

Appendix 3 – Proposed Ancillary Changes

9 CULTURAL HERITAGE

9.3 POLICIES

9.3.14 Old Town recognition.

Recognise the Old Town as a conservation area and ensure the protection of the great historic, cultural, architectural and townscape significance of the Old Town area for future use and development by:

- a. Identifying individual primary buildings for protection in accordance with the Class A and B classes.
- b. Identifying contributory buildings that support the heritage context of the primary buildings and adopting appropriate and practicable guidelines to ensure that works undertaken on these buildings do not have an adverse effect on the primary heritage item.
- c. ~~Reviewing and expanding the Central District Business Urban Design Guidelines to ensure that where demolition or major redevelopment occurs within the Old Town that the~~Requiring new development in the Old Town, irrespective of whether the item is listed or not, to responds to the heritage context and the high level of amenity in the overlay area.
- d. ~~Ensuring in the interim, prior to the integration of urban design guidelines into the Plan that the following principles be taken into account:~~
 - i. ~~Encourage new and innovative design that respects the existing quality and grain of the streetscape by reinforcing the character of the existing built form with regard to height, proportion, mass, rhythm, building detail, scale, and materials.~~
 - ii. ~~Providing for new developments, alterations and additions that take into account the role the structure will play with respect to its overall form, street façade and detail.~~
 - iii. ~~New development should avoid design that replicates historic structures.~~
 - iv. ~~Where opportunities exist, new development should attempt to complete, improve and enhance the heritage settings of adjacent individual buildings or precincts.~~
 - v. ~~Create linkages both visual and physical between the development and Whanganui River where this is practicable and appropriate.~~
- e. Promote good design as a means of conserving historic heritage context and values.

- f. Enable a range of activities to revitalise the Old Town as a vibrant and physically attractive centre and enable the conservation historic heritage values.

9.7 RULES - OLD TOWN OVERLAY AREA

9.7.2 Controlled Activities

The following are controlled activities in the Old Town Overlay area:

- a. **Alterations or additions that affect the exterior footprint or appearance of buildings not in [Appendix A – Built Heritage Items](#).**

In determining what conditions, if any, to impose, Council shall limit its control to:

- i. **Whether additions or alterations reflect the original architectural style, character and scale of the overlay.**
- ii. **Form, colour and materials.**
- iii. **The effect on existing heritage fabric and values.**
- iv. **Precinct values.**
- v. **Consistency with the Urban Town Centre Design Guidelines.**

9.7.3 Restricted Discretionary Activities

The following are restricted discretionary activities in the Old Town Overlay:

- a. **Erection of new structures.**
- b. **Demolition, partial demolition or relocation of contributory buildings.**

In determining what conditions, if any, to impose, Council shall restrict its discretion to:

- i. Whether new structures reflect the original architectural style, character and scale of the overlay.
- ii. Form, colour and materials.
- iii. The effect on existing heritage fabric and values.
- iv. Precinct values.
- v. Consistency with the Urban Town Centre Design Guidelines. ~~In lieu of these refer to the policies and objectives for the Old Town.~~

16 SIGNAGE

16.4 RULES

16.4.2 Restricted Discretionary Activities.

The following activities are restricted discretionary activities throughout the District:

- a. Any sign on a Heritage building or a building in a Display Frontage Street that does not comply with 16.5.1(d).

In exercising its discretion the Council will be restricted to the following matters:

- i. The extent to which any sign including supporting structures detracts from the heritage significance or values of a heritage building or object;
- ii. Whether any sign detracts from the architecture of the building including decorative detailing, structural divisions, windows or doorways;
- iii. Whether additional signs will result in clutter;
- iv. The extent to which the quality of the design of the sign and the standard of graphics complement the building or object;
- v. Whether the means of fixing the sign to a listed building or object including associated cabling or wiring for illuminated signs will adversely affect the heritage fabric and heritage values of the listed building or object; and
- vi. The extent to which signs comply with the City Town Centre and Outer Commercial Design Guides.

2 DEFINITIONS

A

Active frontage: building frontage which contains ground level activity and windows and doors enabling visual engagement between people within the building, and those on the street.