

## Appendix 2 - Marked up Text

Inserted text is indicated with grey shading and existing text proposed to be deleted has been shown with strikethrough.

Not all existing text has been copied into this document. Existing text is retained unaltered except where indicated to be amended in this Appendix.

Changes are proposed to Chapter 2 Definitions

Chapter 5 – Commerical Environment

Chapter 9 - Cultural Heritage

Chapter 16 – Signage

## 2 DEFINITIONS.....

**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.

## 5 COMMERCIAL ENVIRONMENT

The urban area of Whanganui straddles the lower reaches of the Whanganui River. The extent of urban development generally follows the sweep of the river plain and surrounding terraces. It is greater on the western side of the river, extending beyond the river estuary along the coast to the clifftops beyond Castlecliff.

The urban area takes up less than 1% of the total area of the District but is home to about 90% of the District's population.

Urban development is an important component of the District's economy. It provides homes, jobs, shopping facilities, professional and community services and recreation opportunities for people.

The present pattern of urban development and anticipated development trends use up land and, if unmanaged, and over time, may also lead to increased servicing costs and damage to the quality of the urban environment.

Urban development will be managed to sustain resource use to meet present and foreseeable future needs of the District community and protect and enhance environmental quality.

Whanganui's commercial heart (the town centre) has a special character. Many of the buildings are historic heritage and exhibit high quality design elements, contributing significantly to the amenity and feel of the town. The Whanganui Town Centre Design Guidelines (Appendix G) have been developed to recognise, maintain

and where practical enhance the special qualities of the town centre that make it special, while fostering creative, high-quality development.

Appendix G accompanies this chapter and includes two distinct commercial areas as follows:

a) Town Centre Design Guidelines: For the purposes of the guidelines, the town centre includes the Arts and Commerce zone, Riverfront zone and Central Commercial zone. This guide provides design direction and assessment criteria for new buildings and alterations and additions to buildings within the town centre.

b) Outer Commercial Design Guidelines: applies to new buildings and large additions and alterations within key streets within the Outer Commercial zone. This guide seeks to raise the design quality of new development within these areas.

## OBJECTIVES

- 5.2.1 To ensure that development and activities in the central city area contribute to the social, cultural, economic and environmental wellbeing of the Whanganui community.
- 5.2.3 To ensure that development and activities in the central city area maintain or enhance the high quality amenity of the area.
- 5.2.4 To ensure that development and activities in the central city area reflect the importance of the Whanganui River to Whanganui.
- 5.2.5 To ensure that development and activities in the central city area contribute to the overall safety of the area.
- 5.2.7 To ensure a well-connected town centre, where new development contributes to establishing and maintaining safe, accessible, pleasant to use pedestrian linkages that the key areas in the central city are well connected.
- 5.2.11 To ensure high quality building design in the town centre, which reflects those physical, cultural and heritage characteristics of the surrounding environment most valued by our community.
- 5.2.12 To ensure quality building design outcomes in the Outer Commercial zone with buildings exhibiting active street frontages and visual interest in street facades.

## PROPOSED POLICIES

- 5.3.6 To Encourage pedestrian movement in the town centre central city area by retaining and enhancing existing pedestrian access lanes, and promoting new thoroughfares in locations that enhance walkability for pedestrians, and strengthen connections, particularly between:

a) Victoria Avenue and:

- i. parallel streets and other off-street parking areas
- ii. Trafalgar Square
- iii. Papatuhou / Cooks Gardens
- iv. Pukenamu / Queens Park;

b) the Old Town and:

- i. Pukenamu / Queens Park
- ii. Pakaitore / Moutoa Gardens
- iii. the Riverfront and the Whanganui River.

5.3.7 Encourage access to and along the Whanganui River and river banks.

5.3.8 Incorporate urban design principles in all development.

5.3.9 Incorporate crime prevention through environmental design principles in all development.

5.3.10 Protect existing visual linkages (including identified viewshafts) and establish new visual linkages, where practicable, between the town centre and  
Connect the central commercial area, the riverfront, the Whanganui River,  
Pukenamu / Queens Park, Papatuhou / Cooks Gardens, Pakaitore / Moutoa  
Gardens and Trafalgar Square.

5.3.19 To require high quality design outcomes within the town centre which  
adhere to the Whanganui Town Centre Design Guidelines, in particular,  
new development and additions or alterations to existing buildings are  
expected to:

- a) Acknowledge, and respond to, the context of the site and the surrounding environment.
- b) Create visual interest and be in keeping with streetscape values.
- c) Address cultural and built heritage values and design elements.
- d) Create a vibrant, active pedestrian environment of human scale.
- e) Incorporate new and innovative design.
- f) Take into account sustainable building design and Crime Prevention Through Environmental Design (CPTED) principles.

5.3.20 To promote quality design outcomes in the Outer Commercial zone by  
requiring adherence to the Outer Commercial Design Guidelines, in  
particular, new development is expected to:

- a) Acknowledge, and respond to, the context of the site and the surrounding environment.
- b) Ensure the bulk, form and siting of new buildings maintains and enhances the quality of the environment.

- c) Provide a quality street frontage with visual interest and connection with the street.
- d) Ensure visual effects from car parking areas are avoided or mitigated.

5.3.21 To establish an Urban Design Panel to assist with advice and critique of the design elements of development proposals and adherence to the Council's design guidelines. Triggers for referral to the panel include, but are not limited to:

- a) New buildings and alterations/additions to buildings (visible from public areas) within the town centre;
- b) New buildings in the Outer Commercial zone;
- c) New buildings (visible from public areas or a Residential zone) near the town centre, riverfront, reserve areas, and arterial routes including large format retail, supermarket or apartment buildings;
- d) Any locally significant development that Council officers consider may benefit from independent urban design review.

5.3.22 To require that new buildings or alterations/additions to the front façade of existing buildings on Display Frontage Streets be provided with a verandah appropriately designed and maintained to achieve pedestrian shelter.

5.3.23 To provide for and enable the inclusion of elements of Maori culture in the design of buildings and structures in the town centre, in particular, to recognise and reflect the importance of Te Awa / the Whanganui River.

5.3.24 To encourage use of energy efficient systems and products and other environmentally sustainable elements in new building and development.

## 5.4 RULES – ARTS AND COMMERCE ZONE

### 5.4.3 Restricted Discretionary Activities.

The following are restricted discretionary activities in the Arts and Commerce zone:

- a. Any permitted or controlled activity which does not comply with the relevant zone rules.

In exercising its discretion, the Council shall be limited to the standards with which that activity fails to comply.

- b. Construction of new buildings.
- c. External alterations and additions to buildings.

In relation to b and c above, Council restricts its discretion to the following matters:

- i. Whether the application is consistent with the intention of the Whanganui Town Centre Design Guidelines (Appendix G). A Design

Assessment will be required which demonstrates how the proposed development responds to the guidelines.

- d. Any activity or development within the Whanganui River View Shaft that modifies the view to the Whanganui River.

Council restricts its discretion to the following matters:

- i. Whether any structure or landscaping may obstruct views to the Whanganui River.

## **5.5 PERFORMANCE STANDARDS – Arts and Commerce**

### **5.5.2 Structures.**

Within the Arts and Commerce zone, structures shall be required to meet the following performance standards:

- a. **Street Boundary**  
The front wall of all buildings shall be built up to the street boundary and have an active frontage to the street.
- b. **All Other Site Boundaries**  
Buildings shall be built up to the side boundaries. No setback standards (maximum or minimum) apply to rear boundaries.
- c. **Building Height**  
Building height shall be a minimum of 7.5 metres and a maximum of 14 metres.  
  
Height shall be measured to the top of the eaves or parapet at every point.
- d. **Passive Surveillance**  
  
Buildings with one or more walls along or facing, a street, a service lane, a designated car park, or public open space, shall have, in each of those walls, non-obscured glazing or a balcony from a habitable room, retail display area, office, bar, or restaurant sufficient to allow occupants to overlook public areas.

## **5.6 RULES - RIVERFRONT ZONE**

### **5.6.3 Restricted Discretionary Activities.**

The following are restricted discretionary activities in the Riverfront zone:

- a. Any permitted or controlled activity which does not comply with the relevant zone rules.

In exercising its discretion, the Council shall be limited to the standards with which that activity fails to comply.

- b. Market activities that do not comply with the permitted activity standards specified in Rule 5.7.5, or any other relevant zone rules.
- c. Construction of new buildings.
- d. External alterations and additions to buildings.

In relation to c and d above, Council restricts its discretion to the following matters:

- i. Whether the application is consistent with the intention of the Whanganui Town Centre Design Guidelines (Appendix G). A Design Assessment will be required which demonstrates how the proposed development responds to the guidelines.
- e. Any activity or development within the Whanganui River View Shaft that modifies the view to the Whanganui River.

Council restricts its discretion to the following matters:

- i. Whether any structure or landscaping may obstruct views to the Whanganui River.

## **5.7 PERFORMANCE STANDARDS – Riverfront**

### **5.7.3 Structures.**

Within the Riverfront zone, structures shall be required to meet the following performance standards:

- a. Street Frontage  
The front wall of all buildings shall be built up to the street boundary and have an active frontage to the street.
- b. Side Boundaries  
Buildings shall be built up to the side boundaries.
- c. River Frontage  
Buildings shall be designed to have an active frontage to the riverfront area.
- d. Building Height
  - i. Buildings with direct frontage to Taupo Quay shall have a maximum height of 13 metres.
  - ii. Buildings that do not have direct frontage to Taupo Quay shall have a maximum height of 7.5 metres.

Height shall be measured to the top of the eaves or parapet.

- e. Passive Surveillance

Buildings with one or more walls along or facing, a street, a service lane, a designated car park, or public open space, shall have, in each of those walls, non-obscured glazing or a balcony from a habitable room, retail display area, office, bar, or restaurant **sufficient to allow occupants to overlook public areas.**

f. Flood Hazard Mitigation

Refer to Chapter 11 – Recognition and Reduction of Hazard Potential.

## 5.8 RULES – CENTRAL COMMERCIAL ZONE

### 5.8.2 Controlled Activities.

The following activities are controlled activities in the Central Commercial zone:

a. Subdivision.

Refer to the Chapter 13 on Subdivision for standards and areas of control relating to subdivision in this zone.

~~b. Alterations or additions to facades in Display Frontage Streets.~~

~~c. Demolition or relocation of structures in Display Frontage Streets provided demolition or relocation is accompanied by the erection of a new structure.~~

~~d. Erection of new structures in Display Frontage Streets.~~

~~Council shall limit its control to matters specified [in Appendix G – the Wanganui Central City Building Design Guidelines](#) namely:~~

~~i. Continuous building façade~~

~~ii. Height~~

~~iii. Proportion of elements~~

~~iv. Form and materials~~

~~v. Rhythm and repetition~~

~~vi. Detail~~

~~vii. Bonds (S108 RMA, 1991)~~

### 5.8.3 Restricted Discretionary Activities.

The following are restricted discretionary activities in the Central Commercial zone:

b. Construction of new buildings.

c. External alterations and additions to buildings.

**In relation to b and c above, Council restricts its discretion to the following matters:**

i. Whether the application is consistent with the intention of the Town Centre Design Guidelines (Appendix G). A Design Assessment will be required which demonstrates how the proposed development responds to the guidelines.

d. Any activity or development within the Maria Place to Papatuhou/ Cooks Gardens View Shaft that modifies the view from any point along Maria Place to Papatuhou/Cooks Gardens.

Council restricts its discretion to the following matters:

i. The view to Papatuhou/Cooks Gardens from Maria Place.

## 5.9 PERFORMANCE STANDARDS – Central Commercial

### 5.9.5 Structures.

Within the Central Commercial zone, structures shall be required to meet the following performance standards:

a. The front wall of all buildings shall be built up to the street boundary on all display frontage streets.

#### **Display frontage streets in the Central Commercial zone**

Guyton Street Both sides – St Hill Street to Wicksteed Street

Maria Place Both sides – St Hill Street to Watt Street

Ridgway Street Both sides – St Hill Street to Drews Avenue

Victoria Avenue Both sides – Taupo Quay to Ingestre Street

b. All Other Site Boundaries

Along “display frontage streets”, buildings shall be built up to the side boundaries. No setback standards (maximum or minimum) apply to rear boundaries.

~~c. Notification~~

~~Applications for Resource Consent for new buildings or alterations or extensions to existing buildings which do not comply with rules (a) and (b) will not be publicly notified. Consents will not be required from any affected party.~~

c. Building Height

Building height (display frontage streets) shall be a minimum of 7.5 metres and a maximum of 14 metres except:

~~i. Facades within 60 metres of Ingestre Street along Victoria Avenue shall have no minimum height.~~

ii. The maximum height on street corners shall be 20 metres within 30 metres of the intersection.



- iii. Facades north-east of Victoria Avenue shall have a minimum height set by a horizontal plane at 7.5 metres measured at the corner of Victoria Avenue.
- iv. Facades on the north-eastern side of Victoria Avenue shall comply with the sunlight plane in rule e) below.

Height shall be measured to the top of the eaves or parapet at every point.

- f. Provision of Verandahs (Display Frontage Streets)  
~~Every building with frontage to a “display frontage street” shall, when erected, reconstructed or its exterior physically altered, be provided with a verandah along the display frontage which is designed in compliance with Chapter 19. This requirement does not apply when a building is painted or where minor repairs of individual building components is undertaken.~~ All new buildings or alterations/additions to the front façade of existing buildings shall be provided with a verandah along the street frontage designed in compliance with Chapter 19.
- g. Passive Surveillance  

Buildings with one or more walls along or facing a street, a service lane, a designated car park or public open space, shall have, in each of those walls, non-obscured glazing or a balcony from a room such as a habitable room, retail display area, office, bar or restaurant sufficient to allow occupants to overlook the public areas.

## 5.10 RULES – OUTER COMMERCIAL ZONE

### 5.10.3 Restricted Discretionary Activities.

The following are discretionary activities in the Outer Commercial zone:....

- b. Construction of new buildings within the Outer Commercial Design Guide Overlay area.
- c. Alterations and additions to buildings within the Outer Commercial Design Guide Overlay area visible from a public space or Residential zone where the addition is greater than 20% of the gross floor area of the existing building.

Council restricts its discretion to the following matters:

- i. Whether the application is consistent with the intention of the Outer Commercial Design Guidelines (Appendix G). A Design Assessment will be required which demonstrates how the proposed development responds to the guidelines.

## 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.