The techniques, materials utilised for the construction of the main building and outbuildings were borne from those practised and refined for a period of brick masonry building work throughout the latter part of the nineteenth and early twentieth centuries.</li> <li>The arrangement and use of the internal floor space and the techniques utilised in their construction provide a permanent record of the materials available during that period and the ability to integrate them into the building.</li> <li>The survival of this place therefore demonstrates technological techniques that are considered to be common or since evolved to be integrated into current construction practice.</li> </ul> <p>Earnsclough Station is considered to demonstrate <b>minor technological significance</b>.</p>

#### 7.4 tabulation of historic heritage significance




Individual spaces and exterior forms have been assessed using the criteria and scale given above to assign an overall historic heritage significance value. This assessment has been applied to exterior, interior, and landscape elements.

Note that the levels of heritage significance within the tabulation are relative to their contribution to the place's overall historic heritage significance, and do not take note of the existing condition.




##### 7.4.1 exterior





<p><b>Item:</b> 1</p> <p><b>Description:</b> House – North elevation</p> <p><b>Significance:</b> 2 – Considerable</p> <p><b>Comment:</b> This is a principal elevation which through presenting the form and arrangement of building elements has significance as a representative example of the Jacobethan Style.</p> <p>The original aesthetic design intent was not fully realised. The lack of integrity in external enclosure unrendered finish presents a clear risk to the house's long-term survival and appropriate use.</p>	 <p><b>Fig. 390</b></p>
<p><b>Item:</b> 2</p> <p><b>Description:</b> House – South elevation</p> <p><b>Significance:</b> 3 – Moderate</p> <p><b>Comment:</b> This is a secondary elevation which remains legible as the service side of the house but has undergone some alteration and addition.</p> <p>Although a subservient side of the building, expressed brick quoins at the building corners provides some relief and indicates that this elevation was also intended to receive a render coat. In light of its secondary purpose this elevation is considered to be of moderate significance.</p>	 <p><b>Fig. 391</b></p>
<p><b>Item:</b> 3</p> <p><b>Description:</b> House – East elevation</p> <p><b>Significance:</b> 2 – Considerable</p> <p><b>Comment:</b> This is a secondary elevation which through presenting the form and arrangement of building elements has significance as a representative example of the Jacobethan Style.</p> <p>The original aesthetic design intent was not fully realised. The lack of integrity in external enclosure unrendered finish</p>	 <p><b>Fig. 392</b></p>








	presents a clear risk to the house's long-term survival and appropriate use.	
<b>Item:</b> <b>Description:</b> <b>Significance:</b> <b>Comment:</b>	<p><b>4</b></p> <p>House – West elevation</p> <p><b>3 – Moderate</b></p> <p>This is a secondary elevation which demonstrates architectural elements of the Jacobethan Style but is related to the secondary service nature. This elevation has undergone some alteration and addition.</p> <p>The balcony balustrade is not in accordance with the original design and is poorly constructed. Refer also Item 14.</p> <p>The original aesthetic design intent for the elevation was not fully realised. The lack of integrity in external enclosure unrendered finish presents a clear risk to the house's long-term survival and appropriate use.</p>	 <p>Fig. 393</p>
<b>Item:</b> <b>Description:</b> <b>Significance:</b> <b>Comment:</b>	<p><b>5</b></p> <p>House – Outbuilding</p> <p><b>4 – Minor</b></p> <p>The pump room and storage room extension located at the west end of the building is a later addition that is of minor significance to the values of the place.</p>	 <p>Fig. 394</p>
<b>Item:</b> <b>Description:</b> <b>Significance:</b> <b>Comment:</b>	<p><b>6</b></p> <p>House – Windows</p> <p><b>2 – Considerable</b></p> <p>The majority of windows throughout the building are considered original items and are of considerable heritage significance to the place.</p> <p>The timber framed windows with both clear and lead-light glazing panes are configured in a variety of sizes, shapes, and configurations.</p> <p>The perpendicular, vertical form of the timber casement windows is a significant feature of the place and strongly reflects the Jacobethan design ethos adopted for the building design.</p>	 <p>Fig. 395</p>



		 <p>Fig. 396</p>
<p><b>Item:</b></p> <p><b>Description:</b></p> <p><b>Significance:</b></p> <p><b>Comment:</b></p>	<p><b>7</b></p> <p>House – North main entrance door</p> <p><b>1 – Exceptional</b></p> <p>The main entrance door is considered an original item of exceptional significance to the place.</p>	 <p>Fig. 397</p>
<p><b>Item:</b></p> <p><b>Description:</b></p> <p><b>Significance:</b></p> <p><b>Comment:</b></p>	<p><b>8</b></p> <p>House – External doors (general)</p> <p><b>2 – Considerable</b></p> <p>The external doors are considered original items.</p>	 <p>Fig. 398</p>

<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>9</b></p> <p>House – First-floor level veranda window infills</p> <p><b>6 – Intrusive</b></p> <p>Infilling of the first-floor veranda openings disrupts the original design intention to create open airy spaces and is considered an intrusive development.</p> <p>It is noted that the original columns and timber balustrades remain in-situ and this surviving original fabric is of exceptional significance.</p>	 <p><b>Fig. 399</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>10</b></p> <p>House – Chimney Stacks</p> <p><b>3 – Moderate</b></p> <p>The chimney stacks are plainly detailed and were not designed as primary visual elements with the stacks largely concealed behind the roof parapet.</p>	 <p><b>Fig. 400</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>11</b></p> <p>House – External expressed brickwork</p> <p><b>1 – Exceptional</b></p> <p>Includes the expressed ornamental brick elements including string courses, quoins, window flat segmental arches and sills, door heads, etc.</p> <p>The expressed brickwork is a key original architectural design feature and are of exceptional significance to the place.</p>	 <p><b>Fig. 401</b></p>  <p><b>Fig. 402</b></p>

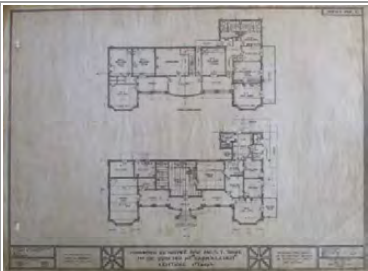
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>12</b></p> <p>House – External brick walls</p> <p><b>2 – Considerable</b></p> <p>The external brick walls present evidence of the original design form and arrangement of the building, and are of considerable significance as part of the building envelope overall.</p> <p>Exceptional significance is not attributed to the brick wall panels as the original design did not intend to present the brick panels as the final surface finish but were to be rendered.</p>	 <p><b>Fig. 403</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>13</b></p> <p>House – North elevation veranda columns at ground and first floor levels.</p> <p><b>2 – Considerable</b></p> <p>The veranda columns are of considerable significance within the architectural design of the place.</p> <p>It is notable that the columns still display a rough-cast finish with shuttering lines exposed, without the final finish and detailing as shown in the original design scheme.</p>	 <p><b>Fig. 404</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>14</b></p> <p>House – West elevation veranda</p> <p><b>3 – Moderate</b></p> <p>The west elevation veranda is of moderate significance as the structure was not built in accordance with the original drawings and is poorly constructed.</p>	 <p><b>Fig. 405</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>15</b></p> <p>House – Pool</p> <p><b>4 – Minor</b></p> <p>The pool and surrounding landscaping has no significance to the values of the place.</p>	 <p><b>Fig. 406</b></p>

<b>Item:</b>	<b>16</b>	
<b>Description:</b>	Utility Shed (Men's Quarters) – Exterior (general)	
<b>Significance:</b>	<b>2 – Considerable</b>	
<b>Comment:</b>	The construction of the Utility Shed coincides with the original homestead development.  However, the Utility Shed has undergone extensive modification and is in a parlous structural condition.	
		<b>Fig. 407</b>


<b>Item:</b>	<b>17</b>	
<b>Description:</b>	Stable Block – Exterior (general)	
<b>Significance:</b>	<b>2 – Considerable</b>	
<b>Comment:</b>	The construction of the Stable Block coincides with the original homestead development and retains a high degree of original fabric.	
		<b>Fig. 408</b>

<b>Item:</b>	<b>18</b>	
<b>Description:</b>	Site and Setting	
<b>Significance:</b>	<b>1 – Exceptional</b>	
<b>Comment:</b>	The surviving extent of the Alfred Buxton designed landscape planting and arrangement is of exceptional significance to the place.	
		<b>Fig. 409</b>


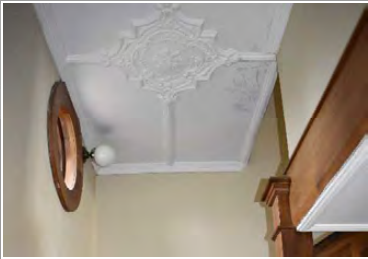


#### 7.4.2 interior





<b>Item:</b>	<b>19</b>	
<b>Description:</b>	House – General floorplan layout	
<b>Significance:</b>	<b>2 – Considerable</b>	
<b>Comment:</b>	The floorplan retains a degree of original configuration which is of considerable significance. However, there have been several modifications to the original planning, and the central core, including the main entrance hall and staircase, does not align with the original plans. Some of these changes are suggested to have been made during construction or shortly following.  Refer to <b>appendix g</b> for the identification of surviving original floorplan layout.	
		<b>Fig. 410</b>







<p><b>Item:</b></p> <p><b>Description:</b></p> <p><b>Significance:</b></p> <p><b>Comment:</b></p>	<p><b>20</b></p> <p>House – North elevation verandas</p> <p><b>2 – Considerable</b></p> <p>A degree of surviving original fabric forming the ground-floor and first-floor verandas remains.</p> <p>The spaces at first-floor level have, however, undergone a degree of adaptation and alteration, particularly through the infilling of openings.</p>	 <p><b>Fig. 411</b></p>  <p><b>Fig. 412</b></p>
<p><b>Item:</b></p> <p><b>Description:</b></p> <p><b>Significance:</b></p> <p><b>Comment:</b></p>	<p><b>21</b></p> <p>House – Internal walls (original)</p> <p><b>2 – Considerable</b></p> <p>Surviving original fabric forming the internal walls is considered to hold considerable significance.</p> <p>Refer to <b>appendix g</b> for the identification of assumed surviving original wall partitions.</p>	 <p><b>Fig. 413</b></p>
<p><b>Item:</b></p> <p><b>Description:</b></p> <p><b>Significance:</b></p> <p><b>Comment:</b></p>	<p><b>22</b></p> <p>House – Internal walls (non-original/modified)</p> <p><b>3 – Moderate</b></p> <p>Non-original internal walls constructed to modify the original floorplan provide evidence of the historic development of the place and are of moderate significance.</p> <p>Refer to <b>appendix g</b> for the identification of assumed plan modification.</p>	 <p><b>Fig. 414</b></p>







<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>23</b></p> <p>House – Decorative plaster ceilings</p> <p><b>1 – Exceptional</b></p> <p>Original decorative plaster ceilings survive in several locations throughout the ground and first-floor areas. These are of exceptional significance to the original design intentions.</p>	 <p><b>Fig. 415</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>24</b></p> <p>House – Entrance Hall decorative plaster ceilings</p> <p><b>6 – Intrusive</b></p> <p>The decorative plaster ceilings within the main entrance hall and stairwell show signs of alteration and adaptation. They are poorly aligned with building elements and adversely affect the significance of the entrance hall and staircase.</p>	 <p><b>Fig. 416</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>25</b></p> <p>House – Ceilings – main rooms (non-original)</p> <p><b>2 – Considerable</b></p> <p>Modified original spaces featuring ceilings contemporary to that period of modification, or ceilings located within service spaces, generally feature ceilings which are simply detailed, or with no detailing applied. These ceilings provide evidence of change to the floor plan or the hierarchical status of that space and accordingly are of considerable significance to the overall heritage values of the place.</p>	 <p><b>Fig. 417</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>26</b></p> <p>House – Ceilings – service rooms</p> <p><b>3 – Moderate</b></p> <p>Modified original spaces featuring ceilings contemporary to that period of modification, or ceilings located within service spaces, generally feature are simply detailed, or with no detailing applied. These ceilings provide evidence of change to the floor plan or the lower hierarchical status of that space.</p>	 <p><b>Fig. 418</b></p>

<p><b>Item:</b></p> <p><b>Description:</b></p> <p><b>Significance:</b></p> <p><b>Comment:</b></p>	<p><b>27</b></p> <p>House – Main staircase</p> <p><b>1 – Exceptional</b></p> <p>Although the design of the staircase does not accord with the original plans, the staircase appears to be contemporary to the original construction of the place. The awkward ceiling and wall alignments are intrusive and detrimental to the significance of the staircase.</p>	 <p><b>Fig. 419</b></p>
<p><b>Item:</b></p> <p><b>Description:</b></p> <p><b>Significance:</b></p> <p><b>Comment:</b></p>	<p><b>28</b></p> <p>House – Internal timber door and window joinery</p> <p><b>2 – Considerable</b></p> <p>Timber door and window joinery forms a key element of the interior spaces. The majority of the internal timber multi-panel timber doors appear contemporary to the original build date for the place.</p>	 <p><b>Fig. 420</b></p>  <p><b>Fig. 421</b></p>
<p><b>Item:</b></p> <p><b>Description:</b></p> <p><b>Significance:</b></p> <p><b>Comment:</b></p>	<p><b>29</b></p> <p>House – First-floor veranda infill joinery</p> <p><b>6 – Intrusive</b></p> <p>Timber joinery infilling the space between columns are not original items and are considered an intrusive alteration which adversely affects the original design.</p>	 <p><b>Fig. 422</b></p>



<p><b>Item:</b> 30</p> <p><b>Description:</b> House – Fireplaces</p> <p><b>Significance:</b> 4 – Minor</p> <p><b>Comment:</b> The original fireplaces formed a key element in the planning and use of the place and there are several surviving fireplaces throughout the place. However, all fireplaces have undergone change with varying degrees of original surviving surround and hearth fabric remaining.</p> <p>Consequently surviving fireplace fabric and infrastructure in general is attributed minor significance.</p>	 <p>Fig. 423</p>  <p>Fig. 424</p>  <p>Fig. 425</p>  <p>Fig. 426</p>
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<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>31</b></p> <p>House – Architraves and skirtings</p> <p><b>2 – Considerable</b></p> <p>An extensive degree of surviving architrave and skirting fabric is evident throughout the place.</p>	 <p><b>Fig. 427</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>32</b></p> <p>House – Timber floors</p> <p><b>2 – Considerable</b></p> <p>An extensive degree of surviving timber floor fabric is evident throughout the place.</p>	 <p><b>Fig. 428</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>33</b></p> <p>House – Timber wall panelling</p> <p><b>2 – Considerable</b></p> <p>Surviving original timber (potentially oak) wall panelling fabric is evident throughout the place.</p>	 <p><b>Fig. 429</b></p>
<p><b>Item:</b></p> <p>Description:</p> <p><b>Significance:</b></p> <p>Comment:</p>	<p><b>34</b></p> <p>Utility Shed – Interiors (general)</p> <p><b>3 – Moderate</b></p> <p>The construction of the Utility Shed coincides with the original homestead development.</p> <p>However, the Utility Shed has undergone extensive modification and is in a parlous structural condition.</p>	 <p><b>Fig. 430</b></p>



<b>Item:</b>	<b>35</b>	
<b>Description:</b>	Stable Block – Interiors (general)	
<b>Significance:</b>	<b>2 – Considerable</b>	
<b>Comment:</b>	The construction of the Stable Block coincides with the original homestead development and retains a high degree of original fabric.	

Fig. 431

### 7.5 statement of historic heritage significance

Cultural and historic heritage significance is based on the ability to provide an understanding of the past and thereby to enrich the present and the future. The assessment carried out for Earnsclough Station illustrates that the place has **overall exceptional historic heritage significance**.

The values of this place relate most particularly to the collection of essential elements that combine the Homestead, the outbuildings (Utility Shed and Stable Block), and the landscaped gardens into a single entity. The architectural scheme provides a close link between the Homestead and subservient outbuildings, and the defining landscape context of the gardens provide a formal link between the historic built and natural landscape. Together, these elements form an essential and integral part of the historic heritage values reflected by Earnsclough Station.

The place is considered to have considerable architectural and aesthetic significance. Architectural significance is principally attributed through the association of the place as the work of architect Edmund Anscombe, one of the foremost and influential architectural exponents of the Jacobethan style in New Zealand, and Alfred Buxton for the designed landscape that provides a setting to complement the architectural composition. Aesthetic significance is attributed to the place through its display and retention of key aspects of that style. The Homestead has undergone a number of alterations and additions over the years; however, the form, scale, mass and layout of the original design has not been unduly compromised, retaining considerable overall aesthetic significance.

Although forming a key feature of the original architectural design, the incomplete exterior, particularly the render finishes, now present a clear risk to the long-term survival of the place with an exterior vulnerable to uncontrolled moisture and airflow penetration. Architectural and aesthetic significance values are compromised by this elevated risk to the built fabric. The incomplete original Anscombe design currently presents a raw substrate that is simply a result of a lack of funds available to Stephen Spain which prevented him from achieving his vision of a grand mansion style property settled within its rural Otago setting. Together, these are intrusive factors that do not accord with any recognised indicator attributed to the Jacobethan style of architecture and adversely affect the overall significance of the place.

The Earnsclough Station is a key landmark within the locality and demonstrates contextual and historic significance as a surviving example of an important South Island pastoral station, dating back to the early years of permanent European settlement. The place represents historical events of a key development and settlement period both locally and within the region of Central Otago.

## 8. development of conservation policy

Earnsclough Station is a place of cultural heritage significance. Accordingly, the objectives of conservation action should be to conserve, and (where appropriate) reveal and enhance this significance. The conservation policies in the plan come from an understanding of the provenance, context, and meaning of the elements comprising this place, its current condition, and the assessment of cultural heritage significance described in this Conservation Plan.

The policies in this Conservation Plan have the following objectives:

1. To conserve and maintain Earnsclough Station in its contextual setting for an active, meaningful, and appropriate ongoing future use and interpretation.
2. To ensure that the conservation process conforms to internationally and nationally recognised standards of conservation best practice.
3. To ensure that only appropriately qualified and experienced professionals are engaged in the process of conserving all the elements of significance into the future.
4. To respect the context and integrity of the original historical setting of the place, inclusive of pre-European context and values.
5. To promote and reveal all aspects of that context (landscape and buildings) where possible in the confines of the site.
6. To adopt techniques that involve the least degree of intervention that is consistent with its conservation and long-term care, and which involve the least possible loss of material of cultural heritage value.
7. To ensure that new work is incorporated in as discreet a way as possible.
8. To respect the “patina of age” evident in the place.

These policies are of value when they are formally adopted by those responsible for the ongoing care and maintenance of the place, and when a process is established that ensures their implementation into the future.

### 8.1 requirements of the owner and occupier

This Conservation Plan has been commissioned to create an informed understanding of the historic heritage at Earnsclough Station and assist with the implementation of any future works, which will be necessary to ensure the long-term survival of this historic heritage asset, its use, and the safety and comfort of those using this place.

By commissioning the preparation of the Conservation Plan in accordance with best conservation practice, the owners are acknowledging their mandate and responsibilities as guardians of this place to maintain a regard for the historic cultural significance and status awarded to Earnsclough Station heritage elements and to develop a working dialogue with those statutory stakeholder parties associated with it.

The owners are considering future residential developments for the site, that incorporates the heritage buildings within an overall proposed scheme. While this Conservation Plan neither pre-empt nor is influenced by a pre-determination or prior expectation of a particular development, where future development or works to the building are planned, they should be read against the policies and recommendations in this Conservation Plan. This Conservation Plan establishes essential information that can be used to guide appropriate repair, change, and/or development, and maintains an ongoing relationship with the design of that development.



## 8.2 existing condition of the place

A detailed condition assessment involving invasive investigation and materials testing of the place was not undertaken as part of this report. However, a visual inspection of the place suggests that the current general condition of the Earnsclough Station is poor to fair. The place is currently not in continued occupation and has some significant decay of built fabric, in addition to uncontrolled moisture ingress and air movement.

See **section 6.8 physical condition of the fabric as found** for further information.

## 8.3 requirements of tangata whenua

No direct iwi consultation has been made with respect to this Conservation Plan.

## 8.4 heritage new zealand pouhere taonga act 2014

Section 76(1) of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) requires that Heritage New Zealand Pouhere Taonga (HNZPT) must maintain, and supply:

- (a) *to the appropriate local authorities, a list of:*
  - (i) *the historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas entered on the New Zealand Heritage List/Rārangi Kōrero that are located in the area of jurisdiction of each local authority; and*
  - (ii) *the heritage covenants that have effect in the area of jurisdiction of each local authority; and*
- (b) *to the appropriate territorial authorities, the details about the places or areas entered on the New Zealand Heritage List/Rārangi Kōrero or the heritage covenants for inclusion in:*
  - (i) *any land information memoranda issued by the territorial authority under section 44A of the Local Government Official Information and Meetings Act 1987; and*
  - (ii) *any project information memoranda issued by the territorial authority under section 34 of the Building Act 2004.*

Earnsclough Station is listed in the New Zealand Heritage List/Rārangi Kōrero administered by HNZPT. It is noted that inclusion on the List does not have direct regulatory implications.

HNZPT has particular statutory responsibilities under the HNZPTA for all archaeological sites whether or not they are recorded. An archaeological site is defined as any place that “was associated with human activity that occurred before 1900.” Unless an authority is granted under section 48, 56(1)(b), or 62 in respect of an archaeological site, no person may modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site.

## 8.5 local authority plan provisions

Earnsclough Homestead lies under the jurisdiction of the Central Otago District Council (CODC) as regional authority. Under provisions of the Resource Management Act 1991, the CODC is required to take particular regard in the recognition and protection of the heritage value of sites, buildings, places or areas within its control. A primary consideration in heritage resource management is the need to safeguard heritage



buildings and objects from neglect, decay, or destruction. The principal resource management strategy is to identify, protect, and enhance heritage features.

As of April 2008, the Central Otago District Plan (CODP) is CODC's statutory document for the identification and management of historic heritage. Within the CODP, *Schedule 19.4 – Register of Heritage Buildings, Places, Sites & Objects and Notable Trees* lists items the Council considers warrant protection.

The 'Earnsclough Station Homestead and Stables' is included in Schedule 19.4 as a heritage place (No: 172, Map 42). The Utility Shed (Men's Quarters) outbuilding is not recognised as a heritage item within the CODP. As the place is also registered as a Category I item with HNZPT (formerly NZHPT) then the interiors of the Homestead and Stable Block are not excluded from consideration of effects on heritage values.

### 8.6 building act 2004 (including subsequent amendments)

In New Zealand, the construction of buildings is controlled by the Building Act 2004. The functions of territorial authorities as building consent authorities are outlined in the Building Act. It applies to the construction of new buildings as well as the alteration and demolition of existing buildings.

In exercising functions under the Building Act, building consent authorities need to ensure that buildings are safe, promote physical independence and wellbeing, have adequate fire escape provisions, and are designed, constructed, and able to be used in ways that promote sustainable development. Alterations to existing buildings or changes of use will require compliance with the provisions of the New Zealand Building Code "*as nearly as is reasonably practicable*."

In applying the Building Act with respect to heritage buildings, building consent authorities are required to take into account the principles of section 4 of the Building Act, which include "*the importance of recognising any special traditional and cultural aspects of the intended use of a building*," and "*the need to facilitate the preservation of buildings of significant cultural, historical, or heritage value*."

There can be tensions between the requirements of the Building Act 2004 and the purpose and principles of the Resource Management Act 1991 (RMA) and the HNZPTA. The tension stems from the focus of ensuring building safety, amenity, and access under the Building Act, and the protection of historic heritage as a matter of national importance under the RMA.

The following extracted sections of the Building Act, while not exhaustive, are the most relevant with respect to the status of this place and apply when any change to the building is undertaken. Note that the extracts are for information purposes only and it is essential that prior to commencement of future building works that any subsequent amendments to the Act are taken into consideration.

*Section 4: Principles to be applied in performing functions or duties, or exercising powers, under this Act*

- (1) *This section applies to-*
  - (a) *the Minister; and*
  - (b) *the chief executive; and*
  - (c) *a territorial authority or regional authority (but only to the extent that the territorial authority or regional authority is performing functions or duties, or*



*exercising powers, in relation to the grant of waivers or modifications of the building code and the adoption and review of policy on dangerous, earthquake-prone, and insanitary buildings or, as the case may be, dangerous dams).*

- (2) *In achieving the purpose of this Act, a person to whom this section applies must take into account the following principles that are relevant to the performance of functions or duties imposed, or the exercise of powers conferred, on that person by this Act:*
- (d) *the importance of recognising any special traditional and cultural aspects of the intended use of a building:...*
  - (l) *the need to facilitate the preservation of buildings of significant cultural, historical, or heritage value:...*
  - (n) *the need to facilitate the efficient and sustainable use in buildings of—*
    - (i) *materials (including materials that promote or support human health); and*
    - (ii) *material conservation.*

#### **Section 112: Alterations to existing buildings**

- (1) *A building consent authority must not grant a building consent for the alteration of an existing building, or part of an existing building, unless the building consent authority is satisfied that, after the alteration, the building will:*
- (a) *comply, as nearly as is reasonably practicable and to the same extent as if it were a new building, with the provisions of the building code that relate to:*
    - (i) *means of escape from fire; and,*
    - (ii) *access and facilities for persons with disabilities (if this is a requirement in terms of section 118); and*
  - (b) *continue to comply with the other provisions of the building code to at least the same extent as before the alteration.*
- (2) *Despite subsection (1), a territorial authority may, by written notice to the owner of a building, allow the alteration of an existing building, or part of an existing building, without the building complying with provisions of the building code specified by the territorial authority if the territorial authority is satisfied that:*
- (a) *if the building were required to comply with the relevant provisions of the building code, the alteration would not take place; and*
  - (b) *the alteration will result in improvements to attributes of the building that relate to:*
    - (i) *means of escape from fire; or*
    - (ii) *access and facilities for persons with disabilities; and*
  - (c) *the improvements referred to in paragraph (b) outweigh any detriment that is likely to arise as a result of the building not complying with the relevant provisions of the building code.*

#### **Section 115: Code compliance requirements: Change of use**

*An owner of a building must not change the use of the building,—*

- (a) *in a case where the change involves the incorporation in the building of 1 or more household units where household units did not exist before, unless the territorial authority gives the owner written notice that the territorial authority is satisfied, on reasonable grounds, that the building, in its new use, will comply, as nearly as is reasonably practicable, with the building code in all respects; and*
- (b) *in any other case, unless the territorial authority gives the owner written notice that the territorial authority is satisfied, on reasonable grounds, that the building, in its new use, will—*

- (i) *comply, as nearly as is reasonably practicable, with every provision of the building code that relates to either or both of the following matters:*
  - (A) *means of escape from fire, protection of other property, sanitary facilities, structural performance, and fire-rating performance;*
  - (B) *access and facilities for people with disabilities (if this is a requirement under section); and*
- (ii) *continue to comply with the other provisions of the building code to at least the same extent as before the change of use.*

#### 8.6.1 earthquake-prone buildings

The Building (Earthquake-prone Buildings) Amendment Act 2016 to the Building Act 2004 which came into force on 1 July 2017, overwrites the local authorities' existing earthquake-prone buildings policies. It introduced a nationally consistent approach to the assessment and management of earthquake-prone buildings, along with a standardised notice and national public register of earthquake-prone buildings (the Earthquake-Prone Buildings Register (EPB Register)) available on the Ministry of Business, Innovation and Employment (MBIE) website.

Earnsclough Station is not identified on the EPB Register as an earthquake-prone building.

#### 8.7 threats

Recognised and perceived potential threats to Earnsclough Station and its site include:

- Unused building resulting in a lack of heating and ventilation;
- Integrity of building enclosure;
- Moisture ingress;
- Lack of maintenance;
- Ground movement;
- Foundation failure;
- Ageing building services infrastructure;
- Trees and other landscape planting close to the buildings;
- High ground levels against the buildings, causing moisture ingress and ventilation issues;
- Insufficient drainage around the site;
- Damage from construction works;
- Events of natural disaster, including seismic events;
- Pedestrian access across the site and its management;
- Vandalism and graffiti;
- Poorly-specified building works;
- Poor risk management;
- Inappropriate development; and,
- Inappropriate and unsympathetic activities and use, including a lack of use.



## 9. conservation policy

The conservation policy takes into account those factors affecting the fabric, contents, and setting of the place as outlined in the earlier sections of this Conservation Plan.

The policy considers options for use and develops conservation policies which state how the conservation of the place will be best achieved, both in the long and the short term. Such conservation policies are framed to:

- retain, conserve, and, where appropriate, enhance heritage values;
- retain and, where appropriate, enhance the character and quality of the building and its elements including the immediate setting;
- ensure that conservation interventions conform to nationally and internationally recognised standards of conservation practice;
- ensure the use of conservation techniques which involve the least degree of intervention, loss of significant fabric and respect of patina;
- permit new works which are discreet and compatible with the above and which will maintain a continuing compatible use for the place;
- identify elements which adversely affect the place and which are in need of modification or removal;
- maintain and manage a programme of cyclic maintenance;
- provide an approach to the replacement of deteriorated fabric that respects the patina of age of retained significant fabric;
- draw attention to the need for coordination and continuity of conservation decisions; and,
- involve the least possible loss of heritage values, and enhance significant fabric and values where possible.

The purpose of the conservation policies set out in this section is to provide the owner and users of Earnsclough Station with a guide to the development and care of the building, in a way that retains and conserves the heritage values and significance of the place, while taking in to account practical requirements for use.

### 9.1 conservation practice

Consideration of any conservation issue relating to this place shall be made in accordance with the principles of the *ICOMOS New Zealand Charter* and shall involve the advice of appropriately qualified and experienced conservation professionals.

#### — Policy 1 – Conservation Practice

Advice concerning the conservation of this place shall be sought only from recognised, qualified, and experienced conservation professionals. Competent professional direction of all conservation work should be maintained during all stages of the conservation, maintenance, and any adaptive re-use of the place.

All work concerning the conservation of heritage elements associated with the built environment should be carried out under the expert direction of a conservation architect with recognised training, specialist skills, and proven experience in conservation design and technology.

- **Policy 2 – Periodic Review of Conservation Plan**  
As international bodies periodically revise conservation principles, new materials and practices come into use, and local statutory codes are updated, the recommendations in this plan may require modification. Equally, as new information is discovered, through research or during conservation work, it may have an impact on the conservation of the place. Consequently, it is appropriate to periodically review, and where necessary, revise this Conservation Plan at regular ten-yearly intervals (or more frequently) to account for these developments.

This aligns with the principle 14(x) in the *ICOMOS New Zealand Charter* which recognises that conservation plans should “*be regularly revised and kept up to date.*”

- **Policy 3 – Materiality**  
Any materials used and all workmanship should be of a high standard, and all techniques used for repair and conservation works should be founded on traditional techniques to match the original building and craftsmanship. Recourse to modern technological intervention should only be used where it is reversible or concealed, and where demonstrably indispensable for the satisfactory maintenance of the building.
- **Policy 4 – Contractors**  
The selection of contractors and other advisors for work on the building and its immediate surrounds should be limited for firms, consultants, and tradespeople with proven expertise and experience in their respective fields. This should extend to contract management and administration.

## 9.2 setting, physical features, and fabric

The following policy goals apply to the building and the site with their shared collective values. They should be considered where physical change to the building fabric and setting elements are contemplated.

- **Policy 5 – Site**  
The relationship of particular elements of the place hold collective significance to the overall heritage values of this place and its site and these shall be respected and conserved.
- **Policy 6 – Setting**  
Maintain, and where possible, enhance the existing setting of Earnsclough Station. This also includes the relationship between the Homestead, and the adjacent outbuildings including the Utility Shed (Men’s Quarters), Stable Block, the existing site surrounds, and any proposed development within the site context.

Any work on the site should be aware and cognisant of possible archaeological information that may come to light.





— **Policy 7 – Recording and Documentation**

The building will be appropriately recorded and documented using photographic or other recording methods, particularly when any conservation processes, significant changes, or interventions are made in the heritage building fabric.

An accurate and comprehensive as-built topographical and dimensional survey record of the site and all buildings therein should be commissioned ahead of any physical works to any part of the site. Specification of existing building fabric to be repaired or replaced must also be recorded in detail prior to work being undertaken.

This recording process would ensure that the relationship between Earnsclough Station and the wider site context will adequately inform the appropriateness of any future development within the historic setting. This survey record should be updated following any significant interventions into the building fabric or site context thereon, or should any significant development be envisaged.

Any additional information that is uncovered during the course of works to the place should also be recorded as it may add to the understanding of the place's cultural heritage significance.

— **Policy 8 – Create Secure Archive**

Establish an appropriate and accessible secure archive facility for archival and artefact storage. The as-built survey and records, and records of any conservation works or other activities involving interventions should be held in this secure archive and made available to future user groups on request.

— **Policy 9 – Significant Period**

Conservation recognises the evidence of time and fabric and activities from different periods of time contributes to the overall significance of the place.

Surviving original fabric has principal significance; however, later fabric can also have value as evidence of changes made to meet evolving needs, and its contribution needs to be assessed whenever work to the building is being contemplated. Later fabric can generally be retained, providing fabric of greater significance is not concealed and the later fabric does not detract from the overall significance.

Consideration should be given to conserving Earnsclough Station in accordance with evidence that relates to the early 1920s period associated with the original construction of the Homestead. New elements shall demonstrate sensitivity, reference, and subservience to the original building form and fabric.

### 9.3 levels of physical intervention

Conservation may involve increasing the extent of intervention of the following processes (these processes are in accordance with their prescribed meanings provided in the *ICOMOS New Zealand Charter*, see **appendix a**):

- i. Non-intervention.<sup>136</sup>
- ii. Conservation and preservation,<sup>137</sup> through stabilisation,<sup>138</sup> maintenance,<sup>139</sup> or repair.<sup>140</sup>
- iii. Restoration,<sup>141</sup> through reassembly,<sup>142</sup> reinstatement,<sup>143</sup> or removal.
- iv. Reconstruction.<sup>144</sup>
- v. Adaptation (where appropriate).<sup>145</sup>

#### — Policy 10 – Minimal Intervention and Disturbance

Conservation of Earnsclough Station should not diminish its historic heritage significance. Any change or intervention should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the cultural heritage value of the place. Any intervention should involve the least possible loss of heritage value, and significant fabric and values should be enhanced where possible.

Original or significant building fabric should be disturbed as little as possible. Original or significant building fabric should be retained and protected from the processes of decay through appropriate conservation methods of stabilisation, maintenance, and repair.

#### — Policy 11 – Authenticity of Fabric and Distinguishing New from Old

Levels of authenticity of design, materials, craftsmanship, and setting largely have significance in deciding appropriate conservation interventions. Where there are high levels of authenticity in design, the aim of the treatment is to respect the design and the historic structure. Conservation processes include maintenance and repair, stabilisation, and restoration.

Where there are high levels of authenticity in materials, respect for the original materials should be given and new material should be in keeping but distinguished from the original. This may be achieved with date stamping of new material. Treatments include maintenance, stabilisation of materials related to the periods of construction, and restorations with appropriate new material where necessary.

<sup>136</sup> ICOMOS New Zealand Charter definition: "Non-intervention means to choose not to undertake any activity that causes disturbance of or alteration to a place or its fabric."

<sup>137</sup> ICOMOS New Zealand Charter definition: "Preservation means to maintain a place with as little change as possible."

<sup>138</sup> ICOMOS New Zealand Charter definition: "Stabilisation means the arrest or slowing of the processes of decay."

<sup>139</sup> ICOMOS New Zealand Charter definition: "Maintenance means regular and on-going protective care of a place to prevent deterioration and to retain its cultural heritage value."

<sup>140</sup> ICOMOS New Zealand Charter definition: "Repair means to make good decayed or damaged fabric, using identical, closely similar, or otherwise appropriate material."

<sup>141</sup> ICOMOS New Zealand Charter definition: "Restoration means to return a place to a known earlier form, by reassembly and reinstatement, and/or by removal of elements that detract from its cultural heritage value."

<sup>142</sup> ICOMOS New Zealand Charter definition: "Reassembly means to put existing but disarticulated parts of a structure back together."

<sup>143</sup> ICOMOS New Zealand Charter definition: "Reinstatement means to put material components of a place, including the products of reassembly, back in position."

<sup>144</sup> ICOMOS New Zealand Charter definition: "Reconstruction means to build again as closely as possible to a documented earlier form, using new materials."

<sup>145</sup> ICOMOS New Zealand Charter definition: "Adaptation means the process(es) of modifying a place for a compatible use while retaining its cultural heritage value. Adaptation processes include alteration and addition."



High levels of authenticity in workmanship require respect for evidence of workmanship and structural systems. Appropriate treatments include maintenance and repair of original materials and structures, and stabilisation. Restoration requiring new elements should use traditional skills and methods, or new techniques where traditional techniques are inadequate.

Where there are high levels of authenticity in the setting, the primary objective is to maintain the relationship of the site with its surroundings.

— **Policy 12 – Respect the Patina**

Patina, the visible evidence of age, is something to protect carefully. Buildings and sites should look old as they mature, as age is one of the qualities for which they are valued.

— **Policy 13 – Items of Exceptional Significance**

Elements or spaces that are of exceptional significance to the overall value of the place must be conserved with no lessening of that significance. Building Act Code Compliance issues need to be negotiated and assessed on a case-by-case basis.

The following processes are in hierarchical order and describe appropriate means of conservation for such items: Non-Intervention, Maintenance, Preservation, Repair, Restoration, and, where appropriate, Reconstruction.

— **Policy 14 – Items of Considerable Significance**

Elements or spaces that are of considerable importance to the overall heritage significance of the place should be conserved with no lessening of that significance. Should, after thorough investigation, a degree of change be found necessary to ensure future use or to address health and safety issues alternative solutions need to be explored that have the least impact on the preservation of the overall significance and the least loss of fabric. Building Act Code Compliance issues need to be negotiated and assessed on a case-by-case basis.

The following processes are in hierarchical order and describe appropriate means of conservation for such items: Non-Intervention, Maintenance, Stabilisation, Repair, Restoration, and, where appropriate, Reconstruction or Adaptation.

— **Policy 15 – Items of Moderate Significance**

Elements or spaces that are of moderate importance to the overall heritage significance of the place should be preserved where practicable, but may be changed and upgraded where this is proven to be necessary. Building Act Code Compliance issues need to be addressed.

The following processes are in hierarchical order and describe appropriate means of conservation for such items: Non-Intervention, Maintenance, Stabilisation, Repair, and Restoration, and where appropriate, Reconstruction or Adaptation.

- **Policy 16 – Items of Minor Significance**  
Elements or spaces that are of minor importance to the overall heritage significance of the place can be changed/adapted to accommodate future use and a higher standard of materials, construction technology, and design.
- **Policy 17 – Items of No Significance**  
Elements or spaces that are of no importance to the significance of the place and are not intrusive or negative can be kept if they contribute to the future use of the place, but can also be altered or removed where this is more appropriate or convenient for the future use.
- **Policy 18 – Items that are Intrusive**  
Elements or spaces that obscure or passively detract from the heritage significance of the place shall be removed to reveal or improve the overall heritage significance of the place.
- **Policy 19 – Decay or Deterioration**  
Causes of decay or deterioration should be assessed, monitored and recorded prior to undertaking work designed to stop their effects and inhibit their reoccurrence. These causes may be natural or man-made, immediate and overt or protracted and obscured.
- **Policy 20 – Structural Work**  
Where it has been determined to undertake any structural work to any material or element of heritage significance the following hierarchy of action should be considered:
  - i. Do nothing. Perhaps limit use.
  - ii. Add extra members of a similar material.
  - iii. Add extra members of a contrasting material.
  - iv. Insert new materials into existing.
  - v. Add new materials alongside existing.
  - vi. Replace isolated members. Original material removed should be carefully recorded, labelled and stored in an appropriate manner as near to the site as practical.
  - vii. Replace whole elements. Original material removed should be carefully recorded, labelled and stored in an appropriate manner as near to the site as practical.
  - viii. Where adaptation of major elements is required to satisfy requirements of function, health and safety, the Building Code or other legislation, that adaptation should be limited to that work absolutely necessary.
  - ix. Seismic upgrading will be carefully and sensitively managed to respond to those heritage values that distinguish this place.
- **Policy 21 – Fabric Repairs**  
Where it has been determined to undertake any fabric repairs to any material or element of heritage significance the following hierarchy of action should be considered:
  - i. Do nothing and monitor.
  - ii. Patch repair – like for like, to match the existing.
  - iii. Patch repair – contrasting material.
  - iv. Replace element – like for like.



- v. Replace element – improved performance.
- vi. Where adaptation of major elements is required to satisfy requirements of function, health and safety, the Building Code or other legislation, that adaptation should be limited to that work absolutely necessary.
- vii. Any adaptation should utilise the highest possible standards of design and materials.

— **Policy 22 – Ongoing Programmes**

Future changes should be measured against the ratified conservation policy. Ongoing analysis strategies should be initiated as and when opportunities for such work present themselves. Analysis may include:

- Monitoring of key structural members to assess their stability over time. This may relate to, but is not exclusively concerned with, any building work;
- Sampling and analysis of existing materials found on the site to determine elemental composition, manufacture or provenance. This may involve invasive investigation; and,
- Archival investigation to trace details and chronologies of built form, design and manufacture. This may include ongoing dialogue with user groups and other stakeholder parties.

— **Policy 23 – Archaeological Investigation**

Where there will be little or no adverse effect on the cultural or historic heritage value of the place, carry out archaeological investigations to establish the degree of archaeological value associated with this place.

— **Policy 24 – Invasive Investigations**

Invasive investigation of fabric of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of fabric of cultural heritage value, or where it is necessary for conservation work (including to ensure that a full and detailed understanding of the construction materials and practices for Earnscliffe Station is understood in depth and is of sufficient detail to guide and inform any potential future interventions), or where such fabric is about to be damaged or destroyed or made inaccessible. Where there is a need for destructive investigations, such as for seismic strengthening investigations, these should be located in areas of least heritage value.

The extent of invasive investigation should minimise the disturbance of significant fabric and should be carried out as far as possible using non-destructive investigative techniques. Any permanent damage should be avoided.

— **Policy 25 – Adaptive Re-use**

Any proposed adaptive re-use of Earnscliffe Station will be read against this Conservation Plan and the effects of any adaptive re-use will be assessed against the values and significance identified in this Conservation Plan.

— **Policy 26 – Reinstatement of Original Spaces**

Original spaces in the building (where evidence provides such information) should be reinstated when the opportunity permits, and no new use of the building should be contemplated which depends on the permanent subdivision of original spaces into smaller volumes.



— **Policy 27 – Repair/Restoration/Reconstruction Works**

All repair, restoration, and reconstruction works, undertaken to recover significance, are to only take place where they are informed by clear evidence (physical and documentary) of the original form and detail, to ensure authenticity and accuracy. Materials should generally match the original and workmanship should utilise traditional skills and methods.

**9.4 contents**

Artefacts within the site, landscape, or building should be regarded as an integral part of the place. They should be retained and an appropriately qualified artefact conservator engaged for their conservation according to material, design and functionality. The conservation process should include an inventory and detailed description of the artefacts.

— **Policy 28 – Artefact Collection**

The contribution that contents, fixtures and objects make to the cultural and historic heritage value of the place shall be recorded before changes are made. All such artefacts should be retained, inventoried, and fully protected before and during large-scale conservation activities.

**9.5 use**

It is preferable to use a place of significance for those functions for which it had been originally intended in order to ensure the highest degree of authenticity. The ongoing and future use or adaptive re-use of Earnsclough Station should be compatible with the historical context of the place. Future use of the place must also aim to protect and enhance the heritage significance of the property while maintaining the viability of the asset.

— **Policy 29 – Continued Use of the Place**

It is appropriate that the current residential function of Earnsclough Station should be continued.

— **Policy 30 – Compatible Use of a Place of Significance**

The function of Earnsclough Station, as well as the activities and practices that may occur at the place, shall be sympathetic to the identified heritage significance and enable the enhancement of existing facilities without compromising those values.

— **Policy 31 – Accessibility**

Earnsclough Station should be accessible to all people. With consideration of the existing and required levels of accessibility, the accessibility options should be identified and evaluated within a built heritage and conservation context. The greatest level of accessibility should be provided without compromising or having adverse effects on the building's cultural heritage significance and fabric.



## 9.6 interpretation

Interpretation of the place will be required to enhance the public understanding of the significance of this place. Appropriate consultation and interpretative devices should be considered to ensure that the values, appearance, structure, or fabric of the place is not compromised. It is important that interpretative devices do not intrude upon the experience of the place.

### — Policy 32 – Interpretation of Cultural Significance

Interpretation as the way of presenting the cultural and historic heritage significance of a place should be culturally appropriate while enhancing the understanding and enjoyment of the place. The information within this Conservation Plan could be used to develop appropriate interpretation material.

Interpretation may be a combination of treatment of fabric, use of activities at the place, and explanatory display material; further, interpretation is not limited to on-site locations, but can also be published online or elsewhere. It should be publicly accessible.

### — Policy 33 – Document Changes

Conservation works and new works should be fully documented and recorded in drawings and photographs. Photographs should be taken before, during, and after works are undertaken.

## 9.7 future developments

The information in this Conservation Plan, its policies and recommendations shall be taken into consideration while planning any future developments.

### — Policy 34 – Future Development

While this plan has been prepared without reference to any pre-determined future development, the information in this Conservation Plan, including its policies and recommendations, should be taken into consideration while considering any future developments.

### — Policy 35 – Heritage Construction Management Plan and Implementation Plan

A Heritage Construction Management Plan (HCMP) should be prepared as part of any significant future works to the place. The HCMP should develop and include appropriate heritage methodologies for works involving heritage fabric. The HCMP should be prepared by the main building contractor (once engaged) in conjunction with the qualified conservation architect.

An Implementation Plan shall be compiled to guide the future conservation of this place in the context of appropriate future development.

### — Policy 36 – Safety and Security

The safety and security of the site, buildings, their contents and the people using this place should be maintained and assured at all times.

— **Policy 37 – Stakeholder Consultation**

Any proposed development to Earnsclough Station should include consultation with relevant stakeholders. Stakeholders shall be given a copy of this Conservation Plan for feedback.

**9.8 maintenance**

Best conservation practice is managed through a regime of programmed cyclic maintenance. The life of the building fabric will be extended by regular housekeeping and carrying out maintenance work.

— **Policy 38 – Programme of Maintenance**

A comprehensive site and building management plan shall be established to ensure a regular and systematic programme of cyclical and reactive maintenance will be undertaken. This programme should pay particular regard to the environmental conditions that the place will be subject to whilst in an unoccupied state and those policies shall ensure that the place is retained in a secure and stable condition.

The plan shall be reviewed on an annual basis to monitor its impact, effect, and appropriateness or until such time as a continued re-use for the building has been established, at which time a full reassessment should be undertaken. A two-tiered system of reporting (annual and quinquennial – five yearly) should be adopted to ensure maintenance issues are identified.

Prior to the writing of a detailed plan, the following are standard regular building maintenance actions that should be carried out:

–	Cleaning gutters	three monthly
–	Cleaning downpipes, drainage	yearly
–	Inspecting building	yearly
–	Rodding through all drainage	yearly
–	Checking all services	yearly
–	External washing and painting touch-up	two yearly
–	Checking and servicing door/window hardware and furniture	five yearly
–	Checking toilets and wash basin fittings	five yearly
–	Painting whole of building	8-10 yearly
–	Borer treatment to timberwork	10 yearly
–	Special building inspection	following storm/earthquake, otherwise yearly

Specific service-oriented maintenance such as for boilers and sprinkler systems should be carried out by those who are appropriately qualified and experienced. Maintenance should be regularly reviewed at least at yearly intervals. A budget should be provided, if one has not already been established, to cover the costs of maintenance including predictable repairs and the replacement of worn non-heritage fabric.



- **Policy 39 – Maintenance Plan**  
Create a dedicated cyclic maintenance plan which addresses the environmental conditions that the place will be subject to and to ensure that the place is retained in a secure and stable condition.
- **Policy 40 – Risk Assessment and Mitigation Plan**  
Prepare and maintain a regular process of risk assessment and the preparation of a mitigation plan, in hand with the preparation of a defined disaster plan drawn up in anticipation of potential risks to the building from any natural process or event, and to guide the maintenance or evacuation of objects within.
- **Policy 41 – Specialist Maintenance Advice**  
Where necessary, seek specialist advice on methodologies for the maintenance and conservation of building elements.

#### **9.9 public involvement**

The site shall be promoted to all sectors of the community.

- **Policy 42 – Further Research**  
Further research should be undertaken to establish the history of the building and its elements more completely.
- **Policy 43 – Conservation Plan**  
Copies of the approved version of the Conservation Plan should be provided, where appropriate, to stakeholders, special interest groups (such as Heritage New Zealand), and archive/reference repositories for public access.

## 10. recommendations

The following recommendations are based on the conservation policies in this Conservation Plan and relate to the assessment of heritage values and the statement of cultural significance. The recommendations adopt the terminology used in the *ICOMOS New Zealand Charter* relating to conservation processes, particularly *Clause 17: Degrees of Intervention for Conservation Purposes*.

The recommendations for conservation work, repair, and maintenance at Earnsclough Station are laid out as urgent and essential work. These works are required to conserve and protect the cultural heritage significance of the place.

Some items may be identified as desirable work whose implementation will further enhance and maintain the cultural heritage significance of the place. These items are not immediately necessary to recover and sustain the original cultural heritage significance of a place.

Where changes are necessary these should be made in accordance with further advice from a qualified conservation architect. It is also critical that all work be maintained and that detailed regimes for programmes of cyclical maintenance and review are established and adhered to.

### 10.1 urgent work

The work urgently required to mitigate effects from factors affecting the fabric of the building is to be undertaken to prevent imminent loss of significant cultural heritage fabric, further deterioration, and to ensure general safety within Earnsclough Station and its immediate environs. The programming of this work should be determined after a clear vision of the future of the building has been developed to avoid abortive works. This building maintenance work should be undertaken regardless of any changes that might be anticipated in the future:

1. Ensure all building fabric and systems associated with the structure and weatherproofing performance of the building are repaired as far as practical or maintained in good order. This includes the repair and restoration of the exterior elevations, particularly to add a render coat finish over the brickwork (as evidenced by the original design and existing built fabric condition).
2. Ensure all rainwater goods (gutters, headers, down pipes, and gullies) and drainage systems are clear of debris, in a serviceable condition, and maintained as part of a planned cyclic maintenance programme.
3. All windows should have their operation checked and be repaired where necessary, including reinstatement of missing glass and hardware.
4. Undertake materials testing for asbestos-containing materials throughout the building.

### 10.2 essential work

The work identified as essential work is to be undertaken to appropriately conserve a place and achieve the protection of the cultural heritage significance of its elements and the place in its entirety. The programming of this work should be determined after a clear vision of the future of the building has been developed to avoid abortive works:

1. Identify and secure spaces and historic fabric that warrant preserving in an existing condition, including all fixtures and fittings within that space.





2. Remove identified intrusive elements from all areas (such as the non-original first-floor veranda infills) as and when programmes of work associated with these areas/elements reasonably allow, to reveal the overall heritage significance of the place.
3. Collect and carefully retain original fabric and artefacts from the buildings and surroundings and consider for re-use in any future works.
4. Identify any internal fittings and fixtures found within the wider site, to determine if they are original to the buildings, and retain them for re-use if they are.
5. A comprehensive management plan should be prepared which aims at identifying and reducing risks to the building fabric and will include the implementation of a programme of regular maintenance.
6. A regular maintenance plan shall be established if not already in place. A two-tiered system of reporting (annual and quinquennial) should be adopted to ensure maintenance issues are identified and addressed.
7. Review of the maintenance program and procedures for implementing maintenance and repairs, including those which are in the event of natural disaster.
8. A comprehensive management structure should be implemented if not already in place identifying and clarifying roles, responsibilities and protocols designed to ensure appropriate control of the buildings/site and its users and safeguarding the heritage value of the place.
9. A yearly maintenance budget should be provided, if one has not already been established, to cover the regular and ongoing costs of building maintenance, including predictable repairs and the replacement of worn non-heritage fabric.
10. Ensure that all works within the site are carefully and thoroughly documented and recorded before, during, and after the works.
11. Future development will prioritise the repair and restoration of the exterior elevations and will be based on evidence of their original design and appearances.
12. Undertake investigation, including invasive investigation where absolutely necessary, and prepare a comprehensive set of analytical drawings, including a site plan, to clearly establish the heritage significance of specific elements and fabric.
13. Paint colour schemes should be based on evidence of the original or early colours and materials used wherever possible, but not limited to these necessarily. The colours for the building should be confirmed with reference to early photographs and evidence of the building, to give a clear understanding of its colour scheme. All colours should be confirmed by paint layer analysis.
14. Remnants of non-original partitions, applied linings, doors, suspended ceilings, floor linings, and redundant services should be removed (where informed by evidence).
15. An appropriate archive of records related to the building/site should be developed, including records of maintenance and repair works.
16. Undertake a detailed analysis of options and provide a proposal for enhanced accessibility for disabled persons to the buildings.
17. When finalised and approved, a copy of this Conservation Plan should be made available online and/or provided to Heritage New Zealand, Central Otago District Council, and the local library for future reference.

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**CENTRAL OTAGO DISTRICT COUNCIL  
S95A-F DECISION FOR RC220425  
754 Earnscleugh Road, Alexandra**

## **INTRODUCTION**

The application seeks land use consent for exterior alterations to the Earnscleugh Station Homestead, which is listed in Schedule 19.4 of the Central Otago District Plan (the District Plan): Register of Heritage Buildings, Places, Sites & Objects and Notable Trees as a Category I Heritage Listed building.

## **SITE DESCRIPTION**

The subject property comprises fifteen parcels of land being, Lot 4 DP 22249, Lots 7-9 DP 22249, SEC 1 SO 23926, Lots 11-15 DP 27576, SEC 1 SO 23924, SEC 218-220 BLK X LEANING ROCK SD, SEC 224 BLK X LEANING ROCK SD, held in seven separate records of title (812516, 812517, OT19A/1165, OT19A/1166, OT19A/1169, OT15B/715 and OT17A/476). For the purpose of clarity, this application specifically pertains to the land and buildings held within the parcel of land legally identified as Lot 11 DP 27576 (RT OT19A/1165). This parcel of land shall hereon be referred to as the subject site.

The subject site is located within the Rural Resource Area as shown on Planning Map 42 and is partially subject to a flood hazard notation, along the western edge of the site which adjoins the Fraser River. The site contains the Earnscleugh Station Homestead and Stables, which are listed in Schedule 19.4 of the operative Plan as item 172 and are identified on the New Zealand Heritage List/Rāangi Kōrero as Category I Heritage buildings.



**Figure 1:** Screenshot of the subject site, shown in yellow and black dotted lines, with the homestead location shown by the black square. Source: CODC GIS.

The subject site is well described in the application and the supporting documents, including the Conservation Plan, titled *Earnsleugh Station 754 Earnsleugh Road Earnsleugh Conservation Plan for Marco Creemers and Ryan Sanders* and dated November 2022 and are considered to accurately identify the key features of the site. The applicant's site description and the site description provided in the supporting report are adopted for the purposes of this report.

## **DESCRIPTION OF PROPOSAL**

The details of the proposal are contained within the application and are summarised as follows:

### **Heritage Buildings**

#### *Homestead*

- The Applicants propose to undertake alterations to the exterior of the Homestead building, by rendering the majority of the presently brick exterior, and leaving a small area on the southern elevation unrendered. The brick on the unrendered part of the building is proposed to be repointed as shown in Figure 2 below.



**Figure 2:** Proposed southern elevation, demonstrating the area of repointed brick. Source: Application AEE.

- The plaster colour is proposed to be Resene Half Sour Dough, which is a cream colour and has a light reflectivity value (LRV) of approximately 64%.

## **BACKGROUND**

### **Consent background**

Various resource consents have been approved on the subject site, with the following being particularly relevant to this proposal:

A recent subdivision consent (RC 220238) approved a three lot subdivision of the site. Although approved, the subdivision has not been given effect to by way of Section 223 or section 224(c) certification. For clarity, the buildings that form this application are all contained within Lot 2 of the subdivision. Following the approval of RC 220238, a section 127 change of



conditions was sought by the applicants to change conditions relating to the accessways, this was approved on 15 September 2022.

### **Application background**

#### **Resource Consent RC220285**

On 11 August 2022 the applicants submitted a resource consent application (RC 220285) with Council, seeking approval for internal and external alterations and additions to the Earnsclough Station Homestead and Stables building at 754 Earnsclough Road, Alexandra. The homestead and stables buildings are Category I Heritage Listed buildings on the New Zealand Heritage List/Rārangī Kōrero ('the List') and are listed in Schedule 19.4 of the District Plan. The applicants also sought approval to operate an accommodation facility for up to 14 persons across three separate buildings on the subject site.

A Section 95 determination for RC220285 was approved under Delegated Authority on 18 November 2022 which concluded that the proposed activity was likely to have more than minor adverse effects on the wider environment and the application was required to be processed on a publicly notified basis. The applicants subsequently withdrew the application, and submitted two separate applications, effectively splitting the application into two parts. This application forms one part of the proposal and includes only the external rendering works (RC 220425), the second application (RC220451) was lodged with Council on 2 February 2022 and seeks approval for alterations to the stables building, internal and external alterations to the homestead building and approval for the accommodation activity.

### **PLANNING FRAMEWORK:**

#### **Central Otago District Plan**

The proposal requires resource consent for the following reasons in accordance with the District Plan:

- Rule 4.7.6D of the District Plan stipulates the colour palette and light reflectivity value in which all buildings and structures are required to comply with. Rule 4.7.6D provides for a breach to the colour palette and light reflectivity value as a restricted discretionary activity in accordance with Rule 4.7.3(iii) of the Plan. In this case, the proposed colour 'half sour dough' will not comply with the colour palette and does not have a light reflectivity value of less than 38%, therefore, consent is required as a restricted discretionary activity.
- Any alteration or addition (including any sign) to a building or structure identified in Part A of Schedule 19.4 as an item having a NZ Historic Places Trust [now Heritage New Zealand] classification of Category I is a discretionary activity. In this case the proposal will result in external alterations to Heritage Item 172 (Earnsclough Station Homestead) which has Category I status (Heritage New Zealand ref 7405) as identified in Schedule 19.4 of the District Plan (Heritage New Zealand ref 7405).

### **Overall Activity Status**

In this case, the proposal is considered to be a discretionary activity overall.

### **SECTION 95A NOTIFICATION**

#### **Step 1 – Mandatory public notification**

Public notification has not been requested. (s95A(3)(a)).

There has been no failure or refusal to provide further information or the commissioning of a report under section 92(2)(b) of the Act (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2 – Public notification precluded

There are no rules or national environmental standards precluding public notification (s95A(5)(a)).

The proposal is not exclusively for controlled activities and/or boundary activities (s95A(5)(b)).

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

The application is not for a resource consent for one or more activities, where those activities are subject to a rule or national environmental standard that requires public notification (s95A(8)(a)).

A consent authority must publicly notify an application if it decides under s95D(8)(b) that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)). An assessment under s95D is therefore made below.

## **ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)**

### **MANDATORY EXCLUSIONS FROM ASSESSMENT (S95D)**

- A: *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- B: *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) (the permitted baseline, refer to section below).*
- C: *In the case of a restricted discretionary activity, any adverse effect that does not relate to a matter for which a rule or national environmental standard has restricted discretion (s95D(c)).*
- D: *Trade competition and the effects of trade competition (s95D(d)).*
- E: *Adverse effects on any parties who have provided written approval must be disregarded (s95D(e)).*

The written approval of Heritage New Zealand Pouhere Taonga (HNZPT) was provided to Council on 18 November 2022 for the initial application (RC 220285). The applicants have sent through subsequent email communication from Fran Davies on behalf of HNZPT dated 16 January 2023 which states the following:

*'As stated through the written approval provided by HNZPT on 17 November 2022, the external plastering proposed on the main Homestead does not uphold the heritage values of building as described in the List. The amended proposal with a small area of the main homestead, in addition to the laundry-block, being left unrendered will result in the slight reduction of adverse effects on the aesthetic and social values of the Homestead. Further evidence of the necessity and appropriateness of the external plastering for weathertightness and longevity has not been received. Provided the amended proposal meets the structural requirements to provide for residential and commercial adaptive reuse, as is set out in the*

*application, then HNZPT's written approval covers the amended proposal received on 20 December 2022.'*

Considering the above, I accept that the written approval provided by HNZHPT in the context of RC220285 is applicable for this application, therefore, the effects on HNZPT have been disregarded.

#### **PERMITTED BASELINE (S95D(B))**

Under Section 95D(b) of the RMA, an adverse effect of the activity on the environment may be disregarded if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful. In this case, there are no permitted alterations to Category I Heritage buildings, nor any permitted colour breaches under the Central Otago District Plan. In this case there is no helpful permitted baseline to be applied.

#### **ASSESSMENT: EFFECTS ON THE ENVIRONMENT**

In undertaking this assessment, I have relied on the application documents, the heritage peer review and subsequent reports undertaken by Origin Consultants, namely:

- The Applicants Assessment of Environmental Effects, Titled *Application for alterations to the Earnsclough Homestead at 754 Earnsclough Road, Alexandra for weather tightness and seismic strengthening*, dated 7 December 2022 and completed by Brown & Company Planning Group.
- The Archaeological Appraisal, titled *Earnsclough Homestead*, dated 2 November 2022 and completed by Carissa Madden of New Zealand Heritage Properties Ltd.
- The Conservation Plan, titled *Earnsclough Station 754 Earnsclough Road Earnsclough Conservation Plan for Marco Creemers and Ryan Sanders* and dated July 2022 and provided with the application and completed by Archifact.
- The Heritage Construction Management Plan, titled, *Earnsclough station 754 earnsclough road Earnsclough heritage construction management plan Draft for marco creemers & ryan sanders*, dated November 2022 and completed by Archifact
- The peer assessment completed by Robin Miller, of Origin Consultants, titled, *754 Earnsclough Road, Alexandra Known as 'Earnsclough Station Homestead'* and dated 28 October 2022.
- The addendum to Heritage Peer Review completed by Robin Miller, of Origin Consultants, titled, completed by Robin Miller, of Origin Consultants *754 Earnsclough Road, Alexandra Known as 'Earnsclough Station Homestead'* and dated 24 November 2022.
- The subsequent peer assessment completed by Robin Miller, of Origin Consultants, titled *Response to Supplementary Material Post Final Peer Review, dated 21 December 2022*.

For clarity, I note that the peer reviews undertaken by Origin Consultants as listed above, were undertaken in the context of RC220285. Engaging a specific assessment, to address the elements in this application separately is considered to be unnecessary, as all documentation provided with this application was provided to and assessed by Mr Millar as part of RC220285. As detailed above, this application is seeking approval for one part of the proposal as applied for by RC220285.

#### **Colour Breach**

The colour of the external render 'half sour dough' was selected in accordance with the colour study undertaken for heritage buildings in Clyde, Alexandra and Ophir. Notwithstanding this, the proposed colour results in a colour palette breach and has a LRV which exceeds the

permitted 38% LRV as stipulated in the District Plan. In terms of the effects on the district's landscapes as a result of the colour breach, I have given consideration to the discrete location of the building towards the rear of the site, and its limited visibility from Earnsclough Road due to the established vegetation within the site. I do not consider the colour of the building will detract from the landscape values experienced in the wider environment and will result in minor adverse effects on the wider environment.

#### Heritage Values

Earnsclough Station Homestead has HNZPT Category I status. As detailed above, the written approval of HNZPT has been provided, therefore, the effects on them have been disregarded. Notwithstanding this, the homestead building is also listed as Heritage Item 172 in Schedule 19.4 of the District Plan and is effectively recognised as a building of heritage significance in the Central Otago area.

While the Homestead is not located in a visually prominent position, where it can only be seen intermittently from the road due to established landscape screening located within the site, the values associated with the building are no less significant. This building contributes to the cultural wellbeing of the community by providing a tangible record of its heritage. The Homestead building also contributes to the community's visual sense of place and the District Plan acknowledges that historic heritage makes Central Otago attractive to visitors from other parts of New Zealand and from overseas.<sup>1</sup>

There are a number of matters in which Mr Miller and Archifact disagreed, in their assessments, regarding the exterior brick masonry. The areas of disagreement are identified in the supplementary material post final peer review memo, completed by Robin Miller of Origin and dated 21 December 2022 and are summarised below:

- Although both experts accept that 'seconds' bricks have been used for much of the external brick walling to the Homestead, Mr Miller considers that these bricks are visually imperfect as opposed to second-quality in terms of the durability of the bricks as they have already lasted over 100 years with few decay problems that are evident.
- The majority of the external walls have a vertical cavity in them as observed by Mr Miller on site. This ventilated cavity is the primary defence to moisture transference through the external walls and is a viable long-term option for the building, which is contrary to Archifect's view.
- Weather-tightness could be addressed by repair works, such as repointing.
- Archifact acknowledged certain parts of the ICOMOS New Zealand Charter, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Nga Taonga Whenua Heke Iho o Nehe (the Charter) which is a set of guidelines on cultural heritage conservation, produced by ICOMOS New Zealand. The parts identified by Archifact demonstrated that the external render application meets the guidelines assuming that the unfinished state of the Homestead is deemed not to be part of its heritage significance. As a set of guidelines, Mr Miller agreed that there are some clauses that can be used to support the proposal, but there are, equally, clauses that do not support it.

It is important to note that Mr Miller is a Chartered and Registered Building Surveyor and a RICS Certified Historic Building Professional (the Royal Institution of Chartered Surveyors). He also has a New Zealand National Diploma in Architectural Technology and holds a Licenced Building Practitioner Design Level 2 qualification. Further to this, Mr Miller holds a Postgraduate Diploma in Building (Heritage) Conservation from the College of Estate Management, University of Reading, England (2002-2004) and is a full member of ICOMOS New Zealand and of the Institute of Historic Building Conservation, UK. Effectively, as he has

<sup>1</sup> Section 14, Central Otago District Plan, *Heritage Buildings, Places, Sites, Objects and Trees*, Policy 14.4.2 Heritage Buildings and Objects

more than 35 years' experience in the inspection, repair and maintenance of brick and stone masonry buildings I consider Mr Miller to be suitably qualified and experienced to determine the condition of the brick exterior of the building. Accordingly, I adopt the assessment undertaken by Mr Miller for the purposes of this report.

The unfinished appearance of the Homestead contributes to the buildings significance as detailed in the HNZPT listing which explicitly states that *"the fact that the place is unfinished adds to its interest, and indeed to its uniqueness, since there are no other places on this scale, and in this style, in New Zealand like it."*<sup>2</sup> For completeness, the rendering of the Homestead is intended to finish the building. In his assessment, Mr Miller, raised concerns with the rendering of the building and noted that restoration where necessary of the existing bricks on the exterior of the building would provide a better conservation option, as the existing brickwork is of a reasonable quality.

District Plan Policy 14.4.2 promotes the adaptive reuse of heritage buildings, as a way to conserve their value. In this case I am not convinced that the rendering of the building will maintain the associated heritage values of the building. I further note that the associated note to Policy 14.4.2 states that adaptive reuse will sometimes involve minor alterations or modifications to allow for a modern use of the building. In this case, the works involve, rendering the majority of the building exterior. I do not consider these alterations to be minor in scale or nature.

The heritage values associated with the Homestead building are significant as defined by its heritage status and the listing of the building in Schedule 19.4 of the District Plan. Effectively, I consider that the rendering of the building has the potential to compromise the heritage values associated with the Homestead to a more than minor degree and I agree with the conclusions made in the peer assessment and subsequent assessments undertaken by Mr Miller.

Overall, I consider that the impact on historic heritage resulting from the alterations to the Homestead building will be more than minor.

#### **DECISION: EFFECTS ON THE ENVIRONMENT (S95A(2))**

Overall, the proposed activity is likely to have adverse effects on the wider environment that are more than minor. Therefore, public notification is required under Step 3.

##### Step 4 – Public Notification in Special Circumstances

Public notification is required if the consent authority decides such special circumstances exist as to warrant the application being publicly notified (s95(9)(a)).

Current case law has defined 'special circumstances' as those *"outside the common run of things which is exceptional, abnormal or unusual, but they may be less than extraordinary or unique."* The court has also found that special circumstances are deemed to apply where there is likely to be high public interest in the proposal [*Murray v Whakatane DC* [(1997) NZRMA 433 (HC), *Urban Auckland v Auckland Council* [(2015) NZHC 1382, (2015) NZRMA 235].

There is nothing exceptional or unusual about the application that makes public notification desirable in this particular instance. As such, there are no special circumstances that warrant the application being publicly notified.

#### **OVERALL DECISION - S95A NOTIFICATION**

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<sup>2</sup> <https://www.heritage.org.nz/the-list/details/7405>



Pursuant to 95A(5)(b)(i), public notification is required as identified in the assessment above.

#### OVERALL NOTIFICATION DETERMINATION

Given the decision made under s95A, the application shall be processed on a publicly notified basis. It is noted that the determination, as to whether an application should be notified or not, is separate from the issues to be considered in making a decision on the application itself.

Prepared by:



Olivia Stirling  
**Consultant Planner**

Date: 10 February 2023

Reviewed by



Oli McIntosh  
**Consultant Planner**

Date: 14 February 2023

Approved under Delegated Authority by:



Lee Webster  
**Planning and Regulatory Services Manager**

Date: 15 February 2023

Earnsclough Station Homestead/RM220285/  
Heritage Peer Review/Origin Consultants Ltd



## HERITAGE PEER REVIEW

TO:	Olivia Stirling, Planning Officer, Central Otago District Council <a href="mailto:Olivia.Stirling@codc.govt.nz">Olivia.Stirling@codc.govt.nz</a>
PROJECT NAME:	754 Earnsclough Road, Alexandra Known as 'Earnsclough Station Homestead'
RESOURCE CONSENT #:	RC220285
DATE:	28 October 2022

### Introduction

This Heritage Peer Review responds to a request from Central Otago District Council to provide a final review of the heritage aspects of the application that should consider but not be limited to:

- The appropriateness of the proposed works to the buildings.
- An assessment of the conclusions and methodologies used in the review undertaken by Archifact.
- Does the proposal provide for the protection of the buildings while encouraging sympathetic use or adaptive reuse and development of heritage buildings?
- An assessment on any potential impact on the curtilage of the buildings

It has been prepared on the basis of the following documentation received:

### **Initial information**

- Application for alterations and additions to the Earnsclough Homestead, Quarters and Stables buildings; homestay activity and temporary events at 754 Earnsclough Road, Alexandra, Brown & Company, 10 August 2022;
- Earnsclough Station Architectural Drawings, RTA Studio, July 2022;
- Earnsclough Station Conservation Plan, Archifact Ltd, July 2022; and
- Earnsclough Station Heritage Impact Assessment, Archifact, August 2022.

### **Updated information**

- Application for alterations to the Earnsclough Homestead and Stables building; and homestay activity at 754 Earnsclough Road, Alexandra, Brown & Company, 04 October 2022;
- 22035-Response to Origin memo-4Oct22, Brown & Company;
- Appendix A - 220076A SCHEMATIC PLAN-754 Earnsclough-Main House-Seismic Remodel-2022 10 06-Rev A, Centraus; and
- Appendix B - 20221006-22110-Earnsclough Station-Heritage RFI plans, RTA Studio.

No revised heritage Impact Assessment for the updated information has been provided.

I visited the historic homestead buildings on 16 September 2022 with my colleague, Lucy King. My inspection included the exterior of the house and the interior rooms, but inspection of the roof was only made from the access hatch due to the unknown safety of the roof construction.

Likewise, my inspection of the stables was external only and via views from two unlocked/operable upper stable doors as it had been advised that the first floor/interior was unsafe. I was not able to access the stables or men's quarters' roofs.

As I am not aware of a heritage assessment for the homestead buildings having previously been prepared for CODC, I have had regard to the Heritage New Zealand assessment contained in the New Zealand Heritage List/Rārangi Kōrero as well as the assessment prepared as part of the Conservation Plan / Heritage Impact Assessment that accompanies the application. The New Zealand Heritage List entry for the Homestead is also important to the assessment of this application in accordance with Policy 14.4.8(a).

Qualifications and experience to undertake this review

I am the Director of Origin Consultants Ltd; an Arrowtown and Dunedin-based practice specialising in heritage architecture, heritage conservation, building surveying, and archaeology. I am a Chartered and Registered Building Surveyor and a RICS Certified Historic Building Professional (the Royal Institution of Chartered Surveyors). I have a New Zealand National Diploma in Architectural Technology and hold a Licenced Building Practitioner Design Level 2 qualification. I also have a Postgraduate Diploma in Building (Heritage) Conservation from the College of Estate Management, University of Reading, England (2002-2004). I am a full member of ICOMOS New Zealand and of the Institute of Historic Building Conservation, UK.

My area of expertise is heritage conservation. I have over 30 years' experience as a Chartered Surveyor and, for the last 18 years or so, have specialised in heritage conservation; the last 12 years being in New Zealand. My day-to-day work involves the preparation of conservation plans, heritage assessments and heritage impact assessments, together with condition surveys, building reports, schedules of works, maintenance reports and architectural drawings and specifications. I have considerable experience of the practical side of repairing heritage buildings and of adapting them for new uses. I also have more than 35 years' experience of the inspection, repair and maintenance of brick and stone masonry buildings. Since completing my postgraduate diploma in 2004, I have been fortunate enough to have worked on some of the UK's and New Zealand's most prestigious and highly valued heritage sites.

The appropriateness of the proposed works to the buildings

The relevant assessment matters for the heritage aspects of this application are set out in Policy 14.4.8 of the District Plan, as follows:

***Policy - Assessment of Activities Affecting Heritage Resources***

*In determining the appropriateness of work and/or activities involving heritage resources, the following matters shall be taken into account:*

- (a) The heritage values and significance of the resource, including its registration or proposed registration by the NZ Historic Places Trust.*
- (b) The significance of the resource to Kai Tahu ki Otago.*
- (c) The necessity of work having regard to the health and/or structural integrity of the resource and any potential threats to public safety.*
- (d) The visual impact of the work/activity.*
- (e) The contribution the work/activity will make to the social, economic and cultural wellbeing of the community.*
- (f) The contribution the work/activity will make to the conservation of the heritage resource.*
- (g) The contribution of the heritage resource to the particular character of an area or precinct and to the integrity of its heritage and amenity values.*
- (h) The locational and/or operational requirements of the work and/or activity.*

Explanation

*This policy identifies the matters Council will take into consideration when determining resource consent applications involving heritage resources. The policy also enables applicants to specifically address these issues in their application.*

The Brown & Company updated application and AEE summarises the proposed works as follows:

***The Homestead***

*It is proposed to undertake alterations and additions to the Homestead to bring it up to habitable standard as follows:*

- Undertake external plastering to finish the exterior as intended by the original design and to ensure weather tightness and building performance;
- Demolish parts of internal walls and doors;
- Remove the fireplace in the servant dining room and scullery 1;
- Remove, relocate and reuse external doors and windows where possible;
- Construct new timber balconies on the east and south elevations;
- Repair and alter (remove brick balustrade and replace with timber) the existing balcony on the west elevation;
- Construct a ground level terrace along the east and south elevations;
- Replace (where necessary) and extend the decking around the pool;
- Erect a pool fence and timber screen around the pool decking area;
- Undertake repairs and alterations to the existing pump and store room to create a sauna, store room, toilet, drying and plant room;
- Undertake internal alterations to create seven bedrooms with ensuites;
- Undertake roof alterations including removal of existing sky dish and access and construction of a skylight, new roof access and chimney;
- Create a carparking area to the rear of the Homestead to include 6 carparking spaces; and
- Install a new wastewater disposal system to service all buildings.

Full details of the proposed amendments to the Homestead building are set out in the Architectural Plans (**Attachment C**) and the Architectural Design Statement (**Attachment D**).

#### **The Stables**

It is proposed to create new wall openings between the three stables to create a gallery area and introduce a powder room on the ground floor.

The floor between ground floor and level 1 is proposed to be reconstructed as it is currently derelict. It is proposed to construct a self-contained residential studio and insert skylights on the upper floor. The stairs at the rear of the building will be replaced as they current pose a health and safety risk. The external appearance of the Stables will be maintained with the exception of the new skylights.

#### **Accommodation**

Following completion of the Homestead, the applicants intend to live in it, occupying the Master bedroom and operating a boutique "bed and breakfast" visitor accommodation offering, using the other bedrooms for a maximum of 6 guests only and the common dining and lounge facilities. The Quarters will be utilised for self-contained visitor accommodation and the Stables will be utilised as a gallery and either visitor accommodation or staff accommodation.

The maximum number of guests the property will accommodate will be 14 guests across the three separate buildings, 6 in the Homestead, 6 in the Quarters and 2 in the Stables.

#### **Solar Farm**

The proposed solar farm is located within one of the paddocks to the rear of the Homestead and east of the Quarters, as shown on the Site Plan in **Attachment C**. The Solar Farm comprises two rows of solar panels, approximately 1m above ground level

It is noted that works previously proposed to the Men's Quarters building have now been included in a separate application.

My assessment of the appropriateness (as per Policy 14.4.8) of each of the proposals outlined above is:

Item no:	Description	Response
1	Undertake external plastering to finish the exterior as intended by the original design and to ensure weather	It is noted that the application stresses the need for the external rendering due to weathertightness issues affecting the Homestead and the need to improve building performance.  From my own visual inspection and knowledge as a Registered & Chartered Building Surveyor, I have considered the following:

	tightness and building performance	<ul style="list-style-type: none"> <li>• Whilst there are areas of damaged and decayed bricks, overall the external brickwork is in reasonable condition given its age and quality.</li> <li>• The existing pointing is in many areas the original bedding mortar for the bricks; I agree with the application that the original drawings indicate that the Homestead was largely intended to be rendered externally.</li> <li>• The primary internal signs of water ingress/damp appear to be from roof leaks.</li> <li>• The principal external walls seem to be of brick cavity construction i.e. there is a vertical cavity in the walls between the outer and inner wythes, or skins, of brickwork. The purpose of this cavity is to act as a barrier to the horizontal transfer of water through the walls.</li> <li>• Typically, for masonry buildings with parapets and cornices, there are signs of damp to the upper walls where these building elements do not have impermeable cappings and drip edges.</li> </ul> <p>I note there is no discussion in the application about the options for, and potential benefits of, repairs (such as repointing, cleaning out the cavity, replacing individual defective bricks, pointing around openings and adding cappings to the cornice and parapet). The proposal is instead to apply an external render (understood to be the Maiepi FRG system), which will also provide a seismic strengthening function. The application considers that this will finish the exterior of the house in accordance with the design intention of the original architect. This is seen, by the AEE, as a positive heritage outcome.</p> <p>The Heritage New Zealand list description for this Category 1 Historic Place makes reference to the heritage value of the building being unfinished. It includes it as being one of four 'special and outstanding features of Earnsclough'.</p> <p>The Conservation Plan/updated AEE refers to the unfinished state of the building as being an interesting point of note within the building's historic narrative, but considers that it is not <i>integral</i> to its historic heritage significance.</p> <p>My assessment is that I can appreciate the unfinished state as being an integral part of the building's heritage values as stated in the Heritage New Zealand assessment. It is a visible and tangible manifestation of 'Spain's folly' and of the harsh economic circumstances Spain, and the wider Central Otago community, faced at the time when the Homestead was being built.</p> <p>The application states that discussions have taken place with Heritage New Zealand about the proposed rendering and alternative options. However, no correspondence or letter of support from Heritage New Zealand for the proposal has been received to date.</p> <p>Accordingly, I cannot confirm that sufficient evidence of the appropriateness of the external plastering proposal has been provided in the application given:</p> <ol style="list-style-type: none"> <li>a. The value that Heritage New Zealand appears to give to the unfinished state of the external brickwork and my own appreciation of this value.</li> <li>b. My observations on site regarding the condition of the building, its weathertightness and performance, and the stated critical need for external plastering.</li> <li>c. The lack of consideration in the application to alternative options to external plastering.</li> </ol>
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2	Demolish parts of internal walls and doors	<p>The Brown &amp; Company response to the initial heritage review/request for further information states that (item 6) 'We also note that the Council heritage listing does not include or protect the interiors of the building'. This is incorrect. 14.7.1(a)(ii) is the relevant part of the District Plan (my own underlining added):</p> <p>14.7.1 HERITAGE BUILDINGS, PLACES &amp; OBJECTS</p> <p>(a) Registered Items with NZ Historic Places Trust Category I Classification</p> <p>(i) The removal or demolition of a building or structure identified in Part A of Schedule 19.4 as an item having a NZ Historic Places Trust classification of Category I is a non-complying activity.</p> <p>(ii) <u>Any alteration or addition</u> (including any sign) to a building or structure identified in Part A of Schedule 19.4 as an item having a NZ Historic Places Trust classification of Category I is a discretionary activity.</p> <p>There is a distinction between the application of the District Plan to Category I and Category II buildings, places and objects. For Category I buildings both the exterior and interior are protected, whereas the Council's discretion applies only to exterior alterations or additions in respect of Category II buildings, as follows [14.7.1(b)(i)]:</p> <p>(b) Registered Items with a NZ Historic Places Trust Category II Classification and Other Items Listed</p> <p>(i) <u>Any exterior alteration or addition</u> (including any sign) to a building or structure identified in Part A of Schedule 19.4 as an item that has a NZ Historic Places Trust classification of Category II or is otherwise listed in Part A of Schedule 19.4 is a discretionary (restricted) activity.</p> <p><u>Council shall restrict the exercise of its discretion to the effects the exterior alteration or addition will have on the heritage values of the item.</u></p> <p>(ii) The removal or demolition of a building or structure identified in Part A of Schedule 19.4 as an item that has a NZ Historic Places Trust classification of Category II or is otherwise listed in Part A of Schedule 19.4 is a discretionary activity.</p> <p>Again, the underlining above is my own.</p> <p>That said, I understand the need for internal alterations to enable the Homestead and the Stables to adapt for their new use and, overall, I do consider these internal proposals are acceptable in terms of 14.4.8(f) provided that where original walls and partitions are removed evidence of them remains on site by way of downstand beams/wall heads at ceiling level and subtly contrasting infills to the floors. This should include retaining the existing cornices and scotias to the wall heads (the drawings just seem to suggest that they are removed without specific reference to them going back in their original locations). These downstand and infill works are shown on the revised architectural drawings, together with the doors to be salvaged and reused.</p> <p>I am happy that non-original internal partition walls can be removed without retaining evidence of their previous existence.</p>
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Earnsclough Station Homestead/RM220285/  
Heritage Peer Review/Origin Consultants Ltd

3	Remove the fireplace in the servant dining room and scullery 1	I consider this to be acceptable under 14.4.8(f).
4	Remove, relocate and reuse external doors and windows where possible	I consider this to be acceptable under 14.4.8(f).
5	Construct new timber balconies on the east and south elevations	These proposals represent changes to the original design (i.e. there was no east balcony in the original design drawings and only a small/partial balcony to the south). They are considered appropriate in so far that they assist in enabling the adaptive reuse of the building, but my recommendation is that, whilst being in keeping with the original design, they are designed to be identifiable as new, current day additions to the building.
6	Repair and alter (remove brick balustrade and replace with timber) the existing balcony on the west elevation	For structural and safety reasons, this proposal is considered appropriate. However, as above, my recommendation is that the replacement balcony is designed to be in keeping, but identifiable as a new, current day change to the Homestead.
7	Construct a ground level terrace along the east and south elevations	As above, the presence of new terraces on these two sides of the Homestead is considered appropriate, but they should be identifiable as new, current day additions to the building. The design of the new steps seems to replicate the existing / original north steps and my recommendation is that, whilst being in keeping, their design is different.
8	Replace (where necessary) and extend the decking around the pool	I do not consider that this part of the proposal will have an adverse effect on the heritage values of the Homestead.
9	Erect a pool fence and timber screen around the pool decking area	Again, I do not consider that this part of the proposal will have an adverse effect on the heritage values of the Homestead.
10	Undertake repairs and alterations to the existing pump and store room to create a sauna, store room, toilet, drying and plant room	I consider this to be acceptable under 14.4.8(f).
11	Undertake internal alterations to create seven bedrooms with ensuites	Refer to item 2 above.
12	Undertake roof alterations including removal of existing sky dish	I consider this to be acceptable under 14.4.8(f).

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	and access and construction of a skylight, new roof access and chimney	
13	Create a carparking area to the rear of the Homestead to include 6 carparking spaces	The car parking and its proposed location are not considered to have an adverse visual effect on the Homestead buildings.
14	Install a new wastewater disposal system to service all buildings	The new wastewater disposal system is not considered to have an adverse visual effect on the Homestead and Stables.
15	Additional works evident from the architectural and engineering drawings (not included in the AEE summary)	<p>The schematic plans for a seismic remodel of the Homestead show that internal alterations are proposed in many areas with new Mapei Grid 220 FRG plaster, some plywood timber-framed walls, and improved connections between roofs, walls and floors.</p> <p>Externally, the parapets are to be strengthened with steelwork additions and parts of the external walls with new Mapei Grid 220 FRG plaster. Chimneys are to be braced or removed.</p> <p>There appears to be no heritage impact assessment of these works or reference to supporting policies and advice in the Conservation Plan. The AEE refers to them in a very general fashion under item 8, but this is only from an external protection point of view. Refer to item 2 above and the protection that the District Plan gives to the interior of the building. I would like to see a detailed heritage impact assessment of the proposed seismic/structural works before I can review the appropriateness of these works. I would also like confirmation of any additional structural works (or confirmation that none are needed), such as whether there is a proposal for new cavity wall ties to be installed, and the resulting heritage impacts of these.</p> <p>I note that, in addition to the proposed external replastering, it is proposed to replicate the original design for the pieced parapets around the roof of the building, but this doesn't appear to be addressed in the AEE or HIA.</p>
16	Works to the Stables	Overall, the proposals are considered appropriate in terms of Policy 14.4.8 (where relevant).
17	Accommodation	The proposed accommodation and gallery use is considered appropriate in terms of Policy 14.4.8(a), (e), and (f).
18	Solar Farm	The solar farm and its proposed location are not considered to have an adverse visual effect on the Homestead buildings.

The conclusions and methodologies used in the review undertaken by Archifact

Other than the need to plaster the exterior of the building and the outcome of consultations with Heritage New Zealand, the Conservation Plan and Heritage Impact Assessment by Archifact provides useful, but incomplete, information. In particular, heritage impacts assessments of the updated / revised information seems to be missing and, therefore, I cannot comment further on this aspect of the application.

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Does the proposal provide for the protection of the buildings while encouraging sympathetic use or adaptive reuse and development of heritage buildings?

In terms of the proposed adaptive reuse principle behind the application, I am fully supportive of it and I consider it provides a good opportunity for the future care and well-being of the Homestead and Stables.

On the other hand, there are aspects of the application that I cannot support and that I consider will have more than minor adverse effects on the heritage values of the Homestead and Stables. These are:

- The difference in opinion between the applicants' heritage assessment and that of Heritage New Zealand as to the heritage value of the house being unfinished externally.
- The apparent lack of support for the proposal from Heritage New Zealand as no letter of support or evidence of consultation has been provided in the application.
- What is to my mind, a question over the 'clear risk' to the long-term survival of the house if the brick panels are not rendered and whether more minimal intervention measures of repointing and individual brick repairs would be a better conservation option.
- The apparent lack of consideration of the heritage impacts of the proposed works on the interior of the Homestead and Stables.
- The apparent lack of heritage assessment / input into the updated information relating to the proposal. This includes guidance into the design options for new additions and alterations, where there might be a conflict between 'restoration' and new work.

As stated in my initial review, I can appreciate the applicants' desire and commitment to look after these buildings and provide them with a viable future. I would like to encourage the adaptive reuse of the Homestead and Stables, but I cannot support the proposal until all the relevant information is available and there is:

1. Evidence of full support from Heritage New Zealand as per 14.4.8(a) of the District Plan;
2. An assessment of the available options for the exterior of the Homestead (for example, render versus repointing and repairs) and the heritage impact of each option;
3. The heritage impacts of internal alterations are fully assessed and mitigated wherever possible;
4. The heritage impacts of the seismic engineering proposals are fully assessed and mitigated as far as possible. The application also provides no indication of any strengthening works proposed to the Stables buildings; the need for these and the Resource Consent implications and associated heritage impacts should be clarified.



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**RESPONSE TO SUPPLEMENTARY MATERIAL  
POST FINAL PEER REVIEW**

<b>TO:</b>	Olivia Stirling, Planning Officer, Central Otago District Council <a href="mailto:Olivia.Stirling@codc.govt.nz">Olivia.Stirling@codc.govt.nz</a>
<b>PROJECT NAME:</b>	754 Earnsclough Road, Alexandra Known as 'Earnsclough Station Homestead'
<b>RESOURCE CONSENT #:</b>	RC220285
<b>DATE:</b>	21 December 2022

Purpose of this memo

This memo has been prepared in response to the supplementary material received sent by email on 15 December 2022. This material has been issued as the result of an online meeting between the applicants and their advisers and the Council and its heritage adviser on 13 December 2022 and comprises:

- Heritage Impact Assessment Memorandum, Supplementary Material, Archifact Ltd (Final version, Rev A) dated 15 December 2022;
- Design Features Report, Centraus, dated 22 November 2022;
- Transmittal letter dated 14 December 2022 from Centraus confirming that the Homestead has an existing NBS rating of 15% and that the proposed strengthening works will increase this to 38%;
- Centraus structural calculations dated 22 November 2022;
- Earnsclough Station – Main House RC Stage 2 – External Plaster drawing pack by RTA Studio, issue December 2022.

It is noted that this new information relates to the external plaster application only.

In addition, in order to prepare this memo, I have reviewed the following information between 19 & 21 December 2022:

- Castle on the Run by Gay McInnes;
- Historic Sheep Stations of New Zealand by Colin Wheeler;
- HNZPT file for Earnsclough Station Homestead, including Dalziel Architects Archive Report (Walker 1994), NZHPT Historic Places Trust Registration Form for Earnsclough Station Homestead (also known as 'Spain's Folly') by Justine Garthwaite (1997), and drawings held in the Hocken Library, Dunedin (copies provided in the Conservation Plan by Archifact have printed in low-res format and are difficult to read).

The purpose of reviewing this latter information was to better understand what led NZHPT to list Earnsclough Station Homestead as a Category 1 Historic Place, and the reasons behind the Homestead's inclusion in the Central Otago District Plan Register of Historic Buildings, Places, Sites & Objects and Notable Trees (Schedule 19.4). The Homestead is one of just 19 Category 1 Historic Places amongst 289 listed buildings, places, sites and objects in the District.



Heritage significance placed upon the Homestead by the HNZPT List Entry and the associated Registration documents

- **Historic**, including the assessment:  
"Flush with wartime profits, Spain received an imposingly-fronted building of eccentric design, just a room and a half wide and designed to meet his passion for open balconies. This display of conspicuous consumption earned the sobriquet 'Spain's Folly.' Caught up in the post-war collapse and harmed by property speculation and the construction of this vast pile, Spain was unable to complete the building."
- **Architectural**, but no comment is made to the effect that the Homestead's architectural significance is diminished by the building being unfinished/unrendered. The Registration Report states that "The unfinished façade allows for the construction of the building to be seen, and it appears that few modifications have taken place." In addition, "Earnsclough Homestead is architecturally significant in that it allows its methods of construction to be seen. This is because the planned roughcast exterior was never applied. Consequently, the raw, unpainted brickwork can be seen and contrasted with the brickwork at the edges of the house."
- **Cultural**, including the assessment:  
"Earnsclough Homestead is culturally significant in that it has strong cultural, social and traditional value." Reference to the Registration Report by Justine Garthwaite has the following statement about its cultural and social significance: "Perhaps the greatest indicator of the social and cultural value placed on the house is that it is known through Central Otago as 'Spain's Folly.' This is a direct reference to the homestead's unfinished state and the local prominence attached to Spain's business failures and personal history. Spain's conspicuous consumption in building Earnsclough and his difficulties in paying for it had become a source of local comment even in his lifetime."

Accordingly, it is clear that a good degree of the heritage significance of the Homestead, and consequently a good degree of the justification for it being listed as a heritage item in the CODC District Plan Schedule 19.4 relates to its unfinished/unrendered state.

Response to the supplementary material

The memorandum by Archifact considers:

1. The HNZPT written approval,
2. Observation on the unreinforced masonry, and
3. The purpose and principles of the ICOMOS NZ Charter.

I have read these three sections of the memorandum and comment as follows:

**The HNZPT written approval**

HNZPT has stated in its Affected Party Approval dated 17 November 2022 that: "The external plastering proposed on the main Homestead does not uphold the heritage values of building as described in the List."

I note that it later advises: "However, there are several factors mitigating the potential adverse effects of undertaking external plastering on the heritage values of Earnsclough Station. These include contributing to the seismic resilience of the Homestead through the use of a seismic plaster system and the use of a lime-based mortar."

Archifact has advised that on completion (bottom of page 8) the building will remain 'unfinished.' Looking at the RTA drawings it appears the exterior elevations of the Homestead will be widely rendered and that only a small reasonably inconspicuous area of brickwork will remain unrendered on the south elevation.

From a District Plan Chapter 14 perspective, I remain concerned that the proposed external plastering and its effects on the identified heritage values of the Homestead:

- a) Is an issue raised by 14.2.3
- b) Is inappropriate under 14.4.8, particularly with regard to (but not limited to) (a), (d) & (g).

Whilst it is a question I cannot answer, I would like to raise a potential issue that could occur if the external rendering were to go ahead as proposed – is there a risk that a review by HNZPT of its list entry for the Homestead would result in its Category 1 status being amended?

**Observations on the unreinforced masonry**

Archifact considers that the incompleteness of Anscombe's design due to Spain's lack of funds is an intrusive factor that does not accord with any recognised indicator attributed to the Jacobethan Style. On the other hand, the HNZPT Record Form clearly identifies a large number of style indicators that remain as part of the extant design today. My view is that the lack of render to the building does not materially diminish the ability of people to read the intended architectural style of the Homestead.

From my review of the original Anscombe drawings, there also seem to be a number of existing and proposed modifications to the original Jacobethan design of the building, such as:

- Spain's porthole (existing);
- The masonry east balcony (existing);
- The pierced parapet to the south elevation (existing, and originally designed to be solid/blind);
- The changes to the fenestration (proposed);
- The new west and south balconies (proposed); and
- The new west terrace (proposed).

I note that Archifact does not seem to consider these departures from the original design to be intrusive or negative, only the lack of render to the elevations.

There are a number of matters where I disagree with Archifact regarding its observations on the exterior brick masonry. For example,

- i. I agree that 'seconds' have been used for much of the external brick walling to the Homestead, but to my mind these are bricks that are visually imperfect rather than ones which are of second-quality from a durability perspective. They have already lasted over 100 years with few decay problems evident.
- ii. The majority of the external walls have a vertical cavity in them (this is partly an observation I made on site and partly from my review of the original drawings). This ventilated cavity is the primary defence to moisture transference through the external walls and is a viable long-term option for the building (contrary to Archifact's view on page 9 / 4<sup>th</sup> para).

It is my view that the concern about weather-tightness could be addressed by repair works, such as repointing, providing cappings and drip-edges to the building at roof level, and cleaning out the cavity at the base of the walls. I note that an 'Appendix B – Pointing Repair,' document discussing how repointing could be undertaken, has been included in the Archifact report and also confirms that 'the exterior of the house is generally in fair condition'.

**The purpose and principles of the ICOMOS NZ Charter**

The ICOMOS New Zealand Charter, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Nga Taonga Whenua Heke Iho o Nehe is a set of guidelines on cultural heritage conservation, produced by ICOMOS New Zealand.

Archifact has highlighted selected parts of the Charter that it feels can be used to show that the proposed external render application meets the guidelines assuming that the unfinished state of the Homestead is deemed not to be part of its heritage significance. As a set of guidelines, I can agree that there are some clauses that can be used to support the proposal, but there are, equally, clauses that do not support it, particularly when the unfinished state is recognised as being of heritage value. To explain what I mean, I have attached a copy of the Charter with sections highlighted to show the alternative interpretation that the walls should not be rendered and should be preserved and repaired as they are.

**Conclusion**

Based on the information provided, in my opinion, the effects on the heritage values of the Earnsclough Homestead are considered to be more than minor. The Earnsclough Station Homestead is, to my mind, rightly given value for its unfinished state, with this being tangible evidence of the impact of the post-WW1 collapse on Spain's business ventures and the environmental disaster that rabbits have proven to be to the District since being introduced onto Earnsclough Station in the 1870s. The lack of render also allows the construction methodology of the building to be seen. To hide these historical, social and cultural values, and the aged patina of the house, from view behind a layer of modern render more than 100 years after the house was built will deplete the significance of 'Spain's Folly', its story, and its place in the history of Otago.

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I do recognise, however, that there are expected positive effects of the proposed works, in combination with other concurrent resource consent applications, to the building by providing it with a useful purpose and an increase in %NBS to 38%. As far as I'm aware, this makes an improvement in the life-safety of the building in a moderate seismic event, but may not necessarily contribute to the seismic resilience of the actual building itself<sup>1</sup> as indicated in the HNZPT Affected Party Approval. This is a matter that Council may wish to discuss and confirm with its Building/Engineering team.



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<sup>1</sup> What % new building standard (%NBS) means - [https://www.renovate.org.nz/regulation-compliance/earthquake-prone-buildings/#:~:text=building%20performance%20website,-.What%20%25%20new%20building%20standard%20\(%25NBS\)%20means,seismic%20assessment%20of%20a%20building](https://www.renovate.org.nz/regulation-compliance/earthquake-prone-buildings/#:~:text=building%20performance%20website,-.What%20%25%20new%20building%20standard%20(%25NBS)%20means,seismic%20assessment%20of%20a%20building).

# ICOMOS New Zealand Charter

## for the Conservation of Places of Cultural Heritage Value

Revised 2010

### Preamble

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

### Purpose of conservation

#### 1. The purpose of conservation

The purpose of **conservation** is to care for **places of cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) **inform us about the past and the cultures of those who came before us;**
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land;  
and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.

## Conservation principles

### 2. Understanding cultural heritage value

Conservation of a place should be based on an understanding and appreciation of all aspects of its cultural heritage value, both tangible and intangible. All available forms of knowledge and evidence provide the means of understanding a place and its cultural heritage value and cultural heritage significance. Cultural heritage value should be understood through consultation with connected people, systematic documentary and oral research, physical investigation and recording of the place, and other relevant methods.

All relevant cultural heritage values should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a place, including its conservation and its use, and the implementation of the policy, must be based on an understanding of its cultural heritage value.

### 3. Indigenous cultural heritage

The indigenous cultural heritage of tangata whenua relates to whanau, hapu, and iwi groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of tino rangatiratanga, and so empowers kaitiakitanga as customary trusteeship to be exercised by tangata whenua. This customary trusteeship is exercised over their taonga, such as sacred and traditional places, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular matauranga, or knowledge of cultural heritage meaning, value, and practice, is associated with places. Matauranga is sustained and transmitted through oral, written, and physical forms determined by tangata whenua. The conservation of such places is therefore conditional on decisions made in associated tangata whenua communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

### 4. Planning for conservation

Conservation should be subject to prior documented assessment and planning.

All conservation work should be based on a conservation plan which identifies the cultural heritage value and cultural heritage significance of the place, the conservation policies, and the extent of the recommended works.

The conservation plan should give the highest priority to the authenticity and integrity of the place.

Other guiding documents such as, but not limited to, management plans, cyclical maintenance plans, specifications for conservation work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a conservation plan.



## 5. Respect for surviving evidence and knowledge

**Conservation** maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

**Conservation** recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

## 6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

**Intervention** should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

## 7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

## 8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

## 9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

## 10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

## 11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

**Documentation** includes information about all changes to the **place** and any decisions made during the **conservation** process.

**Documentation** should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

**Documentation** should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

## 12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

**Recording** is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

**Recording** of the changes to a **place** should continue throughout its life.

### 13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

**Conservation** of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

## Conservation processes and practice

### 14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) **not be influenced by prior expectations of change or development**;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

### 15. Conservation projects

**Conservation** projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate **use** of the **place**;
- (viii) the implementation of any planned **conservation** work; (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

## 16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

## 17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or removal;
- (iii) **reconstruction**; and (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

## 18. Preservation

**Preservation** of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

**Preservation** processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

### i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

### ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

### iii. Repair

**Repair** of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

**Repair** of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

## 19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

**Restoration** is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

**Restoration** does not involve conjecture.

### i. Reassembly and reinstatement

**Reassembly** uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

### ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

## 20. Reconstruction

**Reconstruction** is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

**Reconstruction** is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

## 21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.



Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material.

**Adaptation** should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place** of **cultural heritage value**. New work should complement the original form and **fabric**.

## 22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

## 23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places** of **cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible** or **intangible values**.

## 24. Risk mitigation

**Places** of **cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place** of **cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

## Definitions

For the purposes of this charter:

**Adaptation** means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

**Authenticity** means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting**, **use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

**Compatible use** means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

**Connected people** means any groups, organisations, or individuals having a sense of association with or responsibility for a **place** of **cultural heritage value**.

**Conservation** means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

**Conservation plan** means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

**Contents** means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

**Cultural heritage significance** means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

**Cultural heritage value/s** means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

**Cultural landscapes** means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

**Documentation** means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

**Fabric** means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

**Hapu** means a section of a large tribe of the **tangata whenua**.

**Intangible value** means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

**Integrity** means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

**Intervention** means any activity that causes disturbance of or alteration to a **place** or its **fabric**. **Intervention** includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for **conservation** purposes.

**Iwi** means a tribe of the **tangata whenua**.

**Kaitiakiŋanga** means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

**Maintenance** means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

**Matauranga** means traditional or cultural knowledge of the **tangata whenua**.

**Non-intervention** means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

**Place** means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscapes and streetscapes; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

**Preservation** means to maintain a **place** with as little change as possible.

**Reassembly** means to put existing but disarticulated parts of a **structure** back together.

**Reconstruction** means to build again as closely as possible to a documented earlier form, using new materials.

**Recording** means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

**Reinstatement** means to put material components of a **place**, including the products of **reassembly**, back in position.

**Repair** means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

**Restoration** means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

**Setting** means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the longterm protection of the **cultural heritage value** of the **place**.

**Stabilisation** means the arrest or slowing of the processes of decay.

**Structure** means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

**Tangata whenua** means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

**Tangible value** means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

**Taonga** means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

**Tino rangatiratanga** means the exercise of full chieftainship, authority, and responsibility.

**Use** means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

**Whanau** means an extended family which is part of a **hapu** or **iwi**.

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This revised text replaces the 1993 and 1995 versions and should be referenced as the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

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Earnsclough Station Homestead/RM220285/Addendum/  
Heritage Peer Review/Origin Consultants Ltd



## ADDENDUM TO HERITAGE PEER REVIEW

<b>TO:</b>	Olivia Stirling, Planning Officer, Central Otago District Council <a href="mailto:Olivia.Stirling@codc.govt.nz">Olivia.Stirling@codc.govt.nz</a>
<b>PROJECT NAME:</b>	754 Earnsclough Road, Alexandra Known as 'Earnsclough Station Homestead'
<b>RESOURCE CONSENT #:</b>	RC220285
<b>DATE:</b>	24 November 2022

### Introduction

This Addendum to the Heritage Peer Review dated 28 October 2022 is related to further information provided by Brown & Company and received from Central Otago District Council on 21 November 2022. This further information comprises:

- Application for alterations to the Earnsclough Homestead and Stables building; and homestay activity at 754 Earnsclough Road, Alexandra, Brown & Company, 04 October 2022, updated 15 November 2022;
- Affected Party Approval from Heritage New Zealand Pouhere Taonga dated 17 November 2022; and
- Heritage Construction Management Plan (draft) by Archifact Ltd dated 11 November 2022.

No additional or revised drawings have been received since those issued for my 28 October 2022 Heritage Peer Review.

I have provided below my comments on these three documents and addressed any changes they have made to the conclusions of my Heritage Peer Review dated 28 October 2022. Other these additional comments on the new information received, the advice and recommendations in my 28 October 2022 Heritage Peer Review still stand.

### HNZPT Affected Party Approval (APA) dated 17 November 2022

I note in para. 7 HNZPT states 'The external plastering proposed on the main Homestead does not uphold the heritage values of the building as described in the List. While the external rendering was anticipated in Edmund Anscombe's original design, a key part of the Homestead's significance is its current unrendered state which contributes to its social and aesthetic significance.'



Earnsclough Station Homestead/RM220285/Addendum/  
Heritage Peer Review/Origin Consultants Ltd

I concur with HNZPT's view and, accordingly, I cannot agree with the applicants' advisers' proposition (page 26 of the 15 November 2022 application under "3.3 Effects on heritage values") that the proposal will have less than minor adverse effects on heritage values.

I also note (para 8. Of the HNZPT APA) that HNZPT continues to recommend that a representative area of the Homestead building remains unrendered to allow the earlier story of the building to be expressed. The applicant states that the single storey laundry block will remain unrendered. Should Council grant consent for external rendering of the homestead, my recommendation is that at least one elevation of the two-storey homestead building (including the pierced parapet) should remain unrendered and in its existing (but appropriately repaired) state. I do not consider that leaving just the small separate laundry block unrendered represents an appropriate or adequate mitigation measure against the effects of external rendering on the Homestead's heritage values.

#### Heritage Construction Management Plan

As a 'draft' document, I consider that the HCMP is appropriate subject to:

- It being amended to reflect the conditions of any future consent that is granted by Council (and any future advice given by HNZPT).
- It is approved by Council before being put into effect and there is a process for Council to approve any changes to the document that Council considers are significant.
- It remains a living document and is developed as preparations for construction take place and during the construction phase itself.
- There is a process agreed between Council and the applicants to ensure that construction works and methodologies follow the HCMP and are 'signed off' as having complied on completion of the project. This should include, amongst other things, Council receiving copies of all relevant documents, such as (before, during and after) heritage building recording documents.

To conclude, I remain supportive of the proposed adaptive reuse in principle. However, this further information has not changed my view that, in its current form, the proposal has more than minor adverse effects on the buildings' heritage values.



**Robin Miller**  
**Director**  
**Chartered & Registered Building Surveyor**  
**RICS Certified Historic Building Professional**  
**LBP Design Level 2 BP 133157**  
**For and on behalf of Origin Consultants Ltd**  
**Office** 9 Arrow Lane, Arrowtown  
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**Web** [www.originteam.co.nz](http://www.originteam.co.nz)

20/03/2023  
CODC



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

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15A woolley Street, RD3, Whangarei 0173

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:

*(give details, attach on separate page if necessary)* I fully support the property owners, Ryan Sanders & Marco Creemers to be able to alter via plastering and renovate the property in line with the original architect's intention. This is a truly heritage aligned approach. This would include the ability to plaster to protect and waterproof the exterior walls, windows joins.



To expect owners to be restricted to not renovating a property so it's insulated & will stand the test of time is completely ludicrous in my opinion.

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

Referencing the above - I fully support Mr Sanders and Creemers application to renovate their property inline with the original architect's intentions and have it weather proof and durable using plaster over exposed brick work. This is because this will add heritage value for decades to come & allow many people to enjoy this historic building. Without the ability to protect it from the weather - it will not and be lost to generations to come.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought) We seek the decision to permit the property owners application to plaster their property and make it weather proof and water proof, plus earthquake proof.*

**I support the application (select one)**

**I do not wish to be heard in support of this submission (select one)**

**I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I am not (select one) 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.**



I do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

A handwritten signature in black ink, appearing to read "N. Hogg".

20.03.2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)



### DETAILS OF SUBMITTER

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rozena.h@xtra.co.nz

Telephone:

027-917-3951 03-4488943

Postal address (or alternative method of service under [section 352](#) of the Act):

15 Old Bridge Rd

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:

(give details, attach on separate page if necessary)

As the owners have outlined their details





This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

*Support, please!*

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

*Grant the consent asap.*

☒ I support ☐ oppose the application OR neither support or oppose (select one)

I wish / do not wish to be heard in support of this submission (select one)

*Maybe*

~~I am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

Handwritten signature of R. J. Hallum in black ink.

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

Handwritten date "March 17, 2023" in black ink.

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### **Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

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4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.

15 Old Bridge Road  
Alexandra, 9320

March 15, 2023

Phone: 027-917-3957  
03-448894

To: The Councillors  
Central Otago District Council/ Heritage NZ  
Alexandra

Re: Earnsclough Castle Resource Consent

We, the undersigned, express our hope and sincere wish that the Earnsclough Castle renovation project will receive full and immediate support from the Council / Heritage New Zealand.

The new owners, experienced in restoring heritage buildings, have made extensive and compliant plans to revitalise the "castle" while protecting its heritage values.

The completed project will provide Alexandra with a unique asset to be enjoyed by both the local community and visitors to the area.

Kind regards

Rozena Hallum  
15 Old Bridge Rd

*R. J. Hallum*

*Wendy Browne*

*249 Chapman Road RD1 Alexandra 9391*

*Manilyn Burner 17 Walnut Grove Alexandra*

*Beth Robson 2 Bodkin Rd Alexandra*

*Jim Lombardi 2 Oxford Drive. Alexandra*

*Pat McHellen 43. Aronui Rd. Alexandra.*

*Jeen Battis 13 Old Bridge Rd. Alexandra*

*Ray L. Wright. 192 Fisher Lane Galbraith RD3 Alex. 9393.*

*Dawn Russell - 1 Bodkin Road*

*Barney Milnes - 36 Ashworth St*

*Paula Stephenson - 15 Craig Pl E*



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

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Telephone: 0272814190

Postal address (or alternative method of service under section 352 of the Act):

3 Jackson Place  
Alexandra

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

consent for alterations, as per above.



This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I strongly support their submission. would be great for our town! And to maintain such a beautiful heritage building!

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I support oppose the application OR neither support or oppose (select one)

I wish do not wish to be heard in support of this submission (select one)

I am am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am am not (select one) 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 this paragraph if you are not a trade competitor.*

*\*I/We will consider presenting a joint case if others make a similar submission*

*\*Delete this paragraph if not applicable.*





I ~~request~~/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

A handwritten signature in black ink, appearing to be "C. J. [unclear]".

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

16/3/23

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

(Form 13)

03 440 0056

Section 95A (public) Resource Management Act 1991

@codc.govt.nz  
w.codc.govt.nz

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name:

*Robbie Bell*

Contact person (if applicable):

Electronic address for service of submitter:

*robbie.bell@hot.co.nz*

Telephone:

*03-448-8031*

Postal address (or alternative method of service under section 352 of the Act):

*10 Brandon st  
Alexandra*

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

*Consent Alterations  
754 Earnscleugh Road*



This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I strongly support Mr Creemers & Sanders consent to make alterations where required as where they see fit for purpose.

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

☒ I support/oppose the application OR neither support or oppose (select one)

☐ I wish / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.



I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

A handwritten signature in black ink, appearing to be "R. H. M.", written over a horizontal line.

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

A handwritten date "16/03/23" in black ink, written over a horizontal line.

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

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  - 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Jess Thomas

Contact person (if applicable):

Electronic address for service of submitter: rangerjane08@gmail.com

Telephone: 0274107465

Postal address (or alternative method of service under section 352 of the Act):

17 Brooke Place, Alexandra

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

Consent alterations 754 Earnscleugh rd





This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

Very much support the submission. what a wonderful thing Marco & Ryan have done so far for this castle restoration. let them finish the job.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I support ~~oppose~~ the application OR neither support or oppose (select one)

I ~~wish~~ do not wish to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/~~We~~ am/am not (select one) 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 this paragraph if you are not a trade competitor.*

\*I/We will consider presenting a joint case if others make a similar submission

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

Jess Thomas

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

16/3/2022

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

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To: The Chief Executive  
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PO Box 122  
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[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Mark David Mulvener

Contact person (if applicable):  
Mark Mulvener

Electronic address for service of submitter: aa@xtre.co.nz

Telephone: 0274750270

Postal address (or alternative method of service under section 352 of the Act):

78 Russell Street  
Alexandra

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



The entirety of the application.

---



---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- 

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---



---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / ~~do not wish to be heard in~~ support of this submission (select one)**

**~~I am/am not~~ a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)**

**~~I/We~~ am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**~~I/We~~ will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

**Date**

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### Notes to submitter

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(Form 13)

03 440 0056

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To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Penelope Anne Davis

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: pene.662@hotmail.com

Telephone: 0278473310

Postal address (or alternative method of service under section 352 of the Act):

78 Russell Street  
Alexandra 9320  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



OFFICIAL REGIONAL IDENTITY PARTNER

[www.centralotagonz.com](http://www.centralotagonz.com)



The entirety of the application. ✓

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / ~~do not wish to be heard~~ in support of this submission (select one)**

**I ~~am~~/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)**

**\*I/~~We~~ am/am not (select one) directly affected by an effect of the subject matter of the submission that:**

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*\*Delete this paragraph if not applicable.*



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**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

**Date**

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

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w.codc.govt.nz



### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Rachel Adams

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: racheladams.nz@gmail.com

Telephone: 0276248019

Postal address (or alternative method of service under [section 352](#) of the Act):

45 Pendergrast Rd, Mangakahuiri, Waikato  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*





I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

A handwritten signature in black ink, appearing to be "AB", written over a horizontal line.

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

A handwritten date "13-3-23" in black ink, written over a horizontal line.

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

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  - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
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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 specialised knowledge or skill to give expert advice on the matter.



J3/2023  
:ODC



## Resource Management Act 1991

### Submission on Notified Proposed Plan Change 20 Central Otago District Plan

*Clause 6 of Schedule 1, Resource Management Act 1991*

**(FORM 13)**

## Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

### Details of submitter

Name: **Central Otago Heritage Trust**

Contact person: **David Ritchie, Chair Central Otago Heritage Trust**  
*(Name & designation, if applicable)*

Electronic address for service of submitter: [info@heritagecentralotago.org.nz](mailto:info@heritagecentralotago.org.nz)

Telephone: **0275702485**

Postal address: **C/- 34 Sunderland St Clyde, 9330**

*(Or alternative method of service under [section 352](#) of the Act)*

This is a submission on the following resource consent application: RC No **RC220425**

Applicants: **Marco Creemers and Ryan Sanders**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **The proposal is to undertake alterations to the exterior of the Earnsclough Homestead building for the purposes of weather tightness and seismic strengthening.**

**Submissions closing 23 March 2023**

**The specific parts of the proposal that my submission relates to are:**

*(Give details, attach on separate page if necessary)*

**Support of Resource Consent Application RC No RC220425**

**See attached**

**This submission is:**

(Attach on separate page if necessary) Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

**Support of Resource Consent Application RC No RC220425**

See attached

**I / We seek the following decision from the consent authority:**

(Give precise details, including the general nature of any conditions sought)

**Support of Resource Consent Application RC No RC220425**

See attached.

**I support / oppose the application OR neither support nor oppose** (select one)

**I wish / do not wish to be heard in support of this submission** (select one)

**I am / am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991** (select one)

**\*I / We am / am not** (select one) directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment;

**\*I / We will consider presenting a joint case if others make a similar submission \***

Delete this paragraph if not applicable.

I request / do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

**COHT Chair - David Ritchie**

p.p.



17/03/2023

**Signature**

**Date**

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Submissions close at 4pm 23 March 2023****Notes to submitter**

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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 specialised knowledge or skill to give expert advice on the matter.



**To CENTRAL OTAGO DISTRICT COUNCIL**

**A submission from Central Otago Heritage Trust in support of**  
**Marco Creemers and Ryan Sanders, RC220425**  
**754 Earnsclough Road, Alexandra**

**Introduction:**

Earnsclough Station Homestead is entered onto the New Zealand Heritage List/Rārangī Kōrero (List number: 7405) as a Category 1 Historic Place in recognition of its historical, architectural, social and aesthetic significance. The application seeks land use consent for exterior alterations to the Earnsclough Station Homestead, which is listed in Schedule 19.4 of the Central Otago District Plan (the District Plan): Register of Heritage Buildings, Places, Sites & Objects and Notable Trees as a Category I Heritage Listed building.

**Applicants Proposal**

The Applicants are the new owners of the Earnsclough Homestead which was built in the 1920s. They propose to undertake alterations including rendering a portion of the brick exterior, while leaving a small area on the southern elevation unrendered. The proposed rendering will incorporate seismic strengthening and weatherproofing. This will enable the Homestead to be fully renovated and utilised as a residence and bed and breakfast operation.

**About Us**

The Central Otago Heritage Trust, established in 2008, comprises member groups within the local heritage community. The role of the Trust is to represent the collective interests of these groups in protecting, preserving and celebrating our unique heritage. The Trust is governed by trustees nominated and elected by members. Our trustees are David Ritchie (Chair), Russell Garbutt, Lynda Gray, Warwick Hawker, John Kerr, Ross Naylor, Kristy Rusher & Graye Shattky. Ann Rodgers is our CODC Liaison and Maggie Hope is our Heritage Coordinator. A list of our member organisations is included in Appendix Two.

**Central Otago Heritage Trust (COHT) Position**

COHT has reviewed the resource consent application. In March 2023 Trustees visited the site to understand and visualize the Applicants intentions.

1. It was immediately obvious on inspection, that **the exterior was intended be plastered** (see Figure 1)

Evidence included:

- Gaps around the joinery where plaster would have made the building airtight.
- Rough, open bricks on the parapet where Union Jack plastered inserts were envisaged.
- The use of rough/chipped bricks on the exterior walls which would have been concealed by plaster.
- In contrast, smooth well-formed bricks were placed where no plastering was envisaged.



Figure 1:  
Rough bricks and gaps around joinery where plastering was originally anticipated.

Smooth bricks where  
plastering was not anticipated.

Page 1 of 5

2. The original owner of the homestead was the Central Otago pastoral entrepreneur Stephen Spain. Spain commissioned English-born architect Edmund Anscombe to design the homestead. Anscombe's original drawings show the intention to plaster the exterior walls (as shown in Appendix One). **The applicants are proposing to, fairly accurately, reflect this original historic intent.**
3. The plastering was not completed due to financial pressures. As noted in the Heritage New Zealand 'Earnscleugh Station Homestead Research Report' dated 1997, the Spain family came under financial pressure in the 1920s due to the collapse of the rabbiting industry, poor lambing seasons and an overcommitment in investments. **The applicants desire to plaster the exterior completes Spain's original intention and honours the architectural premise.**
4. The Mapei FRG plastering system will increase the seismic strengthening, avoiding the need for disruptive interior strengthening which would result in significant internal alterations to heritage features.
5. District Plan Policy 14.4.2 promotes the adaptive reuse of heritage buildings, as a way to conserve their value. **The best way to conserve a Heritage building is to have it occupied and used.** The Homestead has been vacant since 2016, with degradation evident on the exterior and interior of the building. The Applicants plan to live in the Homestead and offer rooms as a luxury Bed and Breakfast enterprise. This will ensure that the Homestead is renovated and maintained to a high standard.
6. Heritage New Zealand (HNZPT) recommends that a representative area of the Homestead building remains unrendered to allow the earlier history of the building to be expressed. The application states that the laundry block will remain unrendered to enable future interpretation of the original finish of the Homestead (Figure 2). **COHT also supports this approach. We also recommend that the Anscombe drawings form a display within the homestead along with a photographic record of the unfinished building.**
7. The family back story of the homestead could also be promoted. Central Otago Heritage Trusts offers our services in undertaking oral histories with descendants of the Spain family.



*Figure 2: Proposed southern elevation, demonstrating the area of repointed brick.*

8. The proposed colour of the external render is 'half sour dough' and was selected by the Applicants as a result of reviewing the colour palette of heritage buildings in Clyde, Alexandra and Ophir i.e., the colour is appropriate for a Central Otago heritage building. The proposed colour exceeds the permitted 38% LRV as stipulated in the District Plan. **COHT considers any adverse landscape/visual effects from the LRV breach to be minimal due to the Homestead's discrete location,** limited visibility from Earnscleugh Road and the presence of established on-site vegetation.

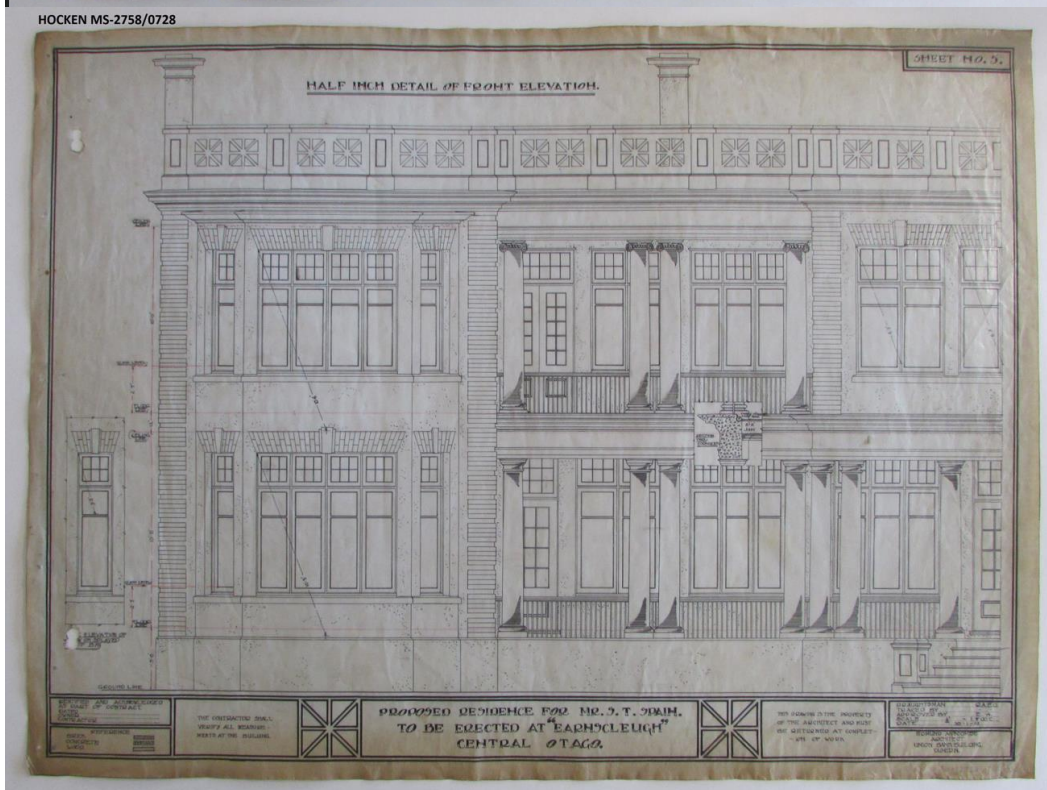
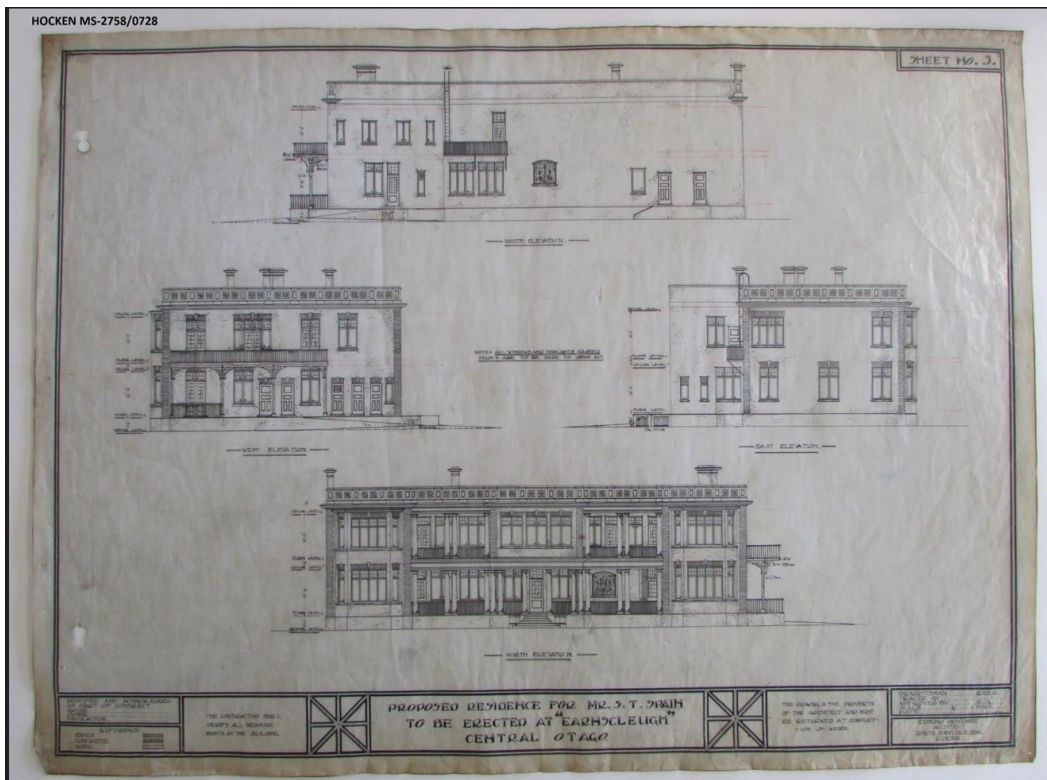
**Conclusion**

COHT strongly supports the proposal by Marco Creemers and Ryan Sanders to protect and renovate the Earnsclough Homestead. The proposed innovative rendering system provides seismic strengthening while being true to the original historic design and colour. This approach also offers superior weatherproofing and is far more cost-effective than trying to keep an unfinished brick façade. By granting this resource consent, CODC will help ensure that an important and unusual local heritage building is both protected and used for generations to come. The restoration and adaptive reuse will also contribute to the economic development of the Central Otago region and make a very positive contribution to the preservation of Central Otago heritage values.

David Ritchie

Chair- Central Otago Heritage Trust

## Appendix One: Original Architect Plans for Earnsclough Homestead



(Source Hocken Library, Dunedin)



**Appendix Two: Central Otago Heritage Trust Members**

- Aukaha (*formerly Kai Tahu ki Otago*)
- Alexandra Miners Village & Riverside Park Trust
- Bodeker Scientific
- Central Lakes Trust
- Central Otago District Council
- Central Otago Environmental Society
- Central Stories Museum and Art Gallery
- Otago Central Rail Trail Trust
- Clyde Historical Museums
- Cromwell Districts and Community Trust
- Cromwell Museum
- Drybread Cemetery Trust
- Department of Conservation Central Otago Area Office
- Goldfields Mining Centre
- Heritage New Zealand Pouhere Taonga
- Otago Goldfields Heritage Trust
- Otago Museum
- Promote Dunstan
- St Bathans Heritage Environment Preservation Trust
- Teviot Valley District Museum
- Vallance Cottage Working Group



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17/03/2023  
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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056



(Form 13)

### Section 95A (public) Resource Management Act 1991

@codc.govt.nz  
w.codc.govt.nz

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

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\_\_\_\_\_

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14 Hannigan Drive  
St Johns  
Auckland 1072

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



Plan to plaster the exterior of the house and complete the original design of the dwelling, which also adds to the Structural strength of the building.

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I wish to express my support for the application to undertake alterations to the exterior of the Earnsclough Homestead, for the purpose of weather tightness, seismic strengthening and building preservation.

I have an appreciation for historical buildings in New Zealand and an interest in their preservation and restoration. As such, I am an avid follower on Instagram of @earnscleugh\_castle who are documenting their journey as they renovate 754 Earnsclough Road.

It is apparent that the applicants have the best intentions with the dwelling and the end result will be a sympathetic and faithful restoration that preserves the original authenticity of the building, improves structural integrity and will complete the original design, intention and plans for the building. This will be a landmark historical asset for Central Otago.

**I/We** seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

Approval of the application in all forms.

**I support/oppose the application OR neither support or oppose** (select one)

**I wish / do not wish to be heard in support of this submission** (select one)

**I am/am not\*** a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

**\*I/We am/am not** (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I ~~request~~ **do not request** (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

A handwritten signature in blue ink, appearing to be "D. H.", written over a light blue horizontal line.

17 03 2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

---

**Notes to submitter**

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2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
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4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
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@codc.govt.nz  
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(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: Clayton James McInnes

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\_\_\_\_\_

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337 Waioata Rd RD3 Ngunguru  
Whangarei 0173

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

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(give details, attach on separate page if necessary)



[www.centralotagocouncil.govt.nz](http://www.centralotagocouncil.govt.nz)





\_\_\_\_\_  
\_\_\_\_\_  
This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

*To any observer it is glaringly obvious that the exterior of the homestead was always intended to be plaster finished. It is unfortunate it was not done at the time of construction as it has been to the detriment of the building.*

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I support/~~oppose~~ the application OR neither support or oppose (select one)

I ~~wish~~ do not wish to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/~~We~~/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

C. McQueen

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

16.3.23

**Date**

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The added advantage of being able to add  
unobtrusive earthquake bracing elements  
to the plaster seems a perfect solution for  
strengthening.

As a direct descendant of Mr + Mrs S.T. Spain  
I am delighted to know of the plans to  
restore the homestead and believe it will  
be a great asset to the region when complete.

C. McGuire

16.3.23



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[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)



### DETAILS OF SUBMITTER

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Telephone: +61 432 038 101

Postal address (or alternative method of service under [section 352](#) of the Act):

2 GOODLANDS AVE  
THORNLEIGH SYDNEY  
N.S.W 2120

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

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(give details, attach on separate page if necessary)





This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

As a direct descendant of the original owner  
(S.T. Spain) of Earnsclough station and having  
recently visited the property I wholeheartedly  
support the applicants in their endeavours to  
preserve and protect this significant building  
it is clear that rendering was part of the  
original plan and significant deterioration is  
 I/We seek the following decision from the consent authority: occurring in its absence  
*(give precise details, including the general nature of any conditions sought)*

I support/oppose the application OR neither support or oppose (select one)

I wish / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

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*P. Mennis*

*16. 3. 23*

**Signature**

**Date**

(to be signed by submitter or person authorised to sign on behalf of submitter)

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  - 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 specialised knowledge or skill to give expert advice on the matter.

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[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Deborah Frances Griffiths

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Telephone: 021 729 871

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_13 Ohinerau Street

\_Remuera

\_Auckland 1050

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(give details, attach on separate page if necessary)



The entirety of the application.

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

~~I wish~~ / do not wish to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/~~We are~~/am not (select one) directly affected by an effect of the subject matter of the submission that:

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~~\*I/We will consider presenting a joint case if others make a similar submission~~

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*[Handwritten Signature]*

Date 15/03/2023

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

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### DETAILS OF SUBMITTER

Full name: Alison Vernal

Contact person (if applicable):

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Telephone: 0274 332 351

Postal address (or alternative method of service under [section 352](#) of the Act):

59B Castles Rd  
Oropi, RD3, Tauranga 3173

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Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

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(give details, attach on separate page if necessary)





The entirety of the application.

---



---

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- 

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---



---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / ~~do not wish~~ to be heard in support of this submission (select one)**

**I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**~~I/We am~~/am not (select one) 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 this paragraph if you are not a trade competitor.*

**~~I/We~~ will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."



Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

13<sup>th</sup> March 2023

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### **Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

+64 3 440 0056  
info@codc.govt.nz  
www.codc.govt.nz

## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

Full name: \_\_\_\_\_

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: \_\_\_\_\_

Telephone: \_\_\_\_\_

Postal address (or *alternative method of service under [section 352](#) of the Act*):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: \_\_\_\_\_

Applicant: \_\_\_\_\_

Valuation No: \_\_\_\_\_

Location of Site:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



*Regional Identity Partner*

Brief Description of Application:

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The specific parts of the application that my submission relates to are:

*(give details, attach on separate page if necessary)*

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This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

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I/We seek the following decision from the consent authority:

*(give precise details, including the general nature of any conditions sought)*

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**I support/oppose the application OR neither support or oppose (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*

I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



---

**Signature**

---

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

---

**Notes to submitter**

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3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
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  - it discloses no reasonable or relevant case:
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  - 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 specialised knowledge or skill to give expert advice on the matter.



Chief Executive Officer  
Central Otago Regional Council  
PO Box 122  
Alexandra

**By Email Only:** [resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

CC: Marco Creemers & Ryan Sanders  
C/- Brown and Company Planning Group  
Attn: Morgan Shepard  
PO Box 1467  
Queenstown 9348

**By Email Only:** [office@brownandcompany.co.nz](mailto:office@brownandcompany.co.nz)

**RE: RC220425 – Submission Supporting a Publicly Notified Resource Consent Application – 754 Earnscleugh Road, Alexandra (Lot 11 DP 27576 – RT OT19A/1165)**

I refer to the above-mentioned application for resource consent seeking approval to undertake exterior alterations to the Earnscleugh Station Homestead, which trigger Discretionary Activity consent overall under the Central Otago District Plan because:

- (a) The building is listed (at Item 172) with Category 1 status in Schedule 19.4 of the District Plan (Discretionary Activity, Rule 14.7.1(a)(ii)); and
- (b) The proposed colour of the exterior finish (Resene Half Sour Dough), which is a cream colour with a light reflectivity value of approximately 64%, does not meet the requirements of District Plan Rule 4.7.6D for the Rural Resource Area in terms of colour and light reflectivity (Restricted Discretionary Activity, Rule 4.7.3(iii)).

This letter is an addendum to the attached completed Submission Form that I have signed and dated, expanding on my reasons for **Supporting** the proposal.

#### My Submission

1. I support the application in its entirety.
2. I consider the Council has acted unreasonably and incorrectly in terms of the decision to publicly notify the application.

#### My Reasons - Background

I consider the proposal is based on a well-researched and sensitively thought-out approach for restoring the structural and aesthetic/historic integrity of the building. In doing so, they are breathing life back into it so that it can be adaptively reused by the applicants for personal living and making a living to help support the ongoing upkeep of the building.

RC220425 – Submission Supporting a Publicly Notified Resource Consent Application – 754 Earnscleugh Road, Alexandra  
(Lot 11 DP 27576 – RT OT19A/1165)

It is clear from the application documents that the applicants have spent considerable time and money on the project to date and intend to achieve a high-quality outcome for themselves and the building itself, that will respect the heritage value of the building. This is further reflected in the fact that Heritage New Zealand Pouhere Taonga (HNZ), has provided written approval to the proposal.

The HNZ written approval notes some recommendations that justify the written approval being provided and the applicant has incorporated these into the proposal, thereby making the written approval “unconditional”. As such the Council may not consider any effects of the proposal on HNZ.

It is therefore unclear why the Council chose to seek a peer review of the proposal from a separate heritage consultant and then use the results of that assessment to justify public notification of the proposal.

The effects of the proposal have already been demonstrated to be acceptable by Heritage HNZ, which advises on its website that it *“is the government agency responsible for identifying, **protecting**<sup>1</sup> and promoting this country’s unique historical and cultural heritage”*. HNZ’s role in protection of the building appears largely to be via formal registration of the building on the NZ Heritage List. However, the listing does not prevent demolition or alteration unless the building is protected by a separate inclusion in the District Plan.

In the case of the proposal, the District Plan protects the building by including rules in Chapter 14 covering “alterations” as a Discretionary Activity and “removal and/or demolition” as a Non-Complying Activity. Perhaps this is the reason the Council sought consultant heritage advice.

I do not propose to comment on the consultant advice in my submission. Rather, I want to cover the process followed by the Council with a view to ensuring that the decision on the applicant is based on the relevant effects of the proposal, clearly identifying who is affected by the proposal (if anyone), and that a favorable decision for the applicants is issued.

#### Reasons – Assessment of Proposal and Process

The District Plan advises *“the alteration and addition to the Category I items has been identified as a discretionary activity as there may well be valid reasons why a heritage item needs to be demolished (for example, public safety) or altered (for example, to enable sympathetic use of a building)”*. I consider that the applicants have provided valid reasons for the proposal which will also involve sympathetic and adaptive use of the building and that the effects of the proposal on the environment are acceptable.

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<sup>1</sup> Bold is my emphasis

RC220425 – Submission Supporting a Publicly Notified Resource Consent Application – 754 Earnscleugh Road, Alexandra (Lot 11 DP 27576 – RT OT19A/1165)

The assessment of the relevant effects of the proposal on the environment are guided by the Objectives and Policies set out in Chapter 14 of the District Plan together with the anticipated Environmental Results.

The relevant Environmental Results set out in Chapter 14 of the District Plan include:

*14.8.1 Recognition and protection of heritage buildings, objects, places and sites and heritage precincts that contribute to the character, amenity and heritage values of the District ...*

*14.8.3 Increase public awareness of cultural and economic values of heritage resources which may encourage people to protect such values on their own properties.*

*14.8.4 The conservation of archaeological and other historic sites.*

The protection offered in Rule 14.7.1(a)(ii) allows the Council to assess proposals on a case-by-case basis – and this in itself is a method for the Council to achieve the intentions of Environmental Result 14.8.1.

However, while Earnscleugh Homestead contributes to the character and amenity values of Earnscleugh Station within the site boundaries, it is not clear how the Homestead contributes to the character and amenity values of the District, given that it is a privately owned building that is not visible from a public place, and there is no public right of access to see the building. Therefore, there is no discernible contribution of the “appearance” of the building within the wider environment beyond the site boundaries to the values of the District.

Perhaps the knowledge of the building being present within the District may be seen by the Council to have some contribution to the heritage values of the District. It is not clear who would benefit from this knowledge, in terms of valid and relevant environmental effects.

Environmental Results 14.8.3 and 14.8.4 are clearly met by the applicants in that they are aware of and seeking to protect and restore their building, given its significant heritage values.

The environmental Results for Chapter 14 are based on the Objectives and Policies.

Objective 14.3.1 of the District Plan seeks, among other things, to recognize and protect buildings that contribute to the character, amenity and heritage values of the District, as follows:

RC220425 – Submission Supporting a Publicly Notified Resource Consent Application – 754 Earnscleugh Road, Alexandra (Lot 11 DP 27576 – RT OT19A/1165)

*“To recognize and protect precincts, buildings and objects that contribute to the character, amenity and heritage values of the District to enable the District’s communities and people to provide for their social, economic and cultural wellbeing”.*

The Objective above provides more detail for the corresponding Environmental Result 14.8.1 set out earlier – in its intention to recognize and protect “buildings” that enable the District’s communities and people to provide for their social, economic and cultural wellbeing.

The proposal will allow the applicants to restore the building to its former glory with engineer designed structural features that will strengthen it as well as allowing for weatherproofing to be undertaken so it can be enjoyed by future generations while also meeting the modern Building Code requirements for earthquake stability. This restoration work will, in turn, enable the applicants to provide for their own social and economic wellbeing, to live in the building and enable paying guests to stay in the building. Visitors to the District who stay at the building will spend money within the District, with associated downstream positive social and economic effects for the District. This is fully consistent with Objective 14.3.1.

Supporting Policy 14.4.2 – *“To identify those buildings and objects which make a significant contribution to the character, amenity and heritage values of the District and to provide for their protection while encouraging sympathetic use or adaptive reuse and development of heritage buildings”* is further explained in the District Plan:

*“These buildings and objects contribute to the cultural wellbeing of the community by providing a tangible record of its heritage. They also contribute to the community’s visual sense of place and are often significant local landmarks as well, helping to provide that special character that makes the Central Otago area so attractive to visitors from other parts of New Zealand and from overseas. The Council will encourage the protection of significant buildings and objects through a range of mechanisms, including education, advice, advocacy and the resource consent process.*

While Earnscleugh Homestead is a notable building with significant heritage value – it is not strictly a “landmark” given that it is not visible from a public place. Therefore, the proposed alterations to its exterior cannot be considered to have effects on the attractiveness of the District, or its heritage amenity and character. The District Plan listing provides protection and establishes a consent process through which proposals can be considered on their merits. The proposed restoration of the building includes sympathetic use/adaptive reuse – as recorded in the Council’s S95A-F report, and acknowledged in the HNZ written approval.

The proposal is therefore not inconsistent with this Policy.

RC220425 – Submission Supporting a Publicly Notified Resource Consent Application – 754 Earnscleugh Road, Alexandra  
(Lot 11 DP 27576 – RT OT19A/1165)

The resource consent process, referenced in the above explanation for the policy, allows the proposal to be assessed on its merits. However, it is not clear why the wider community needs to be consulted via a costly and time-consuming public notification process given that the consent triggers relate to colour and reflectivity which cannot be discerned from beyond the site boundaries, and heritage values, which also cannot be seen from a public place.

The colour and reflectivity have been assessed as being “minor” by the assessing planner in the Council’s S95A-F Report, as follows:

*“I do not consider the colour of the building will detract from the landscape values experienced in the wider environment and will result in minor adverse effects on the wider environment”.*

By confirming that the colour of the building will not detract from wider landscape values, the processing planner has confirmed that the proposal is considered acceptable, regardless of whether the effects of breaching Rule 4.7.6D are minor or more than minor. Therefore, there is no reasonable reason for public notification of the proposal, as the wider public cannot see these effects as they are contained within the boundaries of the site. On that basis, the colour and reflectivity should not be able to be used as a reason to justify public notification.

The issue that remains in question, therefore, appears to be the effects of the proposal on the significant heritage values associated with the Homestead building.

The Council’s heritage advisor, Mr Miller of Origin Consultants, has provided reasons for his apparent lack of support for the proposal and the Council’s processing planner has accepted these with the conclusion that the effects of the proposal in terms of heritage effects are more than minor, as follows:

*“The heritage values associated with the Homestead building are significant as defined by its heritage status and the listing of the building in Schedule 19.4 of the District Plan. Effectively, I consider that the rendering of the building has the potential to compromise the heritage values associated with the Homestead to a more than minor degree and I agree with the conclusions made in the peer assessment and subsequent assessments undertaken by Mr Miller.*

*Overall, I consider that the impact on historic heritage resulting from the alterations to the Homestead building will be more than minor”.*

The “more than minor” status of the proposal is given as one of the reasons for public notification. Yet, the processing planner goes on to confirm that they consider there are no “special circumstances” that apply to the proposal that would warrant its public notification, as follows:



RC220425 – Submission Supporting a Publicly Notified Resource Consent Application – 754 Earnscleugh Road, Alexandra  
(Lot 11 DP 27576 – RT OT19A/1165)

*“Step 4 – Public Notification in Special Circumstances*

*Public notification is required if the consent authority decides such special circumstances exist as to warrant the application being publicly notified (s95(9)(a)).*

*Current case law has defined ‘special circumstances’ as those “outside the common run of things which is exceptional, abnormal or unusual, but they may be less than extraordinary or unique.” The court has also found that special circumstances are deemed to apply where there is likely to be high public interest in the proposal [Murray v Whakatane DC [(1997) NZRMA 433 (HC), Urban Auckland v Auckland Council [(2015) NZHC 1382, (2015) NZRMA 235].*

*There is nothing exceptional or unusual about the application that makes public notification desirable in this particular instance. As such, there are no special circumstances that warrant the application being publicly notified”.*

It is my submission that the relevant effects of the proposal remain within the boundaries of the site and these relate to the matters of dispute between Mr Miller acting for the Council and the Applicant’s heritage consultants from Archifact. These are matters that should, in my opinion, only need to be discussed between the experts and they should not presented for wider comment to the wider public who are not necessarily qualified to provide valid comment on the relevant effects.

The costs and delays associated with a publicly notified hearing process do not offer any benefits to the applicant or the Council processing planner in terms of assessing the relevant effects of the proposal.

If effects of a proposal are assessed as being minor or more than minor, they can also be considered acceptable if they do not extend beyond the site boundaries or they do not have adverse effects on adjoining or adjacent landowners that are minor or more than minor. This means a proposal could be assessed and approved via a non-notified consent process.

The Council’s s95A-F report does not identify any affected adjacent or adjoining neighbours, and limited notification is not pursued in the report.

The report also confirms there are no rules in a plan or other legal provisions in a national policy statement or environmental standard that mandate public notification.

Conclusion

I consider that the proposal offers a good solution for restoring the building exterior while also allowing the historical construction to be celebrated in one area by retaining this for display. I further consider that the written approval of HNZ should be given more weighting. The effects of the proposed breaches of the District Plan standards are contained within the

RC220425 – Submission Supporting a Publicly Notified Resource Consent Application – 754 Earnscleugh Road, Alexandra  
(Lot 11 DP 27576 – RT OT19A/1165)

boundaries of the site and there are no persons in the wider community who would be adversely affected by approval of the proposal.

I therefore request that the Council grant approval to the proposal with no specific conditions other than those that refer to the application documents and the modified proposal that is outlined in the s95A-F report.

I would be willing to attend a hearing in support of this submission.

Please don't hesitate to contact me if you have any queries or comments in the meantime.

Yours faithfully



Jenny Grimmett

Email: [jenny.k.grimmett@gmail.com](mailto:jenny.k.grimmett@gmail.com)

Phone: 0292003057



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

### Section 95A (public) Resource Management Act 1991

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Alison Lomax

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: alo@stac.school.nz

Telephone: 021531453

Postal address (or alternative method of service under [section 352](#) of the Act):

28 Bluestone Drive, Parklands, ChCh, NZ

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**~~\*I/We will consider presenting a joint case if others make a similar submission~~**

*\*Delete this paragraph if not applicable.*



I ~~request~~/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. ***“See note 4 below as you may incur costs relating to this request.”***

Alison Lomax

13 / 03 / 2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

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5. 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):
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  - 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 specialised knowledge or skill to give expert advice on the matter.





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PO Box 122, Alexandra 9340  
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## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

Full name: Rebecca Annan

Contact person (if applicable): N/A

Electronic address for service of submitter: becs@exposedmarketing.co.nz

Telephone: 021 541 655

Postal address (or *alternative method of service under [section 352](#) of the Act*):  
399 Clyde Alexandra Road, Alexandra 9391

This is a submission on the following resource consent application: RC No: 220425

Applicant: Marco Creemers & Ryan Sanders

Valuation No: **N/A**

Location of Site: 754 Earnscleugh Road , Earnscleugh



*Regional Identity Partner*

**Brief Description of Application:**

The Earnsclough Station Homestead (754 Earnsclough Road) is an iconic part of Central Otago's history and legacy. So much so, my grandmother used to work as a Chamber Maid growing up. Both Marco and Ryan the new owners are working diligently to bring his amazing building back to life and into its former glory. Sadly they have not obtained permission by the CODC to carry out the exterior plastering. These plastering plans were on the original plans drawn by the renowned architect Edmond Anscombe and was how the building was always intended to appear - as the original design.

The specific parts of the application that my submission relates to are:

I would like to whole-heartedly support Ryan and Marco's application to seek land use and consent for the exterior alterations to the Earnsclough Station Homestead. The alterations that they have proposed will make it more sustainable long term and keep the aesthetics authentic. We see the original windows were manufactured on the main building were designed to allow for plastering, which would make the building airtight, warm, beautiful and structurally sound. Please find the images of the original plans and accompanying documentation clearly show the proposed external plastering.

As a strong community supporter, I am grateful to Ryan and Marco for wanting to take on board such an important, valuable and large project that is prized and treasured part of our district and our history. They are carrying out this restoration in the best possible and true plus honest way possible and I would like to support them in their endeavors.

This submission is: *(attach on separate page if necessary)*

I seek the following decision from the consent authority:

To support Ryan Sanders and Marco Creemers application to plaster the outside of the building and use the colour "half sour dough" on the exterior of the building.

**I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I will consider presenting a joint case if others make a similar submission**

**I request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.**



12 March 2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

---

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1.

SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT (Form 13) Section 95A (public) Resource Management Act 1991 To: The Chief Executive Central Otago District Council PO Box 122 Alexandra [9340resource.consent@codc.govt.nz](mailto:9340resource.consent@codc.govt.nz)  
DETAILS OF SUBMITTER Full name: John Wekking  
Contact person (if applicable): \_\_\_\_\_  
Electronic address for service of submitter: john.wekking@gmail.com  
Telephone: 027 2221003  
Postal address (or alternative method of service under section 352 of the Act): 24 Sunhaven Cove, Cromwell  
This is a submission on the following resource consent application: RC No: 220425  
Applicant: Marco Creemers & Ryan Sanders  
Valuation No: 2845100201 Location of Site: 754 Earnsclough Road, Alexandra  
Brief Description of Application: Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.  
Submissions Close 23 March 2023 4pm The specific parts of the application that my submission relates to are: (give details, attach on separate page if necessary) \_\_\_\_\_

2. This submission is: (attach on separate page if necessary) Include: • whether you support or oppose the specific parts of the application or wish to have them amended; and • the reasons for your views. I support the applicants in their cause to carry out repairs and upgrades as approved by Heritage NZ  
I/We seek the following decision from the consent authority: (give precise details, including the general nature of any conditions sought) Approve in full the applicant submission.

I support/oppose the application OR neither support or oppose (select one)  
I wish / do not wish to be heard in support of this submission (select one) I am / am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)\*  
I/We am / am not (select one) 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 this paragraph if you are not a trade competitor. \*I/We will consider presenting a joint case if others make a similar submission \*Delete this paragraph if not applicable. The entirety of the application. I seek that the application be approved in its entirety. I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District. \_\_\_\_\_

2.

I request / do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearing commissioners who are not members of the local authority. \*See note 4 below as you may incur costs relating to this request. \_\_\_\_\_ Signature Date (to be signed by submitter or person authorised to sign on behalf of submitter) In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process. \_\_\_\_\_ Notes to submitter 1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions on the consent authority receives responses from all affected persons. 2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority. 3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991. 4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000. 5. 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 specialised knowledge or skill to give expert advice on the matter.

RECEIVED  
14/03/2023  
CODC



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Regan Gill

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: rgill320@gmail.com

Telephone: 0223158426

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_  
28 Merrilees Place, Christchurch  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

\_\_\_\_\_





---

### Exterior plastering of the building

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I wholeheartedly support the submission, as this was in the original design

---

~~therefore keeping to the wishes of the first owners. This will effectively preserve this historic building for generations to come, which in essence is the exact reason for heritage-listed structures.~~

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

To approve land use consent to undertake alterations to the exterior for the purposes  
of weather tightness and seismic strengthening.

---

I **support**/oppose the application OR neither support or oppose (select one)

I wish / **do not wish** to be heard in support of this submission (select one)

I am/**am not**\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We am/**am not** (select one) 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 this paragraph if you are not a trade competitor.*

*\*I/We will consider presenting a joint case if others make a similar submission*

*\*Delete this paragraph if not applicable.*



I request/**do not request** (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

REGAN GILL

14/03/23

**Signature**

**Date**

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



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## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

Full name: HAMISH SUTHERLAND

Contact person (if applicable):

Electronic address for service of submitter: hamish@wedgerwood.co.nz

Telephone: 027 2287975

Postal address (or alternative method of service under [section 352](#) of the Act):

11 NGAPARA STREET  
ALEXANDRA 9320

This is a submission on the following resource consent application: RC No: 220425

Applicant: RYAN SANDERS & MARCO CREEMERS

Valuation No: LOT 11 DEPOSITED PLAN 27576

Location of Site:

754 EARNSCLEUGH ROAD, ALEXANDRA



CENTRAL  
OTAGO  
A WORLD OF DIFFERENCE

Regional Identity Partner

Brief Description of Application:

SUPPORT FOR RESOURCE CONSENT APPLICATION  
RC 220405

The specific parts of the application that my submission relates to are:

(give details, attach on separate page if necessary)

SEE ATTACHED

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

SEE ATTACHED

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

TO GRANT CONSENT PER THE APPLICATION

I support/~~oppose~~ the application OR neither support or oppose (select one)

I ~~wish~~ / do not wish to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We ~~am~~/am not (select one) directly affected by an effect of the subject matter of the submission that—

- adversely affects the environment; and
- does not relate to trade competition or the effects of trade competition.

\*Delete this paragraph if you are not a trade competitor.



03 March 2023

The Chief Executive  
Central Otago District Council  
P O Box 122  
Alexandra 9340

Dear Madam,

**Submission on Notified Application Concerning Resource Consent  
(RC) 220425 Marco Creemers & Ryan Saunders - Earnsclough Station Homestead**

I am writing to you to support the application from Marco and Ryan to continue with their restoration of the Earnsclough Station Homestead and associated buildings.

We need to acknowledge our company has a vested interest in the restoration work being undertaken. However, this does not impact our view that this project should be continued with as proposed in the application currently under consideration. We would strongly support this application whether we were involved in it or not.

The Alexandra area has a unique opportunity to bring the Earnsclough Station Homestead into the 21<sup>st</sup> century after a period where little restoration work has been done. Once completed we believe that the Station and buildings will be an absolute asset not only to the owners but also to the people that live in the area around them.

The Council and local people should applaud and support this activity to the fullest extent possible. Their commitment to this work to date is amply demonstrated in the 500+ pages of consent application and they have worked alongside and gained the support of Heritage New Zealand for what is being proposed.

Marco and Ryan have the ambition, capability, perseverance and means to make this grand vision a reality. The proposed plastering will complete the unfinished work of decades ago and ensure that this building will survive through until the 22<sup>nd</sup> century.

Opportunities to bring Heritage Buildings of this scale back to life do not come along very often. From our perspective it should be a simple decision to approve this consent as submitted.

Yours faithfully

A handwritten signature in blue ink that reads 'H. Sutherland'.

Hamish Sutherland  
(on behalf of Wedgerwood Joinery).

11 Ngapara St, Alexandra 9320, NEW ZEALAND, +64 3 448 8832  
[www.wedgerwood.co.nz](http://www.wedgerwood.co.nz)





## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

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PO Box 122, Alexandra 9340  
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### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Gareth Anthony Morton

Contact person (if applicable):

Electronic address for service of submitter: garethmorton73@gmail.com

Telephone: 021 065 2399

Postal address (or alternative method of service under [section 352](#) of the Act):

50 Larsen Crescent, Tawa, Wellington 5028

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/~~We~~ seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I ~~wish~~ / do not wish to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/~~We~~ am/am not (select one) 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 this paragraph if you are not a trade competitor.*

\*I/~~We~~ will consider presenting a joint case if others make a similar submission.

*\*Delete this paragraph if not applicable.*



I ~~request~~ do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



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[www.centralotagonz.com](http://www.centralotagonz.com)





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www.codc.govt.nz

## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340



#### DETAILS OF SUBMITTER

Full name: Robert Boyd

Contact person (if applicable):

Electronic address for service of submitter: roboyd@me.com

Telephone: 0211126139

Postal address (or alternative method of service under section 352 of the Act):

144A CORBOYS RD  
RD1 ALEXANDRA

This is a submission on the following resource consent application: RC No: 220425

Applicant: Mario Calumias & Ryan Sanders

Valuation No: 2845100201

Location of Site:

75A EARNSCHLUGH RD  
EARNSCHLUGH  
OTAGO



Regional Identity Partner

Brief Description of Application:

UNDERTAKE ALTERATIONS TO THE EXTERIOR  
OF EARNCLIFF HOMESTEAD FOR THE PURPOSE  
OF TIGHTNESS & SEISMIC STRENGTHENING.

The specific parts of the application that my submission relates to are:

(give details, attach on separate page if necessary)

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

See attached

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

I seek that the application be  
approved in its entirety

I support/oppose the application OR neither support or oppose (select one)

I wish / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.



**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*

**I ~~request~~ do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.**

  
Signature

  
Date

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
5. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
6. 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 specialised knowledge or skill to give expert advice on the matter.

My name is Robert Boyd and I have lived in Earnscleugh for over 20 years. I enjoy living in the area and have a strong interest to see the area develop in an appropriate manner that enhances the amenity and landscape values of this rural environment.

When Earnscleugh Station Homestead came up for sale last year, I remember thinking that it would be a difficult property to sell, given its condition and the expense required to bring it up to a liveable standard. I was thus surprised to learn that it sold and when I read about the new owners, their backgrounds in business and vision they have for the Station homestead, it seemed that these were the right people for the right place.

Since then, having met the owners and viewed the house and gardens, I've come to learn more about their vision and plans for the future. What is apparent is their attention to detail, respect for the historical nature of the property and considered approach towards its restoration.

Since their application for Resource Consent had to be notified, I feel compelled to submit my submission in favour of the application. Thus, I support the application in its entirety. The key reasons for this are as follows.

- Rendering the brickwork in plaster will provide the most cost effective and least intrusive solution to earthquake strengthening.
- It will complete the original design as intended by the architect Edmund Anscombe.
- Any effects on the environment due to the higher reflectivity value of the chosen render colour and proposed additions are more than minor, as the homestead is well screened from Earnscleugh road by established trees and shelter belts.
- The proposed development of the Station Homestead and the intended business that the owners propose will become a real asset to both the Earnscleugh district and the wider community. It will create both short and long term economic benefits as well as compliment recent positive developments that continue to attract visitors to the district.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
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(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: RUSSELL WARREN IBBOTSON

Contact person (if applicable):  
RS ABOUT

Electronic address for service of submitter: rw.ibbotson@gmail.com

Telephone: 0274 367180

Postal address (or alternative method of service under section 352 of the Act):

PO Box 120 ALEXANDRA 9340

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

SUPPORT APPLICATION AS ATTACHED

I/We seek the following decision from the consent authority:

*(give precise details, including the general nature of any conditions sought)*

FULL APPROVAL CONSENT

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I ~~wish~~ / do not wish to be heard in support of this submission (select one)

I am/~~am~~ not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/~~We~~ am/~~am~~ not (select one) 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 this paragraph if you are not a trade competitor.*

\*I/We will consider presenting a joint case if others make a similar submission

*\*Delete this paragraph if not applicable.*



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I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

RW Hill  
Signature

24/3/23  
Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

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  - 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 specialised knowledge or skill to give expert advice on the matter.



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**rwibbotson@gmail.com**

---

**From:** rwibbotson@gmail.com  
**Sent:** Friday, 24 March 2023 3:46 pm  
**To:** info@codc.govt.nz  
**Subject:** Earnsclough Station Homestead Upgrade Submission.

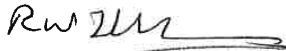
I wish to make a submission in support of this Resource Consent.

The new owners are to be commended in their efforts to renovate and upgrade this important facility.

It is apparent that they have spent a considerable amount of money and time in completing a major undertaking.

In totally supporting their efforts it should be pointed out that this Historic Building and landmark was in a state of disrepair when they took over the property. Without their efforts and financial support the building would gradually continue to deteriorate to the extent it would be beyond repair.

The current owners should be recognised and applauded for their efforts and should in turn receive every support, assistance and encouragement from the Council.



**Russell Ibbotson**  
*Business Consultant*  
PO Box 120  
ALEXANDRA 9340  
**Telephone:** 03 448 7788  
**Mobile:** 0274 367 780  
**Email:** [rwibbotson@gmail.com](mailto:rwibbotson@gmail.com)



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056



### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: Moira Jeanette Hanna

Contact person (if applicable):

Electronic address for service of submitter: moira@hannas.co.nz

Telephone: 027 3024503

Postal address (or alternative method of service under [section 352](#) of the Act):

12 Manuera Place  
OHOPÉ, 3121

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

---

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

I support ~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I wish ~~/do not wish~~ to be heard in support of this submission (select one)

I am/am not a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

~~I/We are~~ am/am not (select one) 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 this paragraph if you are not a trade competitor.*

~~I/We will consider presenting a joint case if others make a similar submission~~

*\*Delete this paragraph if not applicable.*



I ~~request~~ do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"



Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

16.3.23

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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  - 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 specialised knowledge or skill to give expert advice on the matter.



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23/03/2023  
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3

  
**CENTRAL OTAGO**  
DISTRICT COUNCIL

**SUBMISSION ON NOTIFIED APPLICATION  
CONCERNING RESOURCE CONSENT**

(Form 13)

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand  
03 440 0056  
@codc.govt.nz  
w.codc.govt.nz

**Section 95A (public) Resource Management Act 1991**

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

**DETAILS OF SUBMITTER**

Full name: MANDY HINTON

Contact person (if applicable): \_\_\_\_\_

Electronic address for service of submitter: thehintonz@yahoo.com

Telephone: 0211854021

Postal address (or alternative method of service under section 352 of the Act):  
~~25~~ 25 WHITBY ST  
CLYDE

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**


Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**


**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

\_\_\_\_\_

 **CENTRAL OTAGO**  
DISTRICT COUNCIL



  
CENTRAL OTAGO  
DISTRICT COUNCIL

The entirety of the application

---

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity & enable reuse of a heritage listed building - will complete ORIGINAL DESIGN & be POSITIVE ASSET TO THE COMMUNITY.

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

I seek that the application be approved in its entirety

---

I support/~~oppose~~ the application OR neither support or oppose (select one)

I wish/~~do not wish~~ to be heard in support of this submission (select one)


I am/~~am not~~ a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am/~~am not~~ (select one) 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 this paragraph if you are not a trade competitor.


\*I/We will consider presenting a joint case if others make a similar submission  
\*Delete this paragraph if not applicable.

 CENTRAL OTAGO  
DISTRICT COUNCIL  
OFFICIAL REGIONAL IDENTITY PARTNER

www.centralotagonz.com

**CENTRAL OTAGO**  
DISTRICT COUNCIL

I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

 23.3.2023.

Signature Date  
(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

---

**Notes to submitter**

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  - 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 specialised knowledge or skill to give expert advice on the matter.

RECEIVED  
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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Sally Anne Turner

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: s.turner@xtra.co.nz

Telephone: 021449055

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_  
483 Earnscleugh Road, Alexandra RD!  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_





The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

A handwritten signature in blue ink, appearing to be "H. Brown".

23 March 2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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  - 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 specialised knowledge or skill to give expert advice on the matter.







*alterations to the exterior of Earnscleugh Homestead building  
for the purposes of weather tightness and seismic strengthening.*

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

*I support the application in its entirety.  
See attached documents.*

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

*I seek approval for alterations of The Earnscleugh Homestead  
for the purposes of weather tightness and seismic  
strengthening. i.e. plastering the brickwork with exposed mortar.*

I support oppose the application OR neither support or oppose (select one)

I wish do not wish to be heard in support of this submission (select one)

I am am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am am not (select one) 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 this paragraph if you are not a trade competitor.

~~\*I/We will consider presenting a joint case if others make a similar submission~~

~~\*Delete this paragraph if not applicable.~~



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

*A. J. Hamer*  
Signature

22/03/2024  
Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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  - 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 specialised knowledge or skill to give expert advice on the matter.



20/03/2023.

Ref. 754 Earnsclough Rd. Alexandra.

My name is Stephen Thomas Spain, named after my grandfather S T. Spain who built the Earnsclough homestead.

I fully support the current owner's application to undertake alterations to the exterior of the Earnsclough homestead for the purpose of weather tightness and seismic strengthening.

All genuinely close relatives of the Spain family always knew that the building was never completed and that the brickwork with exposed rough mortar was meant to be plastered as per the plans in the Hocken library. This did not happen main due to lack of funds as my grandfather had plans to fund his sons into other high country runs, namely Little Valley Station and Galloway Station and also provided commercial properties for his daughters He also owned two farms and a racing stable in the north island.

A few years after the homestead was built, virginia creeper and wisteria was planted against the house and for 25 years the entire brickwork was covered to such an extent, that the house bore no resemblance to what is seen today.( Photos supplied. ) I am the sole custodian of numerous photos of the homestead which have never been published and have taken a copyright out on them all when the originals were digitized. The homestead's so called " iconic raw brick" status is unjustified as the house has never been open to the public, either by the Spain family or any of the subsequent owners. It has always been a private family home and only received a degree of notoriety after my first cousin published a somewhat controversial book called Castle On The Run. The book was never intended to have a red brick dust cover or be titled Castle on The Run, but my cousin was convinced by the publisher that it would sell more copies and she very reluctantly agreed.

Most of the general public, including those living in Alexandra, would have known nothing of the unusual so called " iconic " building unless they were friends of the owners as it has always been hidden behind trees. It is now well known purely as a result of its recent sale, following an extensive marketing campaign and public tours organised by the real estate agent.

I support the application, as original plans intended the building to be plastered. The before and after artist's impression turns an ugly unfinished building into a stunningly beautiful property as was originally intended but more importantly will give long overdue seismic strengthening to the property. An earthquake of reasonable magnitude turns double or triple brick homes of that vintage into rubble. Look at Jim and Louise Deans Homebush property in Darfield post earthquake along with many other ChCh properties of similar build.

I will watch with interest as the current owners proceed with their application. It does seem grossly unfair that such an obstacle is being placed in their path when there is finally an opportunity to fully restore a crumbling, dowdy homestead to its original intended glory.

My 3 siblings, 3 first cousins and a second cousin fully support the current owner's application.

Yours faithfully,

S.T. SPAIN.















## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand



(Form 13)

03 440 0056

Section 95A (public) Resource Management Act 1991 @codc.govt.nz  
w.codc.govt.nz

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: Charlotte Elizabeth Hansen Waite

Contact person (if applicable): Charlotte Waite

Electronic address for service of submitter: char-ritchie@hotmail.com

Telephone: 021346660

Postal address (or alternative method of service under section 352 of the Act):

16 Young Lane  
RD 1, Alexandra  
9391

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)





Support of resource consent for  
application RC No RC220425

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I strongly am in support of the applicants  
proposal for this local heritage building.  
Plastering the external walls in line with the  
original design will strengthen and make them  
water tight

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

Approval of resource consent RC220425

☒ I support ☐ I oppose the application OR neither support or oppose (select one)

☒ I wish ☐ I do not wish to be heard in support of this submission (select one)

☒ I am ☐ I am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

☒ I/We am ☐ I/We am not (select one) 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 this paragraph if you are not a trade competitor.*

*\*I/We will consider presenting a joint case if others make a similar submission*

*\*Delete this paragraph if not applicable.*



I ~~request~~ do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

A handwritten signature in blue ink, appearing to read "J. Waite".

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

23/03/23

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

(Form 13)

03 440 0056

**Section 95A (public) Resource Management Act 1991**

@codc.govt.nz  
w.codc.govt.nz

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: DAVID AYLMER RITCHIE

Contact person (if applicable): DAVID RITCHIE

Electronic address for service of submitter: daritchie@da.co.nz

Telephone: 021 220 9560

Postal address (or alternative method of service under section 352 of the Act):

34 SANDERLAND STREET  
CLYDE

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)





# SUPPORT OF RESOURCE CONSENT APPLICATION RC No RC220425

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I strongly support the Applicants proposal to apply plastering to the external walls of the building, in line with the original design, and to strengthen and make the building watertight. It is an important heritage building in the district.

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

Approval of Resource Consent Application RC No RC220425

☒ I support/oppose the application OR neither support or oppose (select one)

☒ I wish / do not wish to be heard in support of this submission (select one)

☒ I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

☒ \*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.



I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

23/03/23

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

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  - it discloses no reasonable or relevant case:
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  - 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

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03 440 0056

Section 95A (public) Resource Management Act 1991

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To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: ANDREA CHRISTINE RITCHIE

Contact person (if applicable):

A/A

Electronic address for service of submitter: acritchie59@gmail.com

Telephone: 021 02444923

Postal address (or alternative method of service under section 352 of the Act):

34 SUNDERLAND ST  
CLYDE

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

\_\_\_\_\_



# SUPPORT OF RESOURCE CONSENT

## APPLICATION RC NO RC220425

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

Support

I am strongly in agreement with the proposal of the applicants to plaster the external walls of their building in order to strengthen and make watertight the building.

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

Approval of RC NO RC220425

I support oppose the application OR neither support or oppose (select one)

I wish / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.



I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.





## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: Graeme Robert Bell

Contact person (if applicable): Graeme Bell

Electronic address for service of submitter: graemerbell42@gmail.com

Telephone: 027650 2900

Postal address (or alternative method of service under [section 352](#) of the Act):

42 Bringans Street  
Alexandra 9320

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the application as proposed.

I have lived here for 72 years and believe the proposal will benefit the building — it should have been done years ago

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

The authority support the applicants.

I support/~~oppose~~ the application ~~OR neither support or oppose~~ (select one)

I ~~wish~~ / do not wish to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/~~We~~ am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



OFFICIAL REGIONAL IDENTITY PARTNER

[www.centralotagonz.com](http://www.centralotagonz.com)





## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

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w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: Owen Shearer

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: owen.shearer1@gmail.com

Telephone: 027 2227954

Postal address (or alternative method of service under [section 352](#) of the Act):

102 Letts Gully Rd  
RD3

Alexandra 9343

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



*Support these people to the full.*

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

*Support their application.*

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

*That the authority supports the applicants*

I support oppose the application OR neither support or oppose (select one)

I wish do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

~~\*I/We will consider presenting a joint case if others make a similar submission~~

\*Delete this paragraph if not applicable.





I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

  
Signature

22/03/23  
Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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PO Box 122, Alexandra 9340  
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(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Leah La Hood

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: 128 Victoria street west auckland

Telephone: 021897788

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_  
\_\_\_\_\_

Box 68356 victoria street west auckland 1010

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

Alterations of the building for weather tightness and strengthening



This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I support the renovations requested. Marco is known as a specialist developer restoring buildings to their former splendor. This building without his expertise would likely not have such a bright future.

Marco has the knowledge to be able to apply technical aspects such as strengthening and watertightness whilst restoring the building to its former historic beauty. And will lead a path for techniques to be used in future restorations.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

Full consent granted

**I support/~~oppose~~ the application OR neither support or oppose (select one)**

**I ~~wish~~ / do not wish to be heard in support of this submission (select one)**

**I am/~~am not~~\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/~~am not~~ (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I ~~request~~/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *"See note 4 below as you may incur costs relating to this request."*

A handwritten signature in black ink, appearing to be "A. M. A.", written over a horizontal line.

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

23/3/23

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### **Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
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  - 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 specialised knowledge or skill to give expert advice on the matter.



1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

+64 3 440 0056  
info@codc.govt.nz  
www.codc.govt.nz

## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

Full Name: Mark & Carolyn Laing

Contact person (if applicable):

Electronic address for service of submitter: marklaing@xtva.co.nz

Telephone: 021 339 081

Postal address (or alternative method of service under section 352 of the Act):

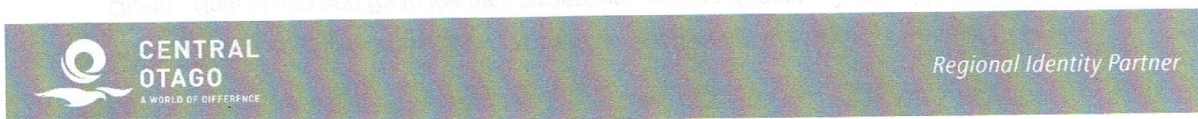
370 Yang Lane  
RDI  
Alexandra

This is a submission on the following resource consent application: RC No: 220425

Applicant: Marco Creemers & Ryan Sanders

Valuation No: N/A

Location of Site: 754 Earnsclough Road, Earnsclough





**Brief Description of Application:**

*The Earnscliffe Station Homestead (754 Earnscliffe Road) is a beautiful piece of Central Otago. Both Marco and Ryan the new owners are working diligently to bring his amazing building back to life and into its former glory. Sadly, they have not obtained permission by the CODC to carry out the exterior plastering. These plastering plans were on the original plans drawn by the renowned architect Edmond Anscombe and was how the building was always intended to appear - as the original design.*

**The specific parts of the application that my submission relates to are:**

*I would like support Ryan and Marco's application to seek land use and consent for the exterior alterations to the Earnscliffe Station Homestead. The alterations that they have proposed will make it more sustainable long term and keep the aesthetics authentic. We see the original windows were manufactured on the main building were designed to allow for plastering, which would make the building airtight, warm, beautiful and structurally sound. Please find the images of the original plans and accompanying documentation clearly show the proposed external plastering.*

**Reasons why the council's option is not preferred:**

- *Requires the most expensive and obtrusive earthquake system, impacting the interior heritage features.*
- *The façade seconds bricks (used for plaster substrate) structurally exposed– meaning lower quality bricks that were never meant to remain exposed to the elements are exposed and will continue to degrade.*
- *Biggest disruption and change to the heritage interiors.*
- *Longevity compromised / shortened.*
- *Not weather tight.*
- *House is draughty and damp.*
- *Not completing the original design*

*As a strong community supporter, I am grateful to Ryan and Marco for wanting to take on board such an important, valuable and large project that is prized and treasured part of our district and our history. They are carrying out this restoration in the best possible and true plus honest way possible and I would like to support them in their endeavors.*

This submission is: *(attached on separate page)*

I seek the following decision from the consent authority:

*To support Ryan Sanders and Marco Creemers application to plaster the outside of the building and use the color "half sour dough" on the exterior of the building.*

I am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)



I support the application. *Fully Support !!*

I wish to be heard in support of this submission.

\*I will consider presenting a joint case if others make a similar submission

I request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

Signature

*23-3-23*

Date

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.



Regional Identity Partner

3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
5. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
6. 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 specialised knowledge or skill to give expert advice on the matter.





## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

(Form 13)

03 440 0056

**Section 95A (public) Resource Management Act 1991**

@codc.govt.nz  
w.codc.govt.nz

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Mariska Vear

Contact person (if applicable):

Electronic address for service of submitter: mvear67@gmail.com

Telephone: 0220252317

Postal address (or alternative method of service under section 352 of the Act):

791 Wyndham-Letterbox Road, Glenham.  
R.O 1 Southland 9891

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



The entirety of the application.

This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

I/~~We~~ seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety. *With urgency please*

*100%*  
 I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)  
*if necessary*  
 I wish /~~do not wish~~ to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/~~We~~/am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/~~We~~ will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.





I ~~request~~/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

Wear

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

23/3/23

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
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4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
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  - 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 specialised knowledge or skill to give expert advice on the matter.





## Resource Management Act 1991

### Submission on Notified Proposed Plan Change 20 Central Otago District Plan

*Clause 6 of Schedule 1, Resource Management Act 1991*

**(FORM 13)**

## Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
Resource.consents@codc.govt.nz

### Details of submitter

Name: **Frances Austin**  
Contact person: Frances Austin

Electronic address for service of submitter: **fakem@xtra.co.nz**

Telephone: **0211246245**

Postal address: 202B McArthur Road, RD1, Alexandra 9391

*(Or alternative method of service under [section 352](#) of the Act)*

This is a submission on the following resource consent application: RC No **RC220425**

Applicants: **Marco Creemers and Ryan Sanders**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **The proposal is to undertake alterations to the exterior of the Earnscleugh Homestead building for the purposes of weather tightness and seismic strengthening.**

**Submissions closing 23 March 2023**

**The specific parts of the proposal that my submission relates to are:**

*(Give details, attach on separate page if necessary)*

**Support of Resource Consent Application RC No RC220425**

**This submission is:**

I support the application based on a recent visit to the location. Seeing the building in its current state makes me agree that the condition of the building needs to be made more weathertight to prevent further deterioration and the best way to do this would be to complete the outside as the original plans envisioned. The building deserves to be preserved and the full exterior plaster of the façade completed to show it in its full glory.

**Support of Resource Consent Application RC No RC220425****I / We seek the following decision from the consent authority:**

*(Give precise details, including the general nature of any conditions sought)*

**Support of Resource Consent Application RC No RC220425**

**I support / oppose the application OR neither support nor oppose** *(select one)*

I wish / **do not wish** to be heard in support of this submission *(select one)*

**I am / am not** a trade competitor for the purposes of section 308B of the Resource Management Act 1991 *(select one)*

**\*I/We am/am not** *(select one)* directly affected by an effect of the subject matter of the submission that:

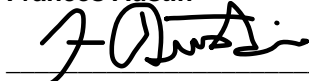
**(a) adversely affects the environment;**

**\*I/We will consider presenting a joint case if others make a similar submission \***

**Delete this paragraph if not applicable.**

I request / **do not request** *(select one)*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

Frances Austin



22/03/2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Submissions close at 4pm 23 March 2023**

[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application

is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

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3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



23/03/2023  
CODC



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Corina Jordan

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: teamj@outlook.co.nz

Telephone: 021855689

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_

5 Ruapania Street, Marshland, Christchurch  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. “See *note 4 below as you may incur costs relating to this request.*”

*Corina Jordan*

23/03/2023

**Signature**

**Date**

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

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4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
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  - it is frivolous or vexatious:
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  - 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 specialised knowledge or skill to give expert advice on the matter.

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Joanne Mary Mulvena

Contact person (if applicable):

Electronic address for service of submitter: jmulvena@gmail.com

Telephone: 027-544-0242

Postal address (or alternative method of service under section 352 of the Act):

1 Warren Kelly St  
Richmond 7020

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Full name:

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)





The entirety of the application.

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

I seek that the application be approved in its entirety.

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the application because it will enable seismic strengthening of Earnsclough

Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage

listed building, will complete the original design of the homestead and will be a positive

asset for the Central Otago District.

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

I seek that the application be approved in its entirety.

*\*Delete this paragraph if you are not a trade competitor.*

*I/We will consider presenting a joint case if others make a similar submission*

*\*Delete this paragraph if not applicable.*

**I support/oppose the application OR neither support or oppose (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*





I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

Date

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### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use **form 16B**.

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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
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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 specialised knowledge or skill to give expert advice on the matter.

6. If you are a trade competitor, your right to make a submission may be limited by the

RECEIVED  
23/03/2023  
CODC**SUBMISSION ON NOTIFIED APPLICATION  
CONCERNING RESOURCE CONSENT**1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz

(Form 13)

**Section 95A (public) Resource Management Act 1991**

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

**DETAILS OF SUBMITTER**Full name: Natalie HitchingsContact person (if applicable):  
\_\_\_\_\_Electronic address for service of submitter: nat.seay@extn.co.nzTelephone: 021 2677872Postal address (or alternative method of service under section 352 of the Act):  
\_\_\_\_\_3 Astelia Place, Goodwood Heights  
Mānukau, AucklandThis is a submission on the following resource consent application: RC No: **220425**Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

  
\_\_\_\_\_[www.centralotagonz.com](http://www.centralotagonz.com)





The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I ~~wish~~ / do not wish to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

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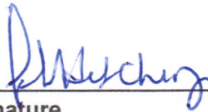
*\*Delete this paragraph if you are not a trade competitor.*

\*I/~~We~~ will consider presenting a joint case if others make a similar submission

*\*Delete this paragraph if not applicable.*



I ~~request~~/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

  
Signature

20/13/23  
Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

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  - 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

(Form 13)

**Section 95A (public) Resource Management Act 1991**

@codc.govt.nz  
w.codc.govt.nz

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Steven Richard Roberts

Contact person (if applicable):

Electronic address for service of submitter: richdebroberts@gmail.com

Telephone: 021 488952

Postal address (or alternative method of service under [section 352](#) of the Act):

9 Ethereal Crescent RD3  
Clomwell 9383

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)





The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- 

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I ~~wish~~ / do not wish to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) ~~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 this paragraph if you are not a trade competitor.*

*\*I/We will consider presenting a joint case if others make a similar submission*

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

A handwritten signature in blue ink, appearing to be "Shane".

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

22.3.23

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

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1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

+64 3 440 0056  
info@codc.govt.nz  
www.codc.govt.nz

## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

**Full Name:**

**Contact person (if applicable):**

**Electronic address for service of submitter:**

**Telephone:**

**Postal address (or alternative method of service under [section 352](#) of the Act):**

**This is a submission on the following resource consent application: RC No: 220425**

**Applicant:** Marco Creemers & Ryan Sanders

**Valuation No:** N/A

**Location of Site:** 754 Earnsclough Road, Earnsclough



*Regional Identity Partner*

**Brief Description of Application:**

*The Earnscliffe Station Homestead (754 Earnscliffe Road) is a beautiful piece of Central Otago. Both Marco and Ryan the new owners are working diligently to bring his amazing building back to life and into its former glory. Sadly, they have not obtained permission by the CODC to carry out the exterior plastering. These plastering plans were on the original plans drawn by the renowned architect Edmond Anscombe and was how the building was always intended to appear - as the original design.*

**The specific parts of the application that my submission relates to are:**

*I would like support Ryan and Marco's application to seek land use and consent for the exterior alterations to the Earnscliffe Station Homestead. The alterations that they have proposed will make it more sustainable long term and keep the aesthetics authentic. We see the original windows were manufactured on the main building were designed to allow for plastering, which would make the building airtight, warm, beautiful and structurally sound. Please find the images of the original plans and accompanying documentation clearly show the proposed external plastering.*

**Reasons why the council's option is not preferred:**

- *Requires the most expensive and obtrusive earthquake system, impacting the interior heritage features.*
- *The façade seconds bricks (used for plaster substrate) structurally exposed– meaning lower quality bricks that were never meant to remain exposed to the elements are exposed and will continue to degrade.*
- *Biggest disruption and change to the heritage interiors.*
- *Longevity compromised / shortened.*
- *Not weather tight.*
- *House is draughty and damp.*
- *Not completing the original design*

*As a strong community supporter, I am grateful to Ryan and Marco for wanting to take on board such an important, valuable and large project that is prized and treasured part of our district and our history. They are carrying out this restoration in the best possible and true plus honest way possible and I would like to support them in their endeavors.*

**This submission is:** *(attached on separate page)*

**I seek the following decision from the consent authority:**

*To support Ryan Sanders and Marco Creemers application to plaster the outside of the building and use the color "half sour dough" on the exterior of the building.*

---

**I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

---

**I support the application.**

**I wish to be heard in support of this submission.**

**\*I will consider presenting a joint case if others make a similar submission**

**I request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.**

---

**Signature**

---

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

---

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
5. If you make a request under [section 100A](#) of the Resource Management Act 1991, you



must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.

6. 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:
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23/03/2023  
CODC



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Jillian Lenore Bowie

Contact person (if applicable):

Electronic address for service of submitter: [jillbowienz@gmail.com](mailto:jillbowienz@gmail.com)

Telephone: 021 265 0507

Postal address (or alternative method of service under [section 352](#) of the Act):  
11 Woodside Terrace, Andersons Bay, Dunedin

This is a submission on the following resource consent application: RC No: **220425**

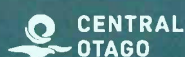
Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



OFFICIAL REGIONAL IDENTITY PARTNER

[www.centralotagonz.com](http://www.centralotagonz.com)



The entirety of the application.

---



---

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- 

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---



---

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I ~~wish~~/ do not wish to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/~~We~~ am/am not (select one) 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 this paragraph if you are not a trade competitor.~~

~~\*I/We will consider presenting a joint case if others make a similar submission~~

~~\*Delete this paragraph if not applicable.~~



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I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

22/3/2023

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

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  - 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 specialised knowledge or skill to give expert advice on the matter.



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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@cfdc.govt.nz](mailto:resource.consent@cfdc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Jessica McKinlay

Contact person (if applicable):  
Jessica McKinlay

Electronic address for service of submitter: jessmmckinlay@gmail.com

Telephone: 021567632

Postal address (or alternative method of service under [section 352](#) of the Act):  
157 Victoria Road, Dunedin

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)





The entirety of the application

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- 

I fully support this application

---

My family owned and lived in this property for 30+ years, and we love this homestead - it is still thought of as home to three generations of us. Living here was extremely cold due to gaps in the brick/plaster where not completed, and most definitely not a place to be in an earthquake. ~~After we sold the place it has been left in a state of disrepair with parts falling down and I feel strongly that anything that can be done to keep it standing and safe for future should be supported.~~ Surely the fact that it is now being loved and treated with the respect it deserves should be considered, as no one seemed to act to protect it when it was left empty and falling to bits

---

The plaster considers the original plans, and while I understand the argument that the history is in it being left uncompleted, I believe enough of the original is being left to honour that, while ensuring it stands for the future.

---

I also want to acknowledge the effort that is being put in to conserve and love the story of this home and the fact that so many prior owners are in touch with the applicants shows the appreciation for what they are doing. This was always an immensely private place for us, but it is now being loved publicly and these changes will not detract from the history of the place and what will be a great Central Otago story

---

I/We seek the following decision from the consent authority:

*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety

---

**I support/~~oppose~~ the application OR neither support or oppose (select one)**

**I wish ~~do not wish~~ to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**~~I/We~~ am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**~~I/We will consider presenting a joint case if others make a similar submission~~**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

A handwritten signature in black ink, appearing to be "P. Kelly".

21/03/2023

**Signature****Date***(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

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  - 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 specialised knowledge or skill to give expert advice on the matter.

**Alana Patterson**

---

**From:** Jess McKinlay <jessmmckinlay@gmail.com>  
**Sent:** Thursday, 23 March 2023 9:58 AM  
**To:** Resource Consents  
**Subject:** Submission RC 220425 - 754 Earnscleugh Road  
**Attachments:** image002.jpg; Blank Submission Form - Earnscleugh Castle.pdf  
**Categories:** Alana

You don't often get email from jessmmckinlay@gmail.com. [Learn why this is important](#)

Hi

Please find my submission supporting the work being done by Marco Creemers & Ryan Sanders on the Earnscleugh Castle (old Earnscleugh Station Homestead). For some context, my maiden name is Campbell and we currently own Earnscleugh Station and my family lived in this house for 35 years.

thanks  
Jess

--

**Jess McKinlay**

**JM Business Solutions Ltd**

[jessmmckinlay@gmail.com](mailto:jessmmckinlay@gmail.com)

021 567 632



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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

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w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Catherine & Robert Creemers

Contact person (if applicable):  
Cate Creemers

Electronic address for service of submitter: cate@catecreemers.co.nz

Telephone: 021 456 640

Postal address (or alternative method of service under [section 352](#) of the Act):  
181 West Rd, RD2 Papakura

Auckland 2582

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**~~I/We~~ am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**~~I/We~~ will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*





**I ~~request~~/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."**

A handwritten signature in black ink, appearing to be "Qn" followed by a horizontal line.

23/03/2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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  - 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 specialised knowledge or skill to give expert advice on the matter.

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

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### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: REX RICHARD & CAROL JOY BAXTER

Contact person (if applicable):  
REX BAXTER

Electronic address for service of submitter: rexbaxter@xtra.co.nz

Telephone: 027 2295503

Postal address (or alternative method of service under [section 352](#) of the Act):

34 LAING ROAD  
EARNSCLEUGH RD 1  
ALEXANDRA 9391

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

THE ENTIRE APPLICATION



This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

WE STRONGLY SUPPORT THE ENTIRE APPLICATION  
AS MADE. PLEASE SEE OUR COVERING LETTER  
WHICH COVERS THE REASONS FOR OUR VIEW

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

WE BELIEVE THAT THE CONSENT AS REQUESTED  
BY THE APPLICANTS SHOULD BE GRANTED  
IN FULL WITHOUT CONDITIONS

☒ support / ☐ oppose the application OR neither support or oppose (select one)

I wish / ☒ do not wish to be heard in support of this submission (select one)

I am ☒ not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

☒ I/We ~~am~~ are not (select one) directly affected by an effect of the subject matter of the submission that:

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~~\*I/We will consider presenting a joint case if others make a similar submission~~

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**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

19-03-2023

**Date**

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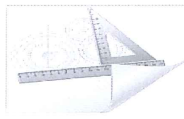
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## CAD59 Architectural Design Ltd

Planning Office,  
Central Otago District Council  
P. O. Box 122  
Alexandra 9340  
Attention Olivia Stirling,

16 03 2023

Re Notified resource consent no. RC220285, Earnsclough Station Homestead.

Covering letter from Rex Baxter and Carol Baxter to outline our reasons for making a submission in support of the applicants for all parts of their application.

This submission will address some of the reasons that we believe both the original and the amended peer reviews by Robin Miller are not necessarily correct and do not necessarily accurately reflect the thoughts of the general public and more specifically the thoughts of the locals most affected by the proposed works.

Mr. Miller has addressed the application in a report to the Council on specific numbered items in his original report.

We would like to address the comments and assumptions he has made that we do not consider are necessarily correct and/or that we do not agree with in the order that he has made them where we feel that it is appropriate to do so. For the purposes of clarity we will not comment on the aspects of the assessment that we have no issue with.

Item 1- Mr. Miller has based his opinion of the structural integrity and weathertightness of the building on the assumption that the exterior walls of the building are brick cavity construction generally. He can not possibly know that this is the case unless he has done extensive investigation of the property such as drilling into areas where he thinks that there might be cavities etc.

We are owners of a similarly constructed large brick building, currently awaiting demolition, which while pre-dating this building was rendered when constructed which has to an extent saved much of the brickwork from decay but water ingress through the cladding particularly where it has failed and peeled off has none the less rendered the building unfit for further use.

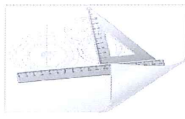
It is a combination of solid 3 row brick work and brick cavity construction. It is constructed with a considerable percentage of the bricks being seconds as apparently is the Earnsclough homestead.

34 Laing Road,  
Earnsclough,  
RD1 Alexandra 9391

Email [rexbaxter@xtra.co.nz](mailto:rexbaxter@xtra.co.nz)

Mob. 027 229 5503





## CAD59 Architectural Design Ltd

All the buildings of this nature I have worked on have a considerable number of “dough boys” amongst the seconds which are larger softer bricks from the center of the kiln which have not reached the same temperature as the outer bricks in the firing, and they are always far more porous than the correctly fired bricks. This makes them much more vulnerable to weather damage.

It is not possible to tell from the outside or the inside of the brickwork even where the render is completely flaked off which sections are constructed in either way and with all due respect for Mr. Millers experience, given Rex’s considerable experience over a lifetime of both owning and periodically physically working on large brick buildings circa this era, he has observed that the combination of both solid brick and cavity brick construction was relatively common practice at the time.

As this is the case then the assumption that it is generally constructed as a brick cavity building and therefore it has some degree of protection from interior water ingress cannot be taken as a given. Mr. Miller has indicated that he has done what can only be described as a very cursory examination of the building and indicated that due to the extremely dilapidated state of many of the structural members of the building he was not even able to go onto the roof of the main building. It would appear that no comprehensive investigation has been done to determine the actual construction techniques for the entire building or the outbuildings, as he states he is assuming that to be the case from his casual observations on site and the original drawings for the building.

Mr. Miller also refers in his assessment in item 1 to the name Spain’s folly when referring to the importance of the unfinished state of the building as one of four special and outstanding features of Earnscleugh. This would suggest that the building is referred to and thought of locally as Spain’s Folly which would indicate that people are aware of the historic significance of the unfinished exterior. In our experience this is not correct, we have never heard of it described as anything but the castle or Earnscleugh homestead in all the years that we have resided opposite it in Laing Road.

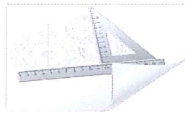
We have canvassed local opinion and in most cases the people we spoke to were not even aware that the building exterior was not ever finished by the intended rendering. If the local people who live within the area of this building are not aware of its unfinished state it would seem very unlikely that the passing motorists or many people even with an interest in old buildings would be aware of it either.

In our opinion the level of importance of this obviously attached by Mr. Miller but not shared to the same extent by Heritage NZ as discussed in their written approval of the project is largely an academic consideration which clearly should not hold significant weight when the intended occupant’s safety is considered.

34 Laing Road,  
Earnscleugh,  
RD1 Alexandra 9391

Email [rexbaxter@xtra.co.nz](mailto:rexbaxter@xtra.co.nz)

Mob. 027 229 5503



## CAD59 Architectural Design Ltd

The assessment in item 1 points out that no alternative to rendering has been offered as an option. In Rex's opinion as a registered Design LBP (no. 100606) no amount of re-pointing or replacement of brick seconds will get this building to the Council required 30% of the current earthquake code or anywhere near it. The applicants have demonstrated that the proposed Mapei plaster system, however, along with attention to interior structural member connection updates, some structural steel work etc. will achieve this and clearly the council should not on one hand demand that the many very old buildings in the area be brought up to this level of safety as they are doing presently and then based on the opinion of one individual stop the owners from attempting to do so, especially when this has been deemed to be both necessary and an acceptable way of achieving this goal by Heritage NZ.

Mr. Miller has indicated that no alternative methods to achieve this (presumably without as much or more change to the existing facade or the interior) have been discussed. It is our considered opinion that no such solution actually exists, certainly not simply re-pointing existing brickwork or replacing some rotten bricks. If Mr. Miller is aware of some way of achieving this it would seem to be an ideal time to suggest it. We note that he has not done so.

Item 5- Buildings of this era did have timber balconies and we fail to see the point in making them look like an "add on" when the owners are painstakingly attempting to make the building look as authentic as possible and given both the practical and pragmatic issues associated with restoring a building of this age we feel quite sure that they will achieve this with their architect's input and both the architectural and their vision for the project without input from someone who is not claiming to be an architect. We believe that it would be far better to appear to be items that have recently been re-furbished rather than added on.

Item 6- while we agree with the assessment that brick balustrading is extremely dangerous we refer you to the answer above for the design of the timber structure proposed to replace it.

Item 7- Please refer to our critique of items 5 and 6. Please leave the design to the owners and architect who have clearly demonstrated that their intentions are for any additions to be very sympathetic to the original design of the building.

Item 15- Mr. Miller is suggesting that the chimney bracing, and structural steel beams proposed for seismic control reasons should have been addressed as part of the AEE and HIA. It is clear that the work will have to be done for the obvious reasons of safety for the occupants during a seismic event of any magnitude and judging by the applicant's attention to detail on the remainder of the intended restoration we feel confident that the work will be done in a sympathetic manner. We feel quite sure that the owners do not intend to have ugly steel beams or obvious bracing on show to the exterior of the house and as such presumably they will not be part of the AEE or HIA considerations, rather a simple matter for the appropriate building consent authorities.

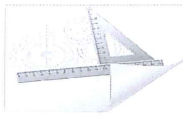
34 Laing Road,

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Mob. 027 229 5503

Earnscleugh,

RD1 Alexandra 9391



## CAD59 Architectural Design Ltd

The items above are the only items that we intend to address in the original assessment.

Since Mr. Miller's original assessment Heritage NZ have given written approval for the project to proceed and have indicated that although they agree that part of the reason for this to be considered to be a category one heritage building was the fact that it was unfinished, they consider that there are sufficient mitigating factors for the proposed external rendering to take place. They have not at any stage indicated that there is any possibility that this will preclude it from a category one classification and for Mr. Miller to raise this as a possibility seems to be a rather dramatic response to a pragmatic approach to the applicants attempts to save this iconic building from Heritage NZ. Clearly Mr. Miller did not like the commonsense response from Heritage NZ judging from his response to supplementary material.

Mr. Miller has recommended in his addendum to Heritage peer review that one story of the main building be left unrendered due to his ongoing issues with the unfinished state of the building being rectified by the Mapei structural plastering system. As a qualified Design LBP, he should be aware that the building if treated as he suggests would no longer be over 30% of the current earthquake standard requirement judging by the seismic report and that this would render it uninhabitable. Once again, he has not mentioned a possible viable alternative to address this in the unlikely event that one exists. He appears to be demonstrating a very cavalier attitude to the safety of the proposed occupants of the building and allowing his own consideration of the heritage value of the unfinished state of the building to override the proposed pragmatic solution to address the safety issues and finish the building to reflect the intention of the original designer for the cladding of it, as well as the pragmatic recommendations of Heritage NZ.

In his response to supplementary material Mr. Miller once again states that the building is constructed using the brick cavity technique. He had previously stated that he had assumed this to be the case from the cursory assessment of the building and as stated previously in this response we feel that that this assumption is far from proven, and it appears that insufficient investigation has been done for him to state this as a fact. It may well not be generally constructed in this fashion.

In our opinion it would be foolish for the owners to undertake such an expensive renovation project on an unproved allegation that due to an untested assumption regarding the construction of the walls that they would be watertight, prudence and experience over many years in the field would indicate that the proposed measures to improve the ability of the walls to prevent water ingress should certainly be undertaken preferably prior to commencing any work inside.

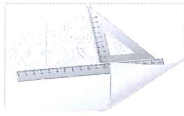
In summary we have decided that if this Council requested peer review was to be taken at its face value it would be a grave error of judgement for the reasons laid out prior.

34 Laing Road,  
Earnscleugh,  
RD1 Alexandra 9391

Email [rexbaxter@xtra.co.nz](mailto:rexbaxter@xtra.co.nz)

Mob. 027 229 5503





## CAD59 Architectural Design Ltd

We further fully support this R.C. application for the following reasons,

- 1- This building, if the restoration is allowed to go ahead as planned, will be a real treasure which will provide a great deal of pleasure for the Locals, passing public, proposed guests and most importantly the owners.
- 2- The building at present while interesting to look at is an obviously decaying relic which at least many parts of are already uninhabitable and many structural members are so unsafe according to the assessment by Mr. Miller that the roof cannot even stand the weight of a person. There seems to be little doubt that without the intervention of the current owners it would simply crumble into even further disarray and ruin.
- 3- Earnscleugh valley is a beautiful back drop for a magnificent project like this restoration and it will be surrounded by many orchards and vineyards. In the post covid period that will be with us for some time with limited tourists the type of guest that this establishment will no doubt bring into the area will be a great asset to the many wine tasting venues, fruit stalls etc. in the immediate vicinity, as well as the many restaurants, gift shops etc. in the adjacent areas with tourism industries bike trails etc.
- 4- As the occupiers of the closest permanently inhabited house to the Earnscleugh homestead living directly across the road in Laing road from the building we are delighted that owners with the means and more so intention to invest a huge amount of their own money in restoring the dilapidated buildings to their proposed glory have purchased the property, and we feel that it would be an indictment of the resource consent process if this does not come to fruition.
- 5- We have canvassed locals and we have yet to find anybody opposed to the restoration of the house and most certainly nobody who is remotely concerned about the proposed render finish.

We wish the owners well with their ambitious project and think that it would be a great shame for both the owners and the local community generally if the apparent obsession regarding the historical importance of the unfinished walls of one man, however well he may consider himself to be qualified, was allowed to override all of the other expert opinion presented with the application including that of Heritage NZ who have given their blessing to the scheme.

In our capacity as directors and sole operators of CAD59 Architectural Design we have had dealings with Heritage NZ and can attest to the helpful and knowledgeable guidance we have received from this organisation and while they have obviously been passionate about heritage values, they have also shown a willingness to be pragmatic and have recognised that what is very desirable may not be practically possible within the current building code. We believe that their approach to this in that they have given it the green light is the correct one and should be by far the most compelling of the expert opinions.

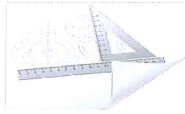
34 Laing Road,

Email [rexbaxter@xtra.co.nz](mailto:rexbaxter@xtra.co.nz)

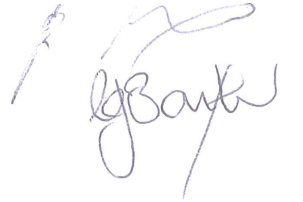
Mob. 027 229 5503

Earnscleugh,

RD1 Alexandra 9391



## CAD59 Architectural Design Ltd



Rex Baxter

Carol Baxter

Directors,

CAD59 Architectural design Ltd.

34 Laing Road,  
Earnscleugh,  
RD1 Alexandra 9391

Email [rexbaxter@xtra.co.nz](mailto:rexbaxter@xtra.co.nz)

Mob. 027 229 5503



1/03/2023  
CODC



1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

+64 3 440 0056  
info@codc.govt.nz  
www.codc.govt.nz

## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

**Full Name:** Simon Lloyd

**Contact person (if applicable):**

**Electronic address for service of submitter:** simonlloyd68@gmail.com

**Telephone:** 0272367441

**Postal address (or alternative method of service under [section 352](#) of the Act):**

357 Clyde/Alexandra Hwy, Alexandra 9391

**This is a submission on the following resource consent application: RC No: 220425**

**Applicant:** Marco Creemers & Ryan Sanders

**Valuation No:** N/A

**Location of Site:** 754 Earnsclough Road, Earnsclough

**Brief Description of Application:**

*The Earnsclough Station Homestead (754 Earnsclough Road) is a beautiful piece of Central Otago. Both Marco and Ryan the new owners are working diligently to bring his amazing building back to life and into its former glory. Sadly, they have not obtained permission by the CODC to carry out the exterior plastering. These plastering plans were on the original plans drawn by the renowned architect Edmond Anscombe and was how the building was always intended to appear - as the original design.*

**The specific parts of the application that my submission relates to are:**

*I would like support Ryan and Marco's application to seek land use and consent for the exterior alterations to the Earnsclough Station Homestead. The alterations that they have proposed will make it more sustainable long term and keep the aesthetics authentic. We see the original windows were manufactured on the main building were designed to allow for plastering, which would make the building airtight, warm, beautiful and structurally sound. Please find the images of the original plans and accompanying documentation clearly show the proposed external plastering.*

**Reasons why the council's option is not preferred:**

- *Requires the most expensive and obtrusive earthquake system, impacting the interior heritage features.*
- *The façade seconds bricks (used for plaster substrate) structurally exposed– meaning lower quality bricks that were never meant to remain exposed to the elements are exposed and will continue to degrade.*
- *Biggest disruption and change to the heritage interiors.*
- *Longevity compromised / shortened.*
- *Not weather tight.*
- *House is draughty and damp.*
- *Not completing the original design*

*As a strong community supporter, I am grateful to Ryan and Marco for wanting to take on board such an important, valuable and large project that is prized and treasured part of our district and our history. They are carrying out this restoration in the best possible and true plus honest way possible and I would like to support them in their endeavors.*

**This submission is:** *(attached on separate page)*

**I seek the following decision from the consent authority:**

*To support Ryan Sanders and Marco Creemers application to plaster the outside of the building and use the color "half sour dough" on the exterior of the building.*

**I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**I support the application.**

**I wish to be heard in support of this submission.**

**\*I will consider presenting a joint case if others make a similar submission**

**I request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.**

Simon Lloyd

22/3/2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.

5. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
6. 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 specialised knowledge or skill to give expert advice on the matter.

22/03/2023  
CODC**SUBMISSION ON NOTIFIED APPLICATION  
CONCERNING RESOURCE CONSENT**1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz

(Form 13)

**Section 95A (public) Resource Management Act 1991**

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

**DETAILS OF SUBMITTER**Full name: Gail Miranda FergusonContact person (if applicable):  
\_\_\_\_\_Electronic address for service of submitter: sometimes@xtra.co.nzTelephone: 021 775 674Postal address (or alternative method of service under section 352 of the Act):  
\_\_\_\_\_c/- 10 Russell Street  
Whakataine 3120This is a submission on the following resource consent application: RC No: **220425**Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

\_\_\_\_\_





The entirety of the application.

This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the application because it will enable seismic strengthening of Earnsclough

Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage

listed building, will complete the original design of the homestead and will be a positive

asset for the Central Otago District.

I/We seek the following decision from the consent authority:

*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

I support/oppose the application OR neither support or oppose (select one)

I do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.



I request ~~to not request~~ (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

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

22nd March 2023  
 Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

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4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
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  - it is frivolous or vexatious;
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  - 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 specialised knowledge or skill to give expert advice on the matter.

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Sarah L Ferguson

Contact person (if applicable):

Electronic address for service of submitter: Sarah@learningideas  
.co.nz

Telephone: 0210771224

Postal address (or alternative method of service under [section 352](#) of the Act):

22 Gosset street, St Albans,  
Christchurch.

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*





I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

---

**Signature**

---

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

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**Notes to submitter**

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Paul David Baragwanath

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: paul@arttform.com

Telephone: 021 521 574

Postal address (or alternative method of service under [section 352](#) of the Act):  
paul@arttform.com  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



The entirety of the application.

---



---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---



---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I ~~wish~~ / do not wish to be heard in support of this submission (select one)**

**I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**~~I/We~~ am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**~~I/We will consider presenting a joint case if others make a similar submission~~**

*\*Delete this paragraph if not applicable.*



I ~~request~~ do not request (~~select one~~), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

A handwritten signature in black ink, appearing to read "A. J. White".

21 March 2023

**Signature**
**Date**

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

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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 specialised knowledge or skill to give expert advice on the matter.

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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PO Box 122, Alexandra 9340  
New Zealand

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w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Anne McElwain (nee Mulvena)

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: mcelwain.family@xtra.co.nz

Telephone: 027 685 9540

Postal address (or alternative method of service under [section 352](#) of the Act):

215 School Road North  
RD2  
Mosque 9092

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR neither support or oppose (select one)**

**~~I wish~~ / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**~~I/We am~~ /am not (select one) 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 this paragraph if you are not a trade competitor.*

**~~I/We will consider presenting a joint case if others make a similar submission~~**

*\*Delete this paragraph if not applicable.*





~~I request~~ I do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

June G. M. Shewan

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

22/03/2023

**Date**

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### Notes to submitter

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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PO Box 122, Alexandra 9340  
New Zealand

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(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Renee Jean Harrold

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: ~~renee.anderson2@live.com~~

Telephone: 0224092400

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_

~~PO Box~~ PO Box 466  
Cromwell, 9310

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_





The entirety of the application.

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

~~I wish~~ do not wish to be heard in support of this submission (select one)

I am ~~am not~~ a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

~~\*I/We am~~ am ~~not~~ (select one) 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 this paragraph if you are not a trade competitor.~~

~~\*I/We will consider presenting a joint case if others make a similar submission~~

~~\*Delete this paragraph if not applicable.~~



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."



Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

Date

22-3-23

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

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4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



RECEIVED  
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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Mark Livingston Maddren

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: mark.maddren@ideqa.com

Telephone: 021 648 232

Postal address (or alternative method of service under [section 352](#) of the Act):  
38 Livingstone Street, Westmere, Auckland 1022  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_





The entirety of the application.

---



---

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---



---

**I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We ~~am~~/am not (select one) 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 this paragraph if you are not a trade competitor.*

**~~\*I/We will consider presenting a joint case if others make a similar submission~~**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

A handwritten signature in blue ink, appearing to read "M. W. M. M. M.", written over a horizontal line.

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

22/03/2023

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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5. 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)



1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
www.codc.govt.nz



### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: MICHELLE ROBYN BENDALL

Contact person (if applicable): —

Electronic address for service of submitter: mbendall@me.com

Telephone: 027-244 0336

Postal address (or alternative method of service under [section 352](#) of the Act):  
121A SHELLY BEACH ROAD  
ST MARY'S BAY / HERNE BAY  
AUCKLAND 1050

This is a submission on the following resource consent application: RC No: **220425**

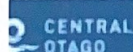
Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



[www.centralotagonz.com](http://www.centralotagonz.com)



The entirety of the application.

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended, and
- the reasons for your views.

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District. and the rest of New Zealand.

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

I seek that the application be approved in its entirety.

I support/oppose the application ~~or neither support or oppose~~ (select one)

I wish ~~to~~ do not wish to be heard in support of this submission (select one)

I ~~am~~ am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

~~I/We~~ am/am not (select one) directly affected by an effect of the subject matter of the submission that:

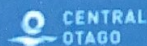
(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

\*Delete this paragraph if you are not a trade competitor.

~~I/We will consider presenting a joint case if others make a similar submission~~

\*Delete this paragraph if not applicable.



CENTRAL OTAGO  
DISTRICT COUNCIL

www.centralotagonz.com





I request/~~do not request~~ (select one), pursuant to **section 100A** of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

  
Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

22/03/2023  
Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

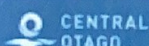
#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use **form 16B**.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in **Part 11A** of the Resource Management Act 1991.
4. If you make a request under **section 100A** of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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):
  - o It is frivolous or vexatious;
  - o It discloses no reasonable or relevant case;
  - o It would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
  - o 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 specialised knowledge or skill to give expert advice on the matter.







1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

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info@codc.govt.nz  
www.codc.govt.nz

## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

Full name: Jacquie Lowe

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: jaxlowe78@gmail.com

Telephone: 0273346572

Postal address (or alternative method of service under [section 352](#) of the Act):

25 Kelliker Lane  
Springvale  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: 220425

Applicant: Marco Greemers & Ryan Sanders

Valuation No: 2845100201

Location of Site:

Earnsclough Castle  
754 Earnsclough Rd  
Alexandra  
\_\_\_\_\_

Brief Description of Application:

Obtain Land use consent to carry out remedial works to ensure the longevity of the exterior of the building ie; weather tightness & seismic strengthening

The specific parts of the application that my submission relates to are:

(give details, attach on separate page if necessary)

The application in its entirety.

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I wholeheartedly support this application as it will enable seismic strengthening of the Earnscleugh main building; improve the structural integrity & longevity of the main building & will finally finish works on the building that were detailed on the original plan from 1920!! AND, will be another amazing asset for the CO District.

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

Be approved in its entirety.

I support/oppose the application OR neither support or oppose (select one)

I wish / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) directly affected by an effect of the subject matter of the submission that—

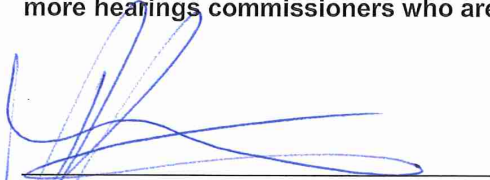
- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

\*Delete this paragraph if you are not a trade competitor.

~~\*I/We will consider presenting a joint case if others make a similar submission~~

*\*Delete this paragraph if not applicable.*

I ~~request~~/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



Signature

22.3.23

Date

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
5. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
6. 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 specialised knowledge or skill to give expert advice on the matter.



RECEIVED  
22/03/2023  
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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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PO Box 122, Alexandra 9340  
New Zealand

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@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Manie Kahukura

Contact person (if applicable):

Electronic address for service of submitter: mtkahukura@outlook.co.nz

Telephone: 027 4473 657

Postal address (or alternative method of service under [section 352](#) of the Act):

PO Box 79

Omakau

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



OFFICIAL REGIONAL IDENTITY PARTNER

[www.centralotagonz.com](http://www.centralotagonz.com)



The entirety of the application.

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety. ✓

My family was in residence here in the late 60<sup>s</sup> and early 70<sup>s</sup> and I would love to see it completed, as per the original plans.

I support/oppose the application OR ~~neither support or oppose~~ (select one)

I ~~wish~~ / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/~~We~~ am/am not (select one) directly affected by an effect of the subject matter of the submission that:

- adversely affects the environment; and
- does not relate to trade competition or the effects of trade competition.

\*Delete this paragraph if you are not a trade competitor.

~~\*I/We will consider presenting a joint case if others make a similar submission~~

~~\*Delete this paragraph if not applicable.~~





I ~~request~~/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

*M. Ball*  
Signature

28 / 3 / 23  
Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

1 Dunorling Street  
PO Box 122, Alexandra 9340  
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03 440 0056

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w.codc.govt.nz



### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Susan Gregory (nee Mulvena)

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: susangregory01@gmail.com

Telephone: 029 650 1703

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_

341 Lyttelton St, Spreydon, Christchurch 8024  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscliffe Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscliffe Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough

Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage

listed building, will complete the original design of the homestead and will be a positive

asset for the Central Otago District. *I lived in this house for 20 years and I believe the work will greatly enhance the building itself and the living environment.*

I/We seek the following decision from the consent authority:

*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*





I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

  
Signature

21.3.2023  
Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

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  - it is frivolous or vexatious;
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  - 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: \_\_\_\_\_

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: \_\_\_\_\_

Telephone: \_\_\_\_\_

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

\_\_\_\_\_





The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

---

**Signature**

---

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

---

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.

**From:** [Chris Mulvena](#)  
**To:** [Resource Consents](#); [Marco Creemers](#)  
**Subject:** Submission on : RC No: 220425  
**Date:** Wednesday, 22 March 2023 12:27:36 pm  
**Attachments:** [Earnscleugh Submission Form C J Mulvena final.pdf](#)

---

You don't often get email from cmulvena@yahoo.com. [Learn why this is important](#)

Please find attached supporting submission on the above Resource Consent application. As noted in my submission I lived in the Earnscleugh Station homestead from 1965 to 1982 and have a keen interest in seeing the building restored and protected for the future. I believe the approach being proposed by the applicants is pragmatic, cost effective and minimises the negative impact of other more invasive internal strengthening options. As previous owners we were well aware that the building had not been completed and that the external brickwork was intended to be plastered.

I would be happy to discuss further if required.

Regards  
Chris Mulvena  
027 940 2550



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Chad Butson

Contact person (if applicable):

Electronic address for service of submitter: chadbutson@gmail.com

Telephone: 0273522081

Postal address (or alternative method of service under section 352 of the Act):

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



OFFICIAL REGIONAL IDENTITY PARTNER

[www.centralotagonz.com](http://www.centralotagonz.com)



The entirety of the application.

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I wish ~~/do not wish~~ to be heard in support of this submission (select one)

~~I am~~/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*~~I/We am~~/am not (select one) 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 this paragraph if you are not a trade competitor.*

\*I/We will consider presenting a joint case if others make a similar submission

*\*Delete this paragraph if not applicable.*





I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

Butson

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

22/03/23

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

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OFFICIAL REGIONAL IDENTITY PARTNER

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

### Section 95A (public) Resource Management Act 1991

1 Dunorling Street  
PO Box 122, Alexandra 9340  
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To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Michele Anne Stone

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: michelenz@me.com

Telephone: 0274559152

Postal address (or alternative method of service under [section 352](#) of the Act):

58D Albert Street, St Clair, Dunedin

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

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(give details, attach on separate page if necessary)



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

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- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I ~~wish~~ / do not wish to be heard in support of this submission (select one)**

**I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We ~~am~~/am not (select one) directly affected by an effect of the subject matter of the submission that:**

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- (b) does not relate to trade competition or the effects of trade competition.**

*\*Delete this paragraph if you are not a trade competitor.*

~~**\*I/We will consider presenting a joint case if others make a similar submission**~~

~~*\*Delete this paragraph if not applicable.*~~



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

Michele Anne Stone

23/03/2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

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### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Angela Spain

Contact person (if applicable):

Electronic address for service of submitter: angela.spain@gmail.com

Telephone: 021851391

Postal address (or alternative method of service under [section 352](#) of the Act):

18 Livingstone street, Westmere,  
Auckland

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)





The whole submission

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

Please see attached word doc.

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

Approval to proceed with plans,  
albeit with a feature wall of red brick

I support/oppose the application OR neither support or oppose (select one)

I wish / do not wish to be heard in support of this submission (select one) don't mind.

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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.

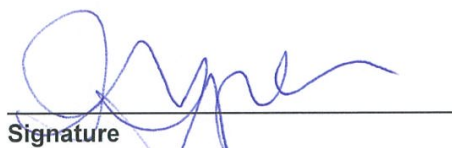
*\*Delete this paragraph if you are not a trade competitor.*

*\*I/We will consider presenting a joint case if others make a similar submission*

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

  
Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

  
Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

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The submission is:

I am the great, great granddaughter of Stephen T. Spain, who built the house. His son Fabian Spain was my great grandfather, who took over co-ownership of the station from ST Spain. My grandfather was born on the property, so our family has an emotional connection to the house and property.

I support the submission, with the retention/showcase of a portion of the brick for historical/heritage purposes, for the following reasons:

- The long term future of the house and its preservation needs to be considered. The house has been derelict for some time, with no-one willing or being able to afford to take on the restoration. The risk of not granting the resource consent could result in no-one wanting to take on the huge expense of restoration/preservation and the house in effect falling into complete disrepair, becoming a hazard and potentially being condemned and lost to future generations.
- The plaster render seems like a good compromise, as it allows the owners to afford to restore it, while being sympathetic to the original, but uncompleted design
- The proposed design allows for a red feature wall, which will showcase the historical visual brick of the house, as a nod to its heritage
- The photos we have of the house from when my grandfather lived there show the entire house being covered in wisteria or some sort of ivy. Not a lot of the brick was showing at that point
- The owners have engaged a highly respected architect in RTA Studios who have come up with a design that will see the house enjoyed by future generations, but also sympathetic and mindful of the heritage values
- Enabling the owners to restore it, mean the people of Central Otago and wider Aotearoa will actually be able to enjoy the house, and visit an iconic piece of New Zealand history
- On a personal level I was relieved that New Zealanders purchased the property, with the intention of restoring it to its former glory, for the longer term heritage benefit of all New Zealanders. Few people would have the means or courage to take this on. The fact that this means that the house, an important part of my family's heritage, would finally be restored and preserved, which means a huge amount to the wider Spain family, many of us having grandparents born and raised on the property. It is part of my heritage, not just from a building or construction perspective, and I think a compromise on the restoration of the building needs to be considered in the wider "heritage" context.

- I am submitting as I don't want the outcome to be that the current owners give up, and the house and all of its heritage value could potentially be lost in the quagmire of regulation and the expense of sticking exactly to the rules.
- What they've proposed meets earthquake standards and waterproofing, while restoring the house to the grand old dame that she deserves to be. I'm sure my great, great grandfather would approve.





## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

(Form 13)

Section 95A (public) Resource Management Act 1991 [@codc.govt.nz](mailto:resource.consents@codc.govt.nz)  
[w.codc.govt.nz](http://w.codc.govt.nz)

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: KAY MARIE AUSTIN

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: Kay@wedgerwood.co.nz

Telephone: 03 448 8832

Postal address (or alternative method of service under section 352 of the Act):  
\_\_\_\_\_  
11. NAAPARA ST  
ALEXANDRA

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_





The entirety of the application.

This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

*ALSO LEAVING PROPERTY HAS POSSIBLE DETRIMENTAL IMPACT ON THE LONGEVITY OF THE BUILDING*

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

~~I wish~~ / do not wish to be heard in support of this submission (select one)

~~I am~~ / am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We ~~am~~ / am not (select one) 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 this paragraph if you are not a trade competitor.*

*\*I/We will consider presenting a joint case if others make a similar submission*

*\*Delete this paragraph if not applicable.*



I ~~request~~/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

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New Zealand

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RECEIVED  
22 MAR 2023  
CENTRAL OTAGO  
DISTRICT  
ALEXANDRA

Full name: KUBSEU ALEXANDER GARLSON

Contact person (if applicable):

Electronic address for service of submitter: russell.gardner@go101.com

Telephone: 020 4039 0424

Postal address (or alternative method of service under section 352 of the Act):

8 ATTFIELD CLOSE, CLYDE

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

**Location of Site: 754 Earnsclough Road, Alexandra**

**Brief Description of Application: Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



OFFICIAL REGIONAL IDENTITY PARTNER

www.centralotagonz.com





SEE ATTACHED

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

SEE ATTACHED

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

SEE ATTACHED

I support/~~oppose~~ the application OR neither support or oppose (select one)

~~I wish~~ / do not wish to be heard in support of this submission (select one)

I am/~~am not~~\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

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\*Delete this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.



I request/~~do not request~~ (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

A handwritten signature in blue ink, appearing to be "John".

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

22.3.23.

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

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  - 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 specialised knowledge or skill to give expert advice on the matter.



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Specific Parts of the application that my submission relates to.

Before going into detail, it is vitally important to address a basic position. This house was never completed in accordance with the original design for reasons that are well known. S T Spain ran into all sorts of problems before the house was completed including the financial wherewithal to complete the house.

The original Anscombe drawings make it abundantly clear the intention of the owner and the architect. Today, the shortfalls in completion are equally obvious and anyone can immediately see the consequences of these shortfalls.

A further basic position needs to be addressed. That is the decision of the CODC to instigate the need for a notified consent. Merely doing so results in significant delays in completing the project and significant cost increases for the applicants. If the applicants were hell-bent on the destruction of significant heritage buildings then the CODC has an important role in ensuring that this would not happen.

But the applicants have a vision, a high degree of enthusiasm and entrepreneurial attitudes that will enable a historic building to be completed IN ACCORDANCE with the original vision of S T Spain but to be able to be accessed and used in a contemporary world.

The best way to ensure the retention of heritage buildings is to encourage the on-going use of those buildings. By doing this the applicants will certainly raise the profile of the building and create an awareness that was never there since the 1920's.

So, I urge and plead with the CODC that before embarking on a process that could be viewed as less than helpful or encouraging, that they heed the views of entities like NZ Heritage who support the intended work.

I have read the two reports instigated by the CODC by Robin Miller, and I have to say that in my view his conclusions are spurious and non-applicable. To suggest that it is more important to retain a building in its unfinished state than to finish it as it was intended is particularly difficult to comprehend. If that position is adopted at the outset of a report then all that follows is questionable.

I note that Mr Miller didn't access the roof area because he didn't know if it was safe to walk on. The fact that it is regularly accessed to clear the drainage and could have been accessed by Mr Miller without danger is significant.

In detail, the view that the CODC has adopted is that they believe the intended rendering will result in a major deviance from the requirements of the District Plan. My personal submission is that by adopting a hard-line position the applicants have been put through both financial and time-sensitive inconvenience.

The colour of the intended rendering is, as far as I can see, not covered in the Miller report and relies on a reflective value of the palette. I don't know if any relevant Council staff have visited this house and surrounds, but the house is not visible in any way from the nearest road and is surrounded by large trees. The question then has to be asked – who will be affected by ANY reflectivity?

Again, this supports my view that the CODC could be perceived as not only being unhelpful, but could be seen as being obstructive in raising this issue at all. Does the CODC view a house that consists largely of glass that has a reflective value of close to 100% as non-complying?

This submission is to support the application without amendment and the reasons for this view is to encourage the huge, sympathetic and significant financial efforts demonstrated by the applicants in completing the house and ensuring its survival which would not have happened without their investment.

I seek that the CODC allow fully and without amendment the applicants intentions in their applications.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

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w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Andrew Patterson

Contact person (if applicable):

Electronic address for service of submitter: ~~andrew@pattersons.com~~ georgina.white@patterson.co

Telephone: (09) 303 4004

Postal address (or alternative method of service under [section 352](#) of the Act):

22 Garfield Street, Parnell, Auckland, 1052

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

\_\_\_\_\_



The entirety of the application.

---

---

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- 

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

---

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I wish /do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

I/We will consider presenting a joint case if others make a similar submission  
*Delete this paragraph if not applicable.*



I request/~~do not~~ request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

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

21st March 2023

Date

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  - 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 specialised knowledge or skill to give expert advice on the matter.





## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

### Section 95A (public) Resource Management Act 1991

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To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Gabrielle Helena Puskas

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: gabrielledenniston@outlook.com

Telephone: 021465719

Postal address (or alternative method of service under [section 352](#) of the Act):

1/134 Arran road; Browns Bay; Auckland 0632

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

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**Submissions Close 23 March 2023 4pm**

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(give details, attach on separate page if necessary)



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

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---

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**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

Sabrina Puskas

21/03/23

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

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## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

**Full Name:** Shaun Alexis Robinson

**Contact person (if applicable):**

**Electronic address for service of submitter:** **59larchcrescent**

**Telephone:** 02040149954

**Postal address (or alternative method of service under [section 352](#) of the Act):**

59 larch Crescent Alexandra

**This is a submission on the following resource consent application: RC No: 220425**

**Applicant:** *Marco Creemers & Ryan Sanders*

**Valuation No:** N/A

**Location of Site:** *754 Earnsclough Road, Earnsclough*



*Regional Identity Partner*

**Brief Description of Application:**

*The Earnscleugh Station Homestead (754 Earnscleugh Road) is a beautiful piece of Central Otago. Both Marco and Ryan the new owners are working diligently to bring his amazing building back to life and into its former glory. Sadly, they have not obtained permission by the CODC to carry out the exterior plastering. These plastering plans were on the original plans drawn by the renowned architect Edmond Anscombe and was how the building was always intended to appear - as the original design.*

**The specific parts of the application that my submission relates to are:**

*I would like support Ryan and Marco's application to seek land use and consent for the exterior alterations to the Earnscleugh Station Homestead. The alterations that they have proposed will make it more sustainable long term and keep the aesthetics authentic. We see the original windows were manufactured on the main building were designed to allow for plastering, which would make the building airtight, warm, beautiful and structurally sound. Please find the images of the original plans and accompanying documentation clearly show the proposed external plastering.*

**Reasons why the council's option is not preferred:**

- *Requires the most expensive and obtrusive earthquake system, impacting the interior heritage features.*
- *The façade seconds bricks (used for plaster substrate) structurally exposed– meaning lower quality bricks that were never meant to remain exposed to the elements are exposed and will continue to degrade.*
- *Biggest disruption and change to the heritage interiors.*
- *Longevity compromised / shortened.*
- *Not weather tight.*
- *House is draughty and damp.*
- *Not completing the original design*

*As a strong community supporter, I am grateful to Ryan and Marco for wanting to take on board such an important, valuable and large project that is prized and treasured part of our district and our history. They are carrying out this restoration in the best possible and true plus honest way possible and I would like to support them in their endeavors.*



**This submission is:** *(attached on separate page)*

**I seek the following decision from the consent authority:**

*To support Ryan Sanders and Marco Creemers application to plaster the outside of the building and use the color "half sour dough" on the exterior of the building.*

---

**I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

---

**I support the application.**

**I wish to be heard in support of this submission.**

**\*I will consider presenting a joint case if others make a similar submission**

**I request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.**

Shaun Robinson

21/03/2023

---

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

---

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5. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
6. 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):
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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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New Zealand

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(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Wayne Goodall

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: imlay25outlook.com

Telephone: 021 082 33 978

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_

7 Imlay Cms Ngao, Wulkyra 6035  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

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(give details, attach on separate page if necessary)  
\_\_\_\_\_



The entirety of the application.

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This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

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I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

~~I wish~~ / do not wish to be heard in support of this submission (select one)

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*\*Delete this paragraph if you are not a trade competitor.*

*\*I/We will consider presenting a joint case if others make a similar submission*

*\*Delete this paragraph if not applicable.*





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AW Goodall

pp [Signature]

22/3/23

Signature

Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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(Form 13)

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To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Debbie Iversen

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: imlay2@outlook.com

Telephone: 0273302995

Postal address (or alternative method of service under [section 352](#) of the Act):

7 Imlay Crs, Ngāro, Wanganui 6035

ex Blackman Rd, Earnsclough

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

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**Submissions Close 23 March 2023 4pm**

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[www.centralotagonz.com](http://www.centralotagonz.com)



The entirety of the application.

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This submission is: *(attach on separate page if necessary)*

*Include:*

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*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

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I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I ~~wish~~ / do not wish to be heard in support of this submission (select one)

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A handwritten signature in blue ink, appearing to be "D. J. K.", written over a horizontal line.

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

22-3-23

Date

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(Form 13)

### Section 95A (public) Resource Management Act 1991

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PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Robert & Penny Laery, Peta Laery, Richard & Susie Laery, Andrew Laery & Andrea Karacic

Contact person (if applicable): Andrew Laery

Electronic address for service of submitter: andrew.laery@gmail.com

Telephone: 02040077971

Postal address (or alternative method of service under [section 352](#) of the Act):  
25 Dublin Street, Queenstown 9300

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)





\_\_\_\_\_

\_\_\_\_\_

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**I support/oppose the application OR neither support or oppose (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

A handwritten signature in black ink, appearing to be "J. Gray", written over a horizontal line.

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.

Andrew Laery  
25 Dublin Street,  
Queenstown 9300

**21-March-23**

Planning Office,  
Central Otago District Council  
P. O. Box 122  
Alexandra 9340

Attention: Olivia Stirling,

**Subject: Submission in Support of Resource Consent No. RC220285 - Earnsclough Station Homestead**

Dear Olivia Stirling,

I am writing to express our family's strong support for Marco Creemers & Ryan Saunders (Marco & Ryan) application for Resource Consent No. RC220285 regarding the restoration and development of the Earnsclough Station Homestead. The letter represents our family's collective view. As local residents and as people who value the preservation and adaptive reuse of heritage buildings, we have closely followed the progress of this project and firmly believe that the proposed works are not only necessary but will also significantly benefit our community.

Having personally experienced Marco & Ryan's dedication and commitment to heritage preservation, we can attest to their ability to deliver on their promises. Five years ago, they purchased our family's 100-year-old home under the condition that they would preserve its spirit and historical value. The result is an astonishing transformation that has restored the house to its former glory and ensured its longevity for future generations to enjoy (see pictures which follow). This successful project demonstrates their respect for and expertise in heritage preservation, which we believe they will bring to the Earnsclough Station Homestead.

In reviewing the expert opinions, including the peer reviews by Robin Miller and the subsequent endorsement from Heritage New Zealand, it is evident that there is overwhelming support for the restoration project. The applicants have demonstrated a clear commitment to preserving the heritage value of the property while ensuring the safety and well-being of future occupants.

Moreover, we would like to emphasise that the applicant's choice of the Mapei plaster system and the attention to detail in addressing the structural and aesthetic aspects of the property are commendable. These measures are crucial for ensuring the building's structural integrity and weather resistance, and therefore, should not be dismissed based on unproven assumptions about its construction techniques.

It is also important to consider the potential positive impact of this project on our local community. The restoration and development of the Earnscliffe Station Homestead will not only enhance the area's visual appeal but also contribute to the region's economic development by attracting visitors and supporting local businesses.

Finally, as the applicants have received the necessary approvals from Heritage New Zealand, it is clear that the proposed works are consistent with the heritage values of the property. In light of these considerations, we respectfully request that the Central Otago District Council approve Resource Consent No. RC220285 and allow Marco & Ryan to proceed with their ambitious and commendable restoration project.

Please feel free to contact us if you have any questions or require further information. Thank you for your time and consideration.

Sincerely,



**Andrew Laery**

[andrew.laery@gmail.com](mailto:andrew.laery@gmail.com)

+64 20 40077 971

On behalf of:

- Robert Laery
- Penny Laery
- Peta Laery
- Richard Laery
- Susie Laery
- Andrea Karacic

**Photos of 5 Woolley Street, Matapouri 0173 conversion (before and after):**





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21/03/2023  
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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Christopher Eason

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: cieason@hotmail.com.au

Telephone: +61438899466

Postal address (or alternative method of service under [section 352](#) of the Act):  
26 Eric St, Preston, VIC 3072, Australia  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)**

**I ~~wish~~ / do not wish to be heard in support of this submission (select one)**

**I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We ~~am~~/am not (select one) 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.—~~**

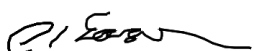
*\*Delete this paragraph if you are not a trade competitor.*

**~~\*I/We will consider presenting a joint case if others make a similar submission~~**

*\*Delete this paragraph if not applicable.*



I ~~request~~/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *"See note 4 below as you may incur costs relating to this request."*

  
\_\_\_\_\_

**Signature**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

20-03-2023  
\_\_\_\_\_

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### **Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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  - 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 specialised knowledge or skill to give expert advice on the matter.

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21/03/2023  
CODC



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

(Form 13)

Section 95A (public) Resource Management Act 1991

@codc.govt.nz  
w.codc.govt.nz

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: NATASHA JUST

Contact person (if applicable):

Electronic address for service of submitter: njust@justrestorations.co.nz

Telephone: 027 458 7073

Postal address (or alternative method of service under section 352 of the Act):

14 PENNYCOOK PLACE, RD2, WANAKA, 9382

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)





The application to plaster the exterior of Earnsclough Homestead,  
as was intended in the original Design

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the application for the restoration and reinstatement of  
the original exterior plastered finish, as was intended by Edmund Ansc  
in doing so, this will limit the amount of change to the heritage Interic  
trengthen the structural integrity of the building and provide weather  
gutness and protection against the harsh Otago elements.

I/We seek the following decision from the consent authority:  
 (give precise details, including the general nature of any conditions sought)

I seek that the application be approved, thus allowing  
future generations to appreciate Edmund Anscombes original  
Designs, as he had intended.

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I wish /~~do not wish~~ to be heard in support of this submission (select one)

I ~~am~~ am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/~~We~~ am/am not (select one) directly affected by an effect of the subject matter of the submission that:

- adversely affects the environment; and
- does not relate to trade competition or the effects of trade competition.

\*Delete this paragraph if you are not a trade competitor.

~~\*I/We will consider presenting a joint case if others make a similar submission~~

~~\*Delete this paragraph if not applicable.~~





I ~~request~~/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

Natasha Just

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

21/03/2023

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

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4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
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  - 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 specialised knowledge or skill to give expert advice on the matter.

21/03/2023  
CODC



1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

+64 3 440 0056  
info@codc.govt.nz  
www.codc.govt.nz

## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

**Full Name:** Peter Michael Hogan

**Contact person (if applicable):** Peter Michael Hogan

**Electronic address for service of submitter:** pmjmhogan@gmail.com

**Telephone:** 021 914 483

**Postal address (or alternative method of service under [section 352](#) of the Act):**

6 Matakanui Lane  
Northlake  
Wanaka 9305

**This is a submission on the following resource consent application: RC No: 220425**

**Applicant:** Marco Creemers & Ryan Sanders

**Valuation No:** N/A

**Location of Site:** 754 Earnsclough Road, Earnsclough



Regional Identity Partner

**Brief Description of Application:**

*The Earnsclough Station Homestead (754 Earnsclough Road) is a beautiful piece of Central Otago. Both Marco and Ryan the new owners are working diligently to bring his amazing building back to life and into its former glory. Sadly, they have not obtained permission by the CODC to carry out the exterior plastering. These plastering plans were on the original plans drawn by the renowned architect Edmond Anscombe and was how the building was always intended to appear - as the original design.*

**The specific parts of the application that my submission relates to are:**

*I would like support Ryan and Marco's application to seek land use and consent for the exterior alterations to the Earnsclough Station Homestead. The alterations that they have proposed will make it more sustainable long term and keep the aesthetics authentic. We see the original windows were manufactured on the main building were designed to allow for plastering, which would make the building airtight, warm, beautiful and structurally sound. Please find the images of the original plans and accompanying documentation clearly show the proposed external plastering.*

*Reasons why the council's option is not preferred:*

- Requires the most expensive and obtrusive earthquake system, impacting the interior heritage features.*
- The façade seconds bricks (used for plaster substrate) structurally exposed– meaning lower quality bricks that were never meant to remain exposed to the elements are exposed and will continue to degrade.*
- Biggest disruption and change to the heritage interiors.*
- Longevity compromised / shortened.*
- Not weather tight.*
- House is draughty and damp.*
- Not completing the original design*

*As a strong community supporter, I am grateful to Ryan and Marco for wanting to take on board such an important, valuable and large project that is prized and treasured part of our district and our history. They are carrying out this restoration in the best possible and true plus honest way possible and I would like to support them in their endeavors.*



This submission is: *(attached on separate page)*

I seek the following decision from the consent authority:

*To support Ryan Sanders and Marco Creemers application to plaster the outside of the building and use the color "half sour dough" on the exterior of the building.*

I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

I support the application.

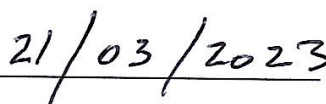
I wish to be heard in support of this submission.

\*I will consider presenting a joint case if others make a similar submission

I request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



Signature



Date

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

**Notes to submitter**

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3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
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5. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
6. 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 specialised knowledge or skill to give expert advice on the matter.





## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: Gerrard Mortland Eckhoff

Contact person (if applicable): \_\_\_\_\_

Electronic address for service of submitter: mtbenger@xtra.co.nz

Telephone: 0272213575

Postal address (or alternative method of service under [section 352](#) of the Act):

236 A Letts Gully  
Alexandra

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:

(give details, attach on separate page if necessary)

No consent should be required to alter



OFFICIAL REGIONAL IDENTITY PARTNER

[www.centralotagonz.com](http://www.centralotagonz.com)



and to meet the building code. The purpose of the application is to enhance the property

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

Support in its entirety

Please find attached submission

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

I support/~~oppose~~ the application ~~OR neither support or oppose~~ (select one)

I wish / ~~do not wish~~ to be heard in support of this submission (select one)

I am/~~am not~~\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) directly affected by an effect of the subject matter of the submission that:

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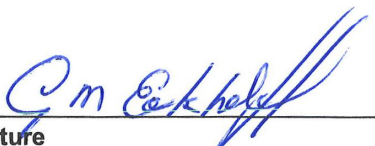
~~\*Delete this paragraph if you are not a trade competitor.~~

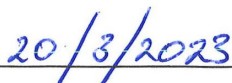
~~\*I/We will consider presenting a joint case if others make a similar submission~~

~~\*Delete this paragraph if not applicable.~~



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

  
Signature

  
Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

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  - 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 specialised knowledge or skill to give expert advice on the matter.



## Earnsclough Homestead Submission

My name is Gerrard Eckhoff. I am a retired farmer , ORC councillor 9 years and MP for 6 years

**I fully support the applicants requests to council to allow maintenance and restoration along with highly appropriate strengthening of their property -Earnsclough homestead.**

- 1 Why a consent is even needed to bring a property up to modern standards is unclear. What is the alternative for the owners other than to meet the building code in a sensible cost-effective way? What principle is employed by council to allow an opportunity for others to decide/influence the applicants future without any investment as that in reality is what this hearing is all about.

A In any principled approach to preserving what others consider to be worthy of preservation - the following must be enacted.

B The development rights to a property or house /building must be purchased if the property is in private hands. **The development right purchase can be funded by the Government or publicly funded trust. Even a privately funded purchase of the development rights can occur if needs be . It is essential for this approach to occur in any civil society. Failure to do so allows for capture by authorities and unfettered access to what can be a person biggest asset.**

C Our society functions by incentive and sanction, operating in unison. If the incentives are correct ,then no sanction need be applied. It appears that Heritage NZs approach is to immediately apply a sanction on the ownership of "historical" assets. How many important assets are lost due to this approach.

D In the USA the owners of woodland with wildlife assets adopt a -shoot ,shovel and shut up approach as a direct result of authorities imposing sanctions on those properties unfortunate enough to possess endangered wildlife . How many important buildings are unfortunately burnt to the ground as a direct result of a category one classification

### Background

2 I have, in conjunction with our son restored villas to their former glory and indeed surpassed such a standard. I mention this to emphasise the points I make below. I understand importance of historical buildings but note this property is not a Downton Abbey or a Howard mansion but is an important part of recent history of this area. The history of Earnsclough Station is more about the rabbit plague than the "castle" homestead. It seems that the individuals who inhabited the property over the years but did not finish the build to their anticipated standard - is also a reason to retain the property in its current ,so called unfinished state. *Indeed I would suggest that the actual Earnsclough Homestead when built was more about an attempt to preserve and reflect English gentry life , here in NZ - than it is about the reality of early NZ cultural agricultural life.* This property no way reflects life during those times . The fact that the homestead is unfinished is neither here nor there. I consider it to be most unfortunate that a submission appears to (inappropriately) dwell on the financial situation the original owners found themselves in. I consider this could be construed as an unfortunate stain on a family's name -perpetuated by some as a means of re-inventing justification for allowing this building to remain in its present state and eventually fall in further disrepair. I suggest NZ has plenty with examples of grand schemes ending in bankruptcy. That is no reason to

perpetuate such distasteful slurs on a family's name as it appears to be reflected in one submission against this potential restoration.

3 Taste is a very individual thing. I respectfully suggest that taste and understanding of history is not the preserve of those who decide to engage publicly in these matters. It has been observed by an academic – "that no sacrifice is too great for other people to make on our behalf". I hope that is not the ethos of those who seek to impose so much on the current owners in this particular case

4 One of the most essential elements of those who are privileged to exercise authority - is to ensure fundamental principles of the rights of the individual are upheld. This is never more true when applications for consents are filed. This application, to restore an "historic" building and which is now in private hands, must be granted as a matter of principle. I am very sure public sentiment towards the refurbishment of the homestead is very much in favour of the owners plans

This property was on the open market when the local council or the historic places trust or a local trust could have purchased the building. This clearly did not happen so what principle is engaged to impose a design which differs from the owners actual intent.

It is my understanding that the applicants wish to ensure weather tightness and also to meet current earthquake standards

If these standards are not met -what then is the future for this building?

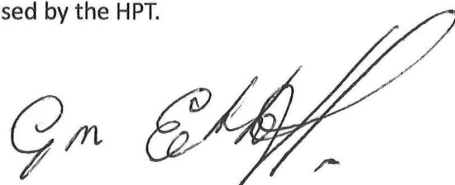
5 I draw attention to properties in the South end of Princess st Dunedin which have been in dispute with the Dunedin council as to their future use and design. These properties are now completely derelict in the extreme and actually de value the property nearby but in different ownership. Again, this is another example of those who purport to value historic buildings actually having a negative impact. This message is also being transmitted to all who contemplate spending their private assets (money) on an expensive upgrade to better suit their plans which in this case are very sympathetic to the overall ambience of the building **The real question therefore - for most of us is not whether these building can be properly preserved but how this can occur** presumably within a budget. Are those opposed to this renovation prepared to finance any stage of this work so badly needed? If not they must withdraw their objection to maintain any credibility.

Good outcomes rarely if ever occur by decree but by incentive and cooperation with the owner.

6 Please note the difference between the QE11 Conservation trust who covenant land and DoC who impose restriction by decree. Landowners line up to have important bush remnants lodged with the QE11 Trust yet the same people will not entertain DoC stewardship of the same area. It is all about approach and respect for the owners rights to exercise **their prior rights** to determine the future of their property. Such rights are implicit if not explicit.

It is inconceivable in this particular case that the owners who wish to restore the property to a high standard of safety and weather tightness are being asked by some minority grouping to adhere to their standards.

The CODC must surely welcome the applicants decision to purchase a property in this district The CODC need to explain to the wider public why renovation and maintenance need consents regardless of category imposed by the HPT.







## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

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### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: AUSTAIR KINNAIRD CAMPBELL

Contact person (if applicable):

Electronic address for service of submitter: ecgenetics@farmside.co.nz

Telephone: 0274892820

Postal address (or alternative method of service under [section 352](#) of the Act):

854 EARNSCLEUGH ROAD  
RD1  
ALEXANDRA

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

TO FINISH THE EXTERIOR OF THE HOUSE AS  
ANSCOMBE HAD PLANNED AND TO EARTHQUAKE  
PROOF IT.

I support/~~oppose~~ the application ~~OR neither support or oppose (select one)~~

I wish /~~do not wish~~ to be heard in support of this submission (select one)

I am/~~am not~~ a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We ~~am~~/am not (select one) directly affected by an effect of the subject matter of the submission that:

- adversely affects the environment; and
- does not relate to trade competition or the effects of trade competition.

\*Delete this paragraph if you are not a trade competitor.

\*I/We ~~will consider presenting a joint case if others make a similar submission~~

\*Delete this paragraph if not applicable.



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I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

Signature

21/3/23

Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### Notes to submitter

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  - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
  - it contains offensive language:

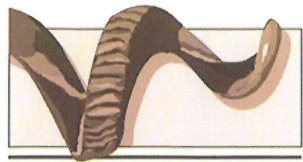
it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



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**EARNSCLEUGH****HIGH COUNTRY GENETICS**

MERINO, POLL MERINO, HEREFORD, ANGUS, COMPOSITE.

**EARNSCLEUGH STATION****RD1****ALEXANDRA**

Phone 0274892820

email. [ecgenetics@farmside.co.nz](mailto:ecgenetics@farmside.co.nz)

I am writing this submission in support of Marco Creemers and Ryan Sanders application to finish the exterior of the former Earnsleugh Station Homestead to that that was planned by architect Edmund Anscombe.

We purchased Earnsleugh Station in 1981 and after freeholding the station we sold the homestead and flats to Mintago Mining.

In total we lived and brought up our family in the house for 35 years. 20 in our ownership and 15 leased from Mintago.

This was the longest by far that any single family lived in the house.

It is great to see that it has been bought by people who want to restore it and have the means to be able to afford the substantial cost.

That expenditure could never be justified for a farming homestead.

During our tenure the house had to be reroofed in 1981 as it was leaking badly.

That fixed roof leaks but in heavy rain water was forced inside under window sills and veranda joists.

The house was extremely cold in winter and impossible to draft proof with drafts coming in around all windows and doors.

The largest log burner available barely kept a small living room warm.

We only ever had one moderate earthquake and it was very scary upstairs at night. In a major earthquake the house would collapse as it is nowhere near as well built as houses that were demolished in Canterbury.

All of our family hope that the house can be finished as was intended by Anscombe and that earthquake proofing it at the same time will mean that it will be around for at least another 100 years.

Alistair Campbell  
Earnsleugh Station.

15 2 3 4





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### DETAILS OF SUBMITTER

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Telephone: 4486172

Postal address (or alternative method of service under [section 352](#) of the Act):

19 CRAIG PLACE, BRIDGE HILL, ALEXANDRA, 9320

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:

*(give details, attach on separate page if necessary)*

SUPPORT THEIR RENDERING IN THE COLOUR THEY WANT, WHICH



INCLUDES EARTH STRENGTHENING.

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

SUPPORT THIS APPLICATION, AS THEY ARE WANTING TO DO A GREAT JOB IN RESTORING THIS HOUSE TO THE ORIGINAL PLANS WHICH WERE NEVER COMPLETED BY THE ORIGINAL OWNER. ALSO FUTURE PROOFING THE HOUSE BY PUTTING EARTHQUAKE STRENGTHENING MEASURES.

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

PLEASE APPROVE THIS APPLICATION TO ENABLE THIS NEGLECTED BUILDING TO BE ABLE TO BE USED AGAIN.

☒ support/oppose the application OR neither support or oppose (select one)

☒ wish / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

*EBJ*

*16.3.23*

**Signature**

**Date**

(to be signed by submitter or person authorised to sign on behalf of submitter)

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- 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:
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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 specialised knowledge or skill to give expert advice on the matter.





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[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: Clayton James McInnes

Contact person (if applicable):

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

Telephone: 021 2097664

Postal address (or alternative method of service under [section 352](#) of the Act):

337 Waiotoi Rd RD3 Ngunguru  
Whangarei 0173

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



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\_\_\_\_\_

\_\_\_\_\_

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

*To any observer it is glaringly obvious that the exterior of the homestead was always intended to be plaster finished. It is unfortunate it was not done at the time of construction as it has been to the detriment of the building*

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I support/~~oppose~~ the application OR neither support or oppose (select one)

I/~~we~~ do not wish to be heard in support of this submission (select one)

I ~~am~~/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

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\_\_\_\_\_  
**Signature**

  
\_\_\_\_\_  
**Date**

(to be signed by submitter or person authorised to sign on behalf of submitter)

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  - 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 specialised knowledge or skill to give expert advice on the matter.

The added advantage of being able to use  
unobtrusive earthquake bracing elements  
to the plaster seems a perfect solution for  
strengthening.

As a direct descendant of Mr + Mrs S.T. Spain  
I am delighted to know of the plans to  
restore the homestead and believe it will  
be a great asset to the region when completed!

C. McQuinn

16.3.23



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### DETAILS OF SUBMITTER

Full name: PHILIPPA GAY MCINNES

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Telephone: +61 432 038 101

Postal address (or alternative method of service under [section 352](#) of the Act):

2 GOODLANDS AVE  
THORNLEIGH SYDNEY  
N.S.W 2120

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

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(give details, attach on separate page if necessary)



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This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

*As a direct descendant of the original owner (S.T. Spain) of Earnsclough station and having recently visited the property I wholeheartedly support the applicants in their endeavours to preserve and protect this significant building. It is clear that rendering was part of the original plan and significant deterioration is occurring in its absence.*

I/We seek the following decision from the consent authority: *occuring in its absence*  
(give precise details, including the general nature of any conditions sought)

I support/oppose the application OR neither support or oppose (select one)

I wish / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

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*P. Mennies*

*16.3.23*

**Signature**

**Date**

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### DETAILS OF SUBMITTER

Full name: JAMES FERGUS BARCLAY

Contact person (if applicable):  
\_\_\_\_\_

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Telephone: 027 44 66792

Postal address (or alternative method of service under [section 352](#) of the Act):

23 CHANDLER CRESCENT  
CLYDE 9330

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

\_\_\_\_\_

## **Submission in support of application RC 220425**

### **My interest in this matter.**

1. In 1957 a school friend and I seriously considered the prospect of removing the lead from the roof of the derelict building on Otago Peninsular known as Larnach Castle. The money gained from selling the lead would have assisted in our university fees.

In 1967 the property was purchased by Margaret Barker and her husband and the property was restored to its current state.

1967 was the year the Otago Peninsular Trust was formed as well as Olveston being gifted to the Dunedin City Council

In 53 years Larnach's Castle is now one of the top tourist venues in Dunedin, along with Glenfalloch garden and Olveston Historic home, providing significant economic benefit to the city of Dunedin.

2. After the local body reforms of the 80's I submitted to the CODC that the swing bridge at Horse Shoe Bend – which had been excluded from the original list – should be deemed an historic site. It was unique as it was the only remaining functional swing bridge over the Clutha River and its history was part of the farming and gold mining of the area. Now, in association with the Clutha Gold Cycle Trail, it adds to the interest of the trail for visitors.
3. I also submitted successfully to get the road from Millers Flat to Beaumont renamed to Craig Flat Road in honour of Hugh Craig whom ran a coaching business from Lawrence to the gold fields of Central Otago. He was so highly regarded as a coachman that he was chosen to take the Premier, Richard Seddon on a visit to the Otago Gold fields.

I have a long standing interest in the history of the Otago and Southland region through family ties.

**My View**

The above preamble illustrates one significant factor which is that the ownership and inhabitation of these properties is the only way for them to survive and prosper.

Once a building is made weather tight – both roof and walls – the internal restoration can start.

Weather proofing, along with a recognised plastering system the will assist with seismic strengthening, should proceed as quickly as possible, preferably before this coming winter.

The requirement for scaffolding means that the roof and walls need to be repaired at the same time.

The simplicity and understatement of Earnsclough Castle is in its intrinsic value. The original architect drawings emphasise this.

The other buildings on the property – the stables and coach house – again with same simple – almost spartan – design, only enhance the significance of this property.

**Summary**

Having seen some of the restoration work they have displayed on their Facebook page, Marco Creemers and Ryan Saunders have a proven track record in period restoration.

I am hopeful that some of the big furniture that turns up frequently in auction houses but is difficult to sell, can find a new home at Earnsclough as these items are invariably part of our history.

Every effort should be made to protect this unique asset to the Central Otago district with minimum restriction and maximum support to the new owners.

This is a project that will take years to complete and requires on-going support

**Signed**

Jim Barclay



PROTECTION, PRESERVATION  
AND ENHANCING HISTORIC BUILDING

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

---



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---



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---

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

WEATHER PROOFING BUILDING  
USING A PRODUCT THAT PROVIDES  
SEISMIC STRENGTHENING. INCLUDE ROOF

I support/~~oppose~~ the application OR ~~neither support or oppose~~ (select one)

I wish / ~~do not wish~~ to be heard in support of this submission (select one)

I am/~~am not~~\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.~~

~~\*I/We will consider presenting a joint case if others make a similar submission~~

~~\*Delete this paragraph if not applicable.~~



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I ~~request~~/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

  
Signature

20/3/2023  
Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



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## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

**Full Name:** Madison Irving

**Contact person (if applicable):**

**Electronic address for service of submitter:** maddie.irving@fultonhogan.com

**Telephone:** 027 226 7728

**Postal address (or alternative method of service under [section 352](#) of the Act):**

2 Allenby Pl, Wanaka

**This is a submission on the following resource consent application: RC No: 220425**

**Applicant:** Marco Creemers & Ryan Sanders

**Valuation No:** N/A

**Location of Site:** 754 Earnsclough Road, Earnsclough

**Brief Description of Application:**

*The Earnscleugh Station Homestead (754 Earnscleugh Road) is a beautiful piece of Central Otago. Both Marco and Ryan the new owners are working diligently to bring his amazing building back to life and into its former glory. Sadly, they have not obtained permission by the CODC to carry out the exterior plastering. These plastering plans were on the original plans drawn by the renowned architect Edmond Anscombe and was how the building was always intended to appear - as the original design.*

**The specific parts of the application that my submission relates to are:**

*I would like support Ryan and Marco's application to seek land use and consent for the exterior alterations to the Earnscleugh Station Homestead. The alterations that they have proposed will make it more sustainable long term and keep the aesthetics authentic. We see the original windows were manufactured on the main building were designed to allow for plastering, which would make the building airtight, warm, beautiful and structurally sound. Please find the images of the original plans and accompanying documentation clearly show the proposed external plastering.*

*Reasons why the council's option is not preferred:*

- Requires the most expensive and obtrusive earthquake system, impacting the interior heritage features.*
- The façade seconds bricks (used for plaster substrate) structurally exposed– meaning lower quality bricks that were never meant to remain exposed to the elements are exposed and will continue to degrade.*
- Biggest disruption and change to the heritage interiors.*
- Longevity compromised / shortened.*
- Not weather tight.*
- House is draughty and damp.*
- Not completing the original design*

*As a strong community supporter, I am grateful to Ryan and Marco for wanting to take on board such an important, valuable and large project that is prized and treasured part of our district and our history. They are carrying out this restoration in the best possible and true plus honest way possible and I would like to support them in their endeavors.*

**This submission is:** *(attached on separate page)*

**I seek the following decision from the consent authority:**

*To support Ryan Sanders and Marco Creemers application to plaster the outside of the building and use the color "half sour dough" on the exterior of the building.*

---

**I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

---

**I support the application.**

**I wish to be heard in support of this submission.**

**\*I will consider presenting a joint case if others make a similar submission**

**I request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.**

---

**Signature**

---

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

---

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
5. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
6. 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 specialised knowledge or skill to give expert advice on the matter.



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## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER Full

name: Glen Minkley

Contact person (if applicable): N/A

Electronic address for service of submitter: glen.minkley@outlook.com

Telephone: 0272 436 840

Postal address (or *alternative method of service under [section 352](#) of the Act*):  
399 Clyde Alexandra Road, Alexandra 9391

This is a submission on the following resource consent application: RC No: 220425

Applicant: Marco Creemers & Ryan Sanders

Valuation No: **N/A**

Location of Site: 754 Earnscleugh Road , Earnscleugh



#### Brief Description of Application:

The Earnsclough Station Homestead (754 Earnsclough Road) is a historic Central Otago homestead where Chamber Maid grew up. Both Marco and Ryan the new owners are working diligently to bring his amazing building back to life and into its former glory. Sadly they have not obtained permission by the CODC to carry out the exterior plastering. These plastering plans were on the original plans drawn by the renowned architect Edmond Anscombe and was how the building was always intended to appear - as the original design.

The specific parts of the application that my submission relates to are:

I would like to whole-heartedly support Ryan and Marco's application to seek land use and consent for the exterior alterations to the Earnsclough Station Homestead. The alterations that they have proposed will make it more sustainable long term and keep the aesthetics authentic. We see the original windows were manufactured on the main building were designed to allow for plastering, which would make the building airtight, warm, beautiful and structurally sound. Please find the images of the original plans and accompanying documentation clearly show the proposed external plastering.

As a strong community supporter, I am grateful to Ryan and Marco for wanting to take on board such an important, valuable and large project that is prized and treasured part of our district and our history. They are carrying out this restoration in the best possible and true plus honest way possible and I would like to support them in their endeavors.

This submission is: *(attach on separate page if necessary)*

I seek the following decision from the consent authority:

To support Ryan Sanders and Marco Creemers application to plaster the outside of the building and use the colour "half sour dough" on the exterior of the building.

**I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I will consider presenting a joint case if others make a similar submission**

**I request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.**



12 March 2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

---

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
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21/03/2023  
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## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

**Full Name:** Kristina Williams

**Contact person (if applicable):**

**Electronic address for service of submitter:**  
**Kristina.suter@gmail.com**

**Telephone:** 021547100

**Postal address (or alternative method of service under [section 352](#) of the Act):**  
70c Matipo Road, Mairangi Bay, Auckland 0630

**This is a submission on the following resource consent application: RC No: 220425**

**Applicant:** Marco Creemers & Ryan Sanders

**Valuation No:** N/A

**Location of Site:** 754 Earnsclough Road, Earnsclough



Regional Identity Partner

**Brief Description of Application:**

*The Earnsclough Station Homestead (754 Earnsclough Road) is a beautiful piece of Central Otago. Both Marco and Ryan the new owners are working diligently to bring his amazing building back to life and into its former glory. Sadly, they have not obtained permission by the CODC to carry out the exterior plastering. These plastering plans were on the original plans drawn by the renowned architect Edmond Anscombe and was how the building was always intended to appear - as the original design.*

**The specific parts of the application that my submission relates to are:**

*I would like support Ryan and Marco's application to seek land use and consent for the exterior alterations to the Earnsclough Station Homestead. The alterations that they have proposed will make it more sustainable long term and keep the aesthetics authentic. We see the original windows were manufactured on the main building were designed to allow for plastering, which would make the building airtight, warm, beautiful and structurally sound. Please find the images of the original plans and accompanying documentation clearly show the proposed external plastering.*

**Reasons why the council's option is not preferred:**

- *Requires the most expensive and obtrusive earthquake system, impacting the interior heritage features.*
- *The façade seconds bricks (used for plaster substrate) structurally exposed– meaning lower quality bricks that were never meant to remain exposed to the elements are exposed and will continue to degrade.*
- *Biggest disruption and change to the heritage interiors.*
- *Longevity compromised / shortened.*
- *Not weather tight.*
- *House is draughty and damp.*
- *Not completing the original design*

*As a strong community supporter, I am grateful to Ryan and Marco for wanting to take on board such an important, valuable and large project that is prized and treasured part of our district and our history. They are carrying out this restoration in the best possible and true plus honest way possible and I would like to support them in their endeavors.*

**This submission is:** *(attached on separate page)*

**I seek the following decision from the consent authority:**

*To support Ryan Sanders and Marco Creemers application to plaster the outside of the building and use the color "half sour dough" on the exterior of the building.*

**I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**I support the application.**

**I wish to be heard in support of this submission.**

**\*I will consider presenting a joint case if others make a similar submission**

**I request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.**



21 March 2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected



persons.

3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
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  - 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Maria Wilhelmina Creemers

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: creemersb@xta.co.nz

Telephone: 0211064267

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_

31 Harbourview Road, Te Atatu Peninsula  
Auckland 0610

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscliffe Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscliffe Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support Ryan & Marco wholeheartedly.  
It is a significant piece of NZ  
architecture Heritage

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

I support/oppose the application ~~OR neither support or oppose~~ (select one)

I ~~wish~~ / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

  
Signature

23-3-2023  
Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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  - 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 specialised knowledge or skill to give expert advice on the matter.



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21/03/2023  
CODC**SUBMISSION ON NOTIFIED APPLICATION  
CONCERNING RESOURCE CONSENT**1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

(Form 13)

03 440 0056

**Section 95A (public) Resource Management Act 1991**@codc.govt.nz  
w.codc.govt.nz

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

**DETAILS OF SUBMITTER**Full name: Jacqueline whiteContact person (if applicable):  
\_\_\_\_\_Electronic address for service of submitter: jacquilineannewhite@gmail.comTelephone: 022 390 7744Postal address (or alternative method of service under section 352 of the Act):50 Owen Hill Road  
Miller's FlatThis is a submission on the following resource consent application: RC No: **220425**Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**Location of Site: **754 Earnsclough Road, Alexandra**Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.****Submissions Close 23 March 2023 4pm**The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_

OFFICIAL REGIONAL IDENTITY PARTNER

[www.centralotagonz.com](http://www.centralotagonz.com)





The entirety of the application.

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

**I support/oppose the application OR neither support or oppose (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/~~do not request~~ (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

Mite

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

21-3-23

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### **Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

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  - 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 specialised knowledge or skill to give expert advice on the matter.



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

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w.codc.govt.nz



### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: \_\_\_\_\_

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: \_\_\_\_\_

Telephone: \_\_\_\_\_

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

\_\_\_\_\_



\_\_\_\_\_

\_\_\_\_\_

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**I support/oppose the application OR neither support or oppose (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### **Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.





1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

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info@codc.govt.nz  
www.codc.govt.nz

## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

**Full Name:** Julia Debbie Gillon

**Contact person (if applicable):**

**Electronic address for service of submitter:** julia@peregrinewines.co.nz

**Telephone:** 0272277069

**Postal address (or alternative method of service under section 352 of the Act):**

45 Verbena Rd, Birkdale, Auckland

**This is a submission on the following resource consent application: RC No: 220425**

**Applicant:** Marco Creemers & Ryan Sanders

**Valuation No:** N/A

**Location of Site:** 754 Earnsclough Road, Earnsclough

**Brief Description of Application:**

*The Earnscliffe Station Homestead (754 Earnscliffe Road) is a beautiful piece of Central Otago. Both Marco and Ryan the new owners are working diligently to bring his amazing building back to life and into its former glory. Sadly, they have not obtained permission by the CODC to carry out the exterior plastering. These plastering plans were on the original plans drawn by the renowned architect Edmond Anscombe and was how the building was always intended to appear - as the original design.*

**The specific parts of the application that my submission relates to are:**

*I would like support Ryan and Marco's application to seek land use and consent for the exterior alterations to the Earnscliffe Station Homestead. The alterations that they have proposed will make it more sustainable long term and keep the aesthetics authentic. We see the original windows were manufactured on the main building were designed to allow for plastering, which would make the building airtight, warm, beautiful and structurally sound. Please find the images of the original plans and accompanying documentation clearly show the proposed external plastering.*

**Reasons why the council's option is not preferred:**

- *Requires the most expensive and obtrusive earthquake system, impacting the interior heritage features.*
- *The façade seconds bricks (used for plaster substrate) structurally exposed— meaning lower quality bricks that were never meant to remain exposed to the elements are exposed and will continue to degrade.*
- *Biggest disruption and change to the heritage interiors.*
- *Longevity compromised / shortened.*
- *Not weather tight.*
- *House is draughty and damp.*
- *Not completing the original design*

*As a strong community supporter, I am grateful to Ryan and Marco for wanting to take on board such an important, valuable and large project that is prized and treasured part of our district and our history. They are carrying out this restoration in the best possible and true plus honest way possible and I would like to support them in their endeavors.*

**This submission is:** *(attached on separate page)*

**I seek the following decision from the consent authority:**

*To support Ryan Sanders and Marco Creemers application to plaster the outside of the building and use the color "half sour dough" on the exterior of the building.*

**I am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)**

**I support the application.**

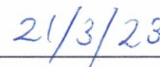
**I wish to be heard in support of this submission.**

**\*I will consider presenting a joint case if others make a similar submission**

**I request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.**



**Signature**



**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.





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www.codc.govt.nz

## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

Full name: Paula Mary Jones

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: paulajonesnz@gmail.com

Telephone: + 21 246 8924

Postal address (or alternative method of service under section 352 of the Act):  
\_\_\_\_\_

223 Seaforth Road  
Wahi Beach 3611 Bay of Plenty

This is a submission on the following resource consent application: RC No: 220285  
Subdivision Resource Consent. RC220238

Applicant: Marco Greemers Ryan Sanders

Valuation No: 2845100201

Location of Site:  
\_\_\_\_\_

754 Earnscliffe Road  
Alexandra Central Otago



Brief Description of Application:

Submission in support of the proposed seismic strengthening and water tightening as described and explained in supporting documents

The specific parts of the application that my submission relates to are:

(give details, attach on separate page if necessary)

Seismic Value and Seismic Strengthening -  
water tightness & historic/heritage value

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

See Attached Page.

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

Approval for the proposed seismic strengthening and water tightening as outlined in the support documents, under the conditions approved by Heritage  
I support/oppose the application OR neither support or oppose (select one) New  
I wish do not wish to be heard in support of this submission (select one) Zedond

I am/am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) directly affected by an effect of the subject matter of the submission that—

- adversely affects the environment; and
- does not relate to trade competition or the effects of trade competition.

\*Delete this paragraph if you are not a trade competitor.



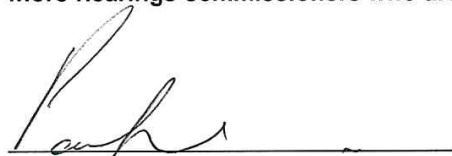
Regional Identity Partner



**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*

I request/~~do not request~~ (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



Signature

19.03.2023

Date

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

### Notes to submitter

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2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
5. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
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  - 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 specialised knowledge or skill to give expert advice on the matter.

19 March 2023

**Submission in support of Application RC 220285**

Applicant's: Marco Creemers and Ryan Sanders

With regard to Changes to Heritage Building – List no 7405 – Category One

Specific Reference to Proposed seismic strengthening and weather tightening.

**Documents reviewed:** *Application, Sept 2022, Record of Title, Nov 2021, Heritage Conservation Plan, July 2022, Heritage Impact Assessment, Aug 2022, Draft Heritage Construction Plan, Nov 2022, Response to the initial Heritage Review and Request for Information, Oct 2022, Letter of Approval, Heritage New Zealand, November 2022, Architectural Plans, Stage 2.*

**To whom it may concern**

In 1917 my great grandfather Stephen Spain, travelled to England. En route he stopped in Argentina, returning to New Zealand with the dream of building a replica of a Spanish hacienda he had seen there. Earnsclough was always intended to be a 'hacienda' but without the planned rough cast exterior, it became known as 'the castle' or, to the more cynical, 'Spain's folly.'

My mother, Beryl Spain, was born, and grew up on Earnsclough Station. To quote, "It was to Steve's everlasting regret that it was never finished." It was always 'chillingly cold... impossible to warm,' and 'expensive to upkeep,' so much so, that my great grandmother refused to move into the homestead for some time.

Earnsclough is our turangawaewae and its narrative is etched in generations of the Spain family and in the history of Central Otago. But over time the homestead has fallen into ruin, destined to become an unsalvageable pile of bricks and mortar. Without the intervention and conservation of its current owners, Earnsclough's heritage value would have been lost to us all.

History is important to our identity as individuals and as communities. But it does not stop where we dictate. The evolution of life and structures continues, conditional that we hold a remit to retain the narrative and 'essence' of the past for future generations. The documents reviewed demonstrate the current owners' genuine commitment to that remit.

It is critical to ensure the longevity of the homestead at this juncture. For decades, Earnsclough has not been visible from the road, and it has never been accessible to the public, so that rendering of the brick and the use of reinforced plastering, cannot realistically be said to impact visibly on its heritage value. Furthermore, the decision to effect a smoother, more contemporary plaster veneer remains in line with Steve's wishes and makes both aesthetic and structural sense. The decision to leave a portion at the south elevation in the existing, but repointed brick, is a secure and effective 'window' to exploring the past.

Earnsclough has a history of architectural disruption, including the building of a wall right through the middle. That wall forms part of the narrative and folklore surrounding it, and over time the completion of the plastering will no doubt be incorporated into that narrative and folklore as part of my great grandfather's legacy.

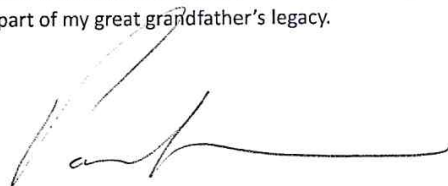
Paula Jones

Mother: Beryl Spain, Eldest granddaughter of Stephen Spain

Grandfather: Fabian Eric Spain: Eldest son of Stephen Spain

Tel: +21 2468924.

Email: [paulajonesnz@gmail.com](mailto:paulajonesnz@gmail.com)





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## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

Full name: Jacqueline Gabrielle Buckley GROVES

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: \_\_\_\_\_

Telephone: 0274 436 355

Postal address (or alternative method of service under [section 352](#) of the Act):  
34 Hiuhiuawai Street, Kuratua, Turangi 3381  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: 220425

Applicant: Marco Creemers & Ryan Sanders

Valuation No: 2845100201

Location of Site: 754 Earnscleugh Road, Alexandra  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



*Regional Identity Partner*

## Brief Description of Application:

Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.

The specific parts of the application that my submission relates to are:

*(give details, attach on separate page if necessary)*

The entirety of the application

This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I fully support their application which enables seismic strengthening of Earnscleugh Homestead. This will improve the longevity of the heritage listed building, will support the original design of the homestead and be such a positive asset for the Central Otago District.

I know these men, and everything they have achieved, everything they touch is to a very high standard with impeccable taste and style.

I/We seek the following decision from the consent authority:

*(give precise details, including the general nature of any conditions sought)*

I seek the application is approved in its entirety

~~I support/oppose the application OR neither support or oppose (select one)~~

~~I wish / do not wish to be heard in support of this submission (select one)~~

I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) directly affected by an effect of the subject matter of the submission that—

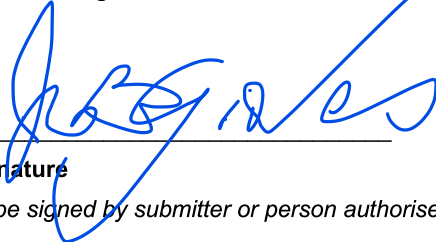
- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

*\*Delete this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*

I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



20/3/2023

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
5. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
6. 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):
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  - 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 specialised knowledge or skill to give expert advice on the matter.





# SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

(Form 13)

Section 95A (public) Resource Management Act 1991 @codc.govt.nz  
w.codc.govt.nz

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

## DETAILS OF SUBMITTER

Full name: PENELOPE JANE CLARK

Contact person (if applicable): \_\_\_\_\_

Electronic address for service of submitter: penny.clark@upstaris4.co.nz

Telephone: 021 640 874

Postal address (or alternative method of service under section 352 of the Act):

754 Earnsclough Rd. RO1 Alexandra  
9391

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



the entire application

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the application, this building is over 100 yrs old, is an asset to the region and needs to have the structure improved for earthquake resilience, which can be done with the original architect's design of plastering the grade 2 bricks in the structure.

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

we need the entire application approved in its entirety, critical to stop water ingress and damage to the heritage building.

I support/oppose the application OR neither support or oppose (select one)

I wish / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

I/We am/am not (select one) directly affected by an effect of the subject matter of the submission that:

- adversely affects the environment; and
- does not relate to trade competition or the effects of trade competition.

\*Delete this paragraph if you are not a trade competitor.

I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable





I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

  
Signature

17/3/23  
Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

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3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.

5. 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 specialised knowledge or skill to give expert advice on the matter.





RECEIVED  
17/03/2023  
CODC



## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz

(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: RALPH BRADLEY ALLEN

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: ralphallen@orcon.net.nz

Telephone: 03 4710532

Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_

6 KAKAPO ST, ST LEONARDS, DUNEDIN 9022  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_





## ALTERATIONS TO THE EXTERIOR

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I FULLY SUPPORT THE APPLICATION. THIS

IMPORTANT DWELLING WAS NEVER COMPLETED TO  
THE ORIGINAL OWNER'S OR ARCHITECT'S INTENTIONS.

IT SHOULD BE COMPLETED, BOTH FOR AESTHETIC  
AND PRACTICAL (WEATHER TIGHTNESS) REASONS.

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

GIVE FULL CONSENT TO THE APPLICATION

I support oppose the application OR neither support or oppose (select one)

I wish I do not wish to be heard in support of this submission (select one)

I am am not a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We am am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.





I request do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

A handwritten signature in black ink, appearing to read "R. Allen", written over a horizontal line.

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

A handwritten date "17/3/23" written over a horizontal line.

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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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 specialised knowledge or skill to give expert advice on the matter.



19/03/2023  
CODC

## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056



(Form 13)

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Central Otago District Council  
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Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: ANJA FIONA VAN OER HOEVENContact person (if applicable):  
\_\_\_\_\_Electronic address for service of submitter: info@wallpapercall.co.nzTelephone: 0274 549805Postal address (or alternative method of service under [section 352](#) of the Act):46 ALWYN AVE  
TE ATATU STN  
AUCKLAND 0610This is a submission on the following resource consent application: RC No: **220425**Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

  
\_\_\_\_\_



This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

*I support Marco Cremer & Ryan Senehus in undertaking alterations to the exterior of Earnsclough Homestead for the betterment of preserving this place of historic value and for the community and society.*

I/We seek the following decision from the consent authority:

*(give precise details, including the general nature of any conditions sought)*

~~I support/oppose~~ the application OR ~~neither support or oppose~~ (select one)

~~I wish / do not wish~~ to be heard in support of this submission (select one)

~~I am/am not\*~~ a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

~~\*I/We am/am not~~ (select one) directly affected by an effect of the subject matter of the submission that: ~~not~~

(a) ~~adversely affects the environment; and~~

(b) ~~does not relate to trade competition or the effects of trade competition.~~

~~\*Delete this paragraph if you are not a trade competitor.~~

~~\*I/We will consider presenting a joint case if others make a similar submission~~

~~\*Delete this paragraph if not applicable.~~



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."



**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

19/3/23.

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

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3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



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PO Box 122, Alexandra 9340  
New Zealand

+64 3 440 0056  
info@codc.govt.nz  
www.codc.govt.nz

## Submission on Notified Application Concerning Resource Consent

(Form 13)

### Section 95A or 95B Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

#### DETAILS OF SUBMITTER

Full name: Sally Margaret Bell

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: dingbell4@gmail.com

Telephone: 021 168 5688

Postal address (or alternative method of service under [section 352](#) of the Act):  
10 Houlahan Street, Clyde  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: 220425

Applicant: Marco Creemers and Ryan Sanders

Valuation No: 2845100201

Location of Site:  
754 Earnsluegh Road, Alexandra  
\_\_\_\_\_  
\_\_\_\_\_



Regional Identity Partner

## Brief Description of Application:

Land use consent to under alterations to the exterior of the Earnscleugh homestead building for the purpose of weather tightness and seismic strengthening

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The specific parts of the application that my submission relates to are:

*(give details, attach on separate page if necessary)*

The entirety of the application

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I support the application because it will preserve the building and its history. The building has been falling into disrepair for many years, and for someone to see its beauty and have the ability to preserve it is something we should all be supporting. It is a huge part of Central Otago history and the work that the applicants are undertaking will complete the original design of the homestead and will be a positive asset for the region.

\_\_\_\_\_

\_\_\_\_\_

I/We seek the following decision from the consent authority:

*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**I support/oppose the application OR neither support or oppose (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*

**I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.**

Sally Bell

**Signature**

12 March 2023

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
5. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
6. 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 specialised knowledge or skill to give expert advice on the matter.

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PO Box 122, Alexandra 9340  
New Zealand  
03 440 0056

@codc.govt.nz  
w.codc.govt.nz

(Form 13)

Submission on notified application concerning resource consent  
Section 95 (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

Full name: Karen Marie Gill  
Contact person (if applicable): Karen  
Electronic address for service of submitter: aysonandkaren@xtra.co.nz  
Telephone: 021 02347999  
Postal address (or alternative method of service under \_\_\_\_\_ of the Act):  
263 Clifden Gorge Road  
RD2, Otatau 9682

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**


Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

Submissions Close **23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



the entirety of application

  
CENTRAL DISTRICT COUNCIL

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

- completes the original design

- least intrusive earthquake strengthening

- protects the facade of sub-standard bricks + ensures weathertightness

\* as an immediate neighbour of 754 Eanslaugh Rd it is an important part of the district's history that needs to be protected for future generations

I/We seek the following decision from the consent authority: (give precise details, including the general nature of any conditions sought)

that the application be approved in its entirety.

These buildings are an important asset to the Core Region + we are all fortunate that consent applicants have the passion, drive + inclination to take on the project.

I support/oppose the application OR neither support or oppose (select one)

I wish do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*I/We will consider presenting a joint case if others make a similar submission  
\*Delete this paragraph if not applicable.





I request/do not request (select one), pursuant to \_\_\_\_\_ of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

dmgiel

Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

18/3/2023

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.

3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in \_\_\_\_\_ of the Resource Management Act 1991.

4. If you make a request under \_\_\_\_\_ of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.

5. 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 specialised knowledge or skill to give expert advice on the matter.

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Submission on notified application  
concerning resource consent



1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

(Form 13)

Section 95 (public) Resource management  
act 1991

@codc.govt.nz  
w.codc.govt.nz

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

Full name: Ayson Geoffrey Cull

Contact person (if applicable):  
Ayson

Electronic address for service of submitter: aysenandkaren@xtra.co.nz

Telephone: 021 2266598

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

263 Clifden Gorge Road  
RD2 Otautau 9152

This is a submission on the following resource consent application: RC No: 220425

Applicant: Marco Creemers & Ryan Sanders Valuation No: 2845100201

Location of Site: 754 Earnsclough Road, Alexandra

Brief Description of Application: Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.

Submissions Close 23 March 2023 4pm

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



The entirety of the application.

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

I seek that the application be approved in its entirety.

As an immediate neighbour, I wish for the buildings to be restored to the original design, least intrusive alterations + commonsense approach.

I support/oppose the application OR neither support or oppose (select one)

I wish / do not wish to be heard in support of this submission (select one)

I am/am not a trade competitor for the purposes of \_\_\_\_\_ of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

\*We will consider presenting a joint case if others make a similar submission

\*Delete this paragraph if not applicable.





I request/do not request (select one), pursuant to \_\_\_\_\_ of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

azgill

Signature

Date

18/3/2023

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.

3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in \_\_\_\_\_ of the Resource Management Act 1991.

4. If you make a request under \_\_\_\_\_ of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.

5. 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 specialised knowledge or skill to give expert advice on the matter.

20/03/2023  
CODC

## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz

(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Regan CliffContact person (if applicable):  
\_\_\_\_\_Electronic address for service of submitter: regan@rangzen.co.nzTelephone: 0275386311Postal address (or alternative method of service under [section 352](#) of the Act):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_This is a submission on the following resource consent application: RC No: **220425**Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

  
\_\_\_\_\_





\_\_\_\_\_

\_\_\_\_\_

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**I support/oppose the application OR neither support or oppose (select one)**

**I wish / do not wish to be heard in support of this submission (select one)**

**I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

A handwritten signature in black ink, appearing to be "R. Smith".

Signer ID: YAFF49QAYS...

**Signature**

**Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### **Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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  - 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 specialised knowledge or skill to give expert advice on the matter.

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

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@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Stacey Elstob

Contact person (if applicable):  
\_\_\_\_\_

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

Telephone: 02040480813

Postal address (or alternative method of service under [section 352](#) of the Act):  
11B Rastus Burn Lane, Frankton, Queenstown, 9300  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)  
\_\_\_\_\_



The entirety of the application.

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

---

I support the application because it will enable seismic strengthening of Earnsclough Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

---

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

---

**I support/oppose the application OR ~~neither support or oppose~~ (select one)**

**I wish ~~I do not wish~~ to be heard in support of this submission (select one)**

**I am/~~am not~~\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)**

**\*I/~~We~~ am/am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *“See note 4 below as you may incur costs relating to this request.”*

**Signature**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

20/03/2023

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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  - 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 specialised knowledge or skill to give expert advice on the matter.



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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Daniel Carrodus

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: dancarrodus@mediaworks.co.nz

Telephone: 0272284158

Postal address (or alternative method of service under [section 352](#) of the Act):  
17 Hargreaves Street  
Auckland CBD  
Auckland 1011

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnscleugh Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnscleugh Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

\_\_\_\_\_



Plan to plaster the exterior of the house and complete the original design of the dwelling, which also adds to the Structural strength of the building.

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I fully support the above application to undertake alterations to the exterior of the Earnscleugh Homestead. This is a well thought through and well balanced application, that consider's Heritage and Amenity while preserving the Earnscleugh Homestead and its inextricable historical link with the Central Otago area.

Retaining a section of the original building cladding provides for an element of Earnscleugh's history to be admired and remembered.

The current position of this application affords for significant investment from the new owners who are passionate and driven in their desire to preserve the Earnscleugh building.

There is currently a sympathetic and positive application to complete and beautify Earnscleugh. Why therefore stand in the way of this application which saves and preserves this important piece of Central Otago history.

**I/We** seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

Approval of the application in all forms.

**I support/oppose the application OR neither support or oppose** (select one)

**I wish / do not wish to be heard in support of this submission** (select one)

**I am/am not\*** a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

**\*I/We am/am not** (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*

I ~~request~~ **do not request** (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. “See *note 4 below as you may incur costs relating to this request.*”



17 03 2023

**Signature****Date**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

---

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. 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 specialised knowledge or skill to give expert advice on the matter.



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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

@codc.govt.nz  
w.codc.govt.nz

(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Russell Mair

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: russell@wedgerwood.co.nz

Telephone: 021 105 6013

Postal address (or alternative method of service under section 352 of the Act):  
\_\_\_\_\_

65 Newcastle street, Clyde  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

Weather tightness and seismic strengthening



This submission is: *(attach on separate page if necessary)*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

I seek that the application be approved in its entirety.

I support/oppose the application OR ~~neither support or oppose~~ (select one)

I wish / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.~~

~~\*I/We will consider presenting a joint case if others make a similar submission~~

~~\*Delete this paragraph if not applicable.~~



I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

**Signature**

(to be signed by submitter or person authorised to sign on behalf of submitter)

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

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2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
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  - it contains offensive language:

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

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@codc.govt.nz  
w.codc.govt.nz

(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: ROGER TAMPKINS

Contact person (if applicable): AS ABOVE

Electronic address for service of submitter: ROGER@OPIN2.COM

Telephone: 76421436 870

Postal address (or alternative method of service under [section 352](#) of the Act):

320 FELTON RD  
BANNOCKBURN 9384

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



OFFICIAL REGIONAL IDENTITY PARTNER

[www.centralotagonz.com](http://www.centralotagonz.com)



The entirety of the application.

#220425 WATER/WEATHER PROTECTING

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support the application because it will enable seismic strengthening of Earnscleugh Homestead, will improve the structure longevity and enable the adaptive reuse of a heritage listed building, will complete the original design of the homestead and will be a positive asset for the Central Otago District.

I/We seek the following decision from the consent authority:  
(give precise details, including the general nature of any conditions sought)

I seek that the application be approved in its entirety.

I support/oppose the application OR ~~neither support or oppose~~ (select one)

I wish / do not wish to be heard in support of this submission (select one)

I am/am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We am/am not (select one) 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 this paragraph if you are not a trade competitor.

~~\*I/We will consider presenting a joint case if others make a similar submission~~

~~\*Delete this paragraph if not applicable.~~





I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."

**Signature**

**Date**

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

**Notes to submitter**

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  - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
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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 specialised knowledge or skill to give expert advice on the matter.



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[www.centralotagonz.com](http://www.centralotagonz.com)

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## SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

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@codc.govt.nz  
w.codc.govt.nz



(Form 13)

### Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Brigid Helena Denniston

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: brigid.denniston@ta.co.nz

Telephone: 021 182 0110

Postal address (or alternative method of service under section 352 of the Act):

26 C Stratford Street Merivale  
Christchurch 8014

This is a submission on the following resource consent application: RC No: **220425**

Applicant: **Marco Creemers & Ryan Sanders** Valuation No: **2845100201**

Location of Site: **754 Earnsclough Road, Alexandra**

Brief Description of Application: **Land use consent to undertake alterations to the exterior of the Earnsclough Homestead building for the purpose of weather tightness and seismic strengthening.**

**Submissions Close 23 March 2023 4pm**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)



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## Alterations to the exterior of Earswreigh Homestead building

This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

I support these alterations that will result in the preservation of the Homestead. I enclose 2 early photos, at different periods of the Homestead, covered in Virginia creper during my childhood in residence until 1949.

I/We seek the following decision from the consent authority:  
*(give precise details, including the general nature of any conditions sought)*

To allow the alterations to proceed so that the Homestead my Grandfather built will be maintained in good condition

☒ I support / ~~oppose~~ the application OR neither support or oppose (select one)

I wish / ~~(do not)~~ wish to be heard in support of this submission (select one)

~~I am~~ am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

~~I/We are~~ am ~~not~~ (select one) 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 this paragraph if you are not a trade competitor.*

*\*I/We will consider presenting a joint case if others make a similar submission*

*\*Delete this paragraph if not applicable.*



I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See *note 4 below as you may incur costs relating to this request.*"

Angela H. Deniston

Signature

20/3/2023

Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

#### Notes to submitter

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  - 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;

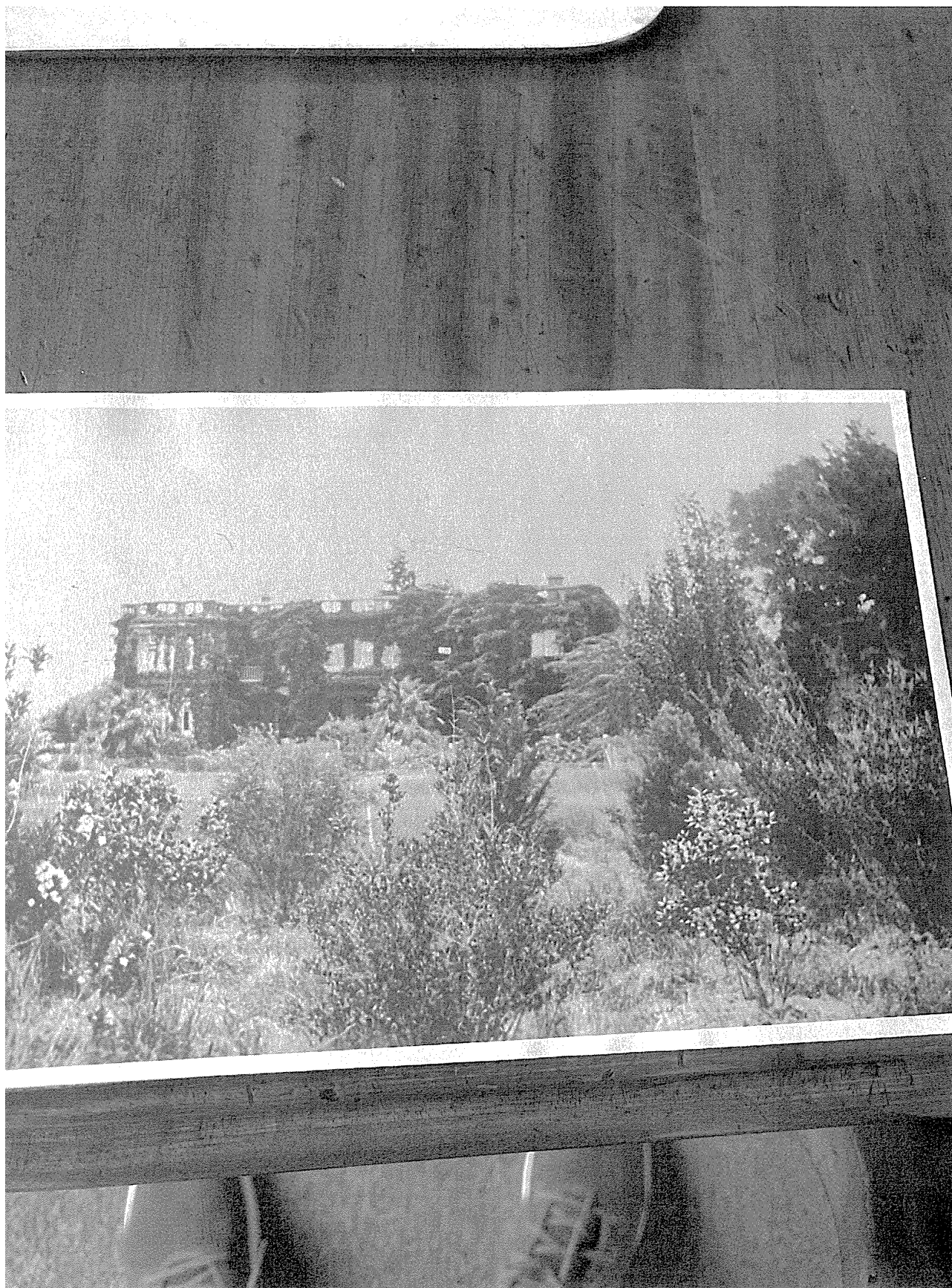
it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



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**THE PANEL IN CLOSED MEETING****RESOLUTION**

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48 for the passing of this resolution</b>
RC220425 Marco Creemers and Ryan Sanders	To enable the Panel to deliberate in private on its decision or recommendation in any proceedings where the right of appeal lies to any Court or tribunal against the final decision of the local authority in those proceedings.	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

NOTE: Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every recommendation to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof) –

“(a) Shall be available to any member of the public who is present. and Shall form part of the minutes of the local authority.”

**RECOMMENDED** that Ann Rodgers (Panel Advisor) be permitted to remain during the closed session because of their knowledge that would be of assistance to the Panel in its deliberations.