



Resource Management Act 1991
**Submission on a Publicly
 Notified Plan Change To
 The Whanganui District Plan**

In accordance with Form 5 – RM (Forms, Fees and Procedure) Regulations 2003



TO: Whanganui District Council, PO Box 637, Whanganui

Name: (print in full) JOHN CHARLES ANDERSON & GEOFFREY PETER ANDERSON

This is a submission on Plan Change No. 49 to the Whanganui District Plan. Closing Date: 23/8/16

1. (a) I ~~could~~ could not* gain an advantage in trade competition through this submission. (*please delete one).

(b) I am/~~am not~~* 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 (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:

- (i) inadequate analysis of existing regulations
 (ii) effects of (unintended) consequences of proposed regulations
 (iii) inappropriateness of timing given imminent Town Centre Regeneration project
 Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

.. to follow.

Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

- maintain the Status Quo (OPTION 1)
until (i) a proper and coherent evaluation of existing regulations
is completed.
(ii) the wider Town Centre Regeneration Project has had
time and space to make its recommendations.

Use additional pages if required

5. I ~~do~~/~~do not~~* wish to be heard in support of this submission (*please delete one).

6. If others make a similar submission I ~~would~~/~~would not~~* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:

Delivered: 19/8/16

G.P & J.C ANDERSON

WHANGANUI FURNISHERS

wangafurn@xtra.co.nz

33 VICTORIA AVENUE

Signature:

John Anderson

(Person making submission or person authorised to sign)

on

Day time phone No: 3454554

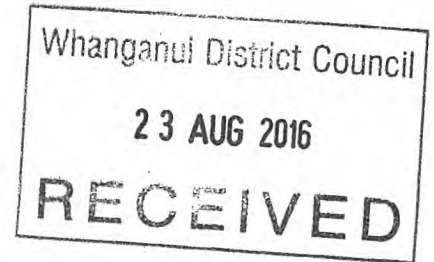
behalf of person making submission



WANGANUI ESTABLISHED 1916 FURNISHERS

23 August 2016,

Whanganui District Council,
P O Box 637,
Whanganui.



SUBMISSION ON PLAN CHANGE No. 49

Our business is this year celebrating its one hundredth year. For over fifty years we have operated from our site in the Bridge Block portion of Victoria Avenue in Whanganui's Town Centre. Over these years we have seen many businesses come and go.

Now it is obvious, to even the casual observer, a crisis has been looming in Whanganui's Town Centre. Businesses have been moving away without replacement.

Equally a dispassionate evaluation of Whanganui Central City's unique built environment would conclude refinement and expansion of its Building Design Guidelines is a logical and progressive step.

The problem is these are two divergent trends.

It is our concern that further restrictive regulation imposed on Central City sites will accelerate the move for businesses to relocate beyond the Town Centre and, in fact, beyond the Outer Commercial Zone if restrictions are tightened there as well.

Council has stood by and allowed this trend of decentralisation.

Since the existing regulations were adopted in 2005 a number of irreversible phenomena have accelerated change in Whanganui's Town Centre. These include the effects of the Global Financial Crisis 2008, the implications of the Christchurch Earthquakes 2010/2011 and the increasing personal use of online purchasing 2005-2016.

So before we rush headlong toward a Town Centre full of facadism and follies we believe it is time to evaluate what it is we really do want here. 1/2



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E m a i l : w a n g a f u r n @ x t r a . c o . n z

Obviously Council encouragement of creativity and new ideas would help and to that extent the proposed influences of Green Design and promotion of Tangata Whenua stories are a start.

The proposed changes however are silent on the potential contribution from the Arts Sector that has already taken a place in the urban fabric of the Town Centre [Murals, sculpture, window displays, pop-up shops].

The proposed changes make no sense in the light of Council's intentions to become Business-Friendly.

The proposed changes appear to be an attempt at playing catch-up where the horse has already bolted. [Trying to make "Big Box" retail look like a 19th century village.]

The proposed changes, even if in place today, would not have been wide enough in scope to have captured townscape design standards for the rebuild at 249 Wicksteed Street.

Ultimately a more expansive vision of the future Town Centre will incorporate the diminishing resource of heritage buildings together with new buildings that are allowed to reflect their intended use, vitality, strength and safety as well as open spaces that are loaded with symbolism that reflect our understanding of our place and community. The sort of vibrancy that the Town Centre Rejuvenation project might bring to the District's core could include less retail space but more open space, new activities and uses not previously dominant or considered. We must move on by looking forward to the realities of the 21st Century rather than exclusively romanticising the past.

The previous attempts to regiment and replicate have failed and likewise the proposed authoritarian idea of "managed design" is a recipe for continuing the disaster.

Our request to Council is to simply maintain the situation of the status quo [Option 1] until :-

- [i] a proper and coherent evaluation of existing regulations is completed;
- [ii] the wider Town Centre Rejuvenation project has had time and space to make its recommendations.

John and Geoff Anderson, Wanganui Furnishers, 33 Victoria Avenue.

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