



Shaping Wanganui
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**WANGANUI DISTRICT COUNCIL
DISTRICT PLAN REVIEW**

Phase 3: Built Heritage

**Proposed Plan Change 29
Built Heritage**

1 November 2012

T13 Historic Heritage – Built Environment

Introduction

The term historic heritage is generally applied to things that have cultural heritage significance to people and communities. Heritage is regarded as our ‘inheritance’ from the past. While there is a particular emphasis on buildings, structures and objects that have architectural, archaeological, historical or cultural value, heritage items include areas, sites or places which have aesthetic, social, spiritual, scientific, technological, or traditional significance or value, or public esteem.

Heritage defines the relationship between people and place, the past, present and future. It gives a sense of place, character and community identity and dignity and often plays a fundamental role in the cultural, economic and social wellbeing of the community.

Wanganui is an area of early settlement in New Zealand. It was an important area for Maori, the Whanganui River margins being heavily populated and the river being an ancient highway to the interior. Wanganui was the second New Zealand Company settlement in the country, Wellington having been the first. Wanganui city still retains a very coherent collection of late nineteenth and early twentieth century buildings, with the Old Town as the core. This concentration of significant heritage buildings is rare in New Zealand and represents an important part of the historic heritage resource of the district. Given the long history of settlement, much of the Old Town and other parts in the district are effectively historical areas and archaeological sites.

The RMA Section 6(3) requires recognition and protection of the heritage values of sites, buildings, places or areas as part of managing the use, development and protection of the natural and physical resources of the Wanganui District. A prerequisite of recognition and protection is identification, which in turn is dependent on information and knowledge.

Information on Wanganui heritage values has been considerably increased by commissioned studies. The first, in 1990, focused on identifying relevant themes and an examination of central city buildings. Starting in 2003, significant updating was carried out by the Whanganui Branch of the New Zealand Historic Places Trust, led by Wendy Pettigrew, leading in 2009 to the addition of 48 buildings to the District Plan inventory. The 2012 study built on earlier work and extended its

reach to a wider range of buildings so that there is now a more comprehensive inventory, covering specific themes of early settlement, residential, industrial, agricultural and commercial development, transport, civic/administration, health, education, religion, recreation, community, memorials and military.

The Christchurch earthquakes of September 2010 and February 2012 have clearly shown how valuable historic heritage is, how vulnerable many of our key buildings and areas are and how imperative it is to find a balance between retention and demolition of key heritage items and areas. The implications are extensive, from health and safety to serious economic implications for landowners, tenants, the Council and the business community, as well as the potential to loose or destroy areas of high amenity and value that contribute to general wellbeing.

The long-term protection of historic heritage has always required involvement and co-operation of key stakeholders. In the past this has largely fallen into the hands of property owners, heritage protection agencies, Crown agencies and small committed groups of individuals. Due to the magnitude of the issue it is no longer possible for a limited stakeholder group to manage the heritage asset.

It is imperative to create an environment that enables co-operation and innovation across all stakeholders and interests. In this regard Council plays a fundamental role in regulating historic heritage and that requires open and frank dialogue with all sectors of the community.

Ultimately the protection of the heritage resource means that value and significance will need to be the test, as the Council, the community, landowners and developers have limited resources at their disposal and in order to protect those items of significance and sustainably manage them, it is necessary to prioritise heritage values. This enables the allocation of resources to be directed to those items of greatest value and significance. This resulted in the development of a rating system enabling items to be prioritised for protection.

Class A – High values at an international or national level, is ranked highly in a number of heritage areas and has high integrity or has very significant values in at least one heritage value.

Class B – At a regional or local level it has several high heritage values and/or has good integrity

Class C – There are a few heritage values but these have been in some way

compromised eg relocated, extensively modified or significant components removed

In providing a leadership role Council will need to develop a wide range of incentives covering information, advice, assistance with the preparation of conservation reports or plans, greater flexibility for development and financial assistance with meeting the additional costs of development directly attributed to providing for conservation of historic heritage values. These incentives will need to be tailor-made to suit the particular needs of owners or the situation. They could be developed as a comprehensive package or can be used individually or in different combinations and derived in part through the Long-Term Plan process.

The Central Business District of Wanganui including the Old Town Overlay has a considerable concentration of heritage buildings. These are at high risk from damage or loss from earthquake, as the bulk are unreinforced masonry or poorly reinforced concrete. This poses a high degree of health and safety risk.

Heritage buildings, however, are significant for their contribution to the economic success of the CBD, based on their amenity value, creating attractive and welcoming urban spaces and streetscapes. Loss of items could lead to fragmentation of the CBD to a degree where the area loses its appeal as a commercial focus and as a tourist destination.

Earthquake strengthening, and sometimes fire safety or other upgrading, is often well beyond the economic return possible from buildings. This creates a dilemma for owners, developers and the community in attempting to achieve a balance between safety, functionality and economic reality. There is therefore a need to provide a range of pragmatic solutions to enable or encourage retention of valued heritage. Unless these are provided, there is a real risk of the abandonment of buildings, to the extreme of demolition by neglect. Pragmatic solutions need to be actively used and promoted.

In addition to the direct value and contribution of individual heritage buildings is the contribution of the spaces and places around buildings, including associated buildings. This is a form of cumulative effect, and changes in the surroundings of a building can also lead to potentially negative cumulative effects. Buildings losses therefore need to be carefully considered, as do replacements for any buildings lost, from whatever cause, in order to protect amenity and cultural values. Replacement buildings are of special importance as they are likely to have a 50 to 100 year plus lifespan and environmental impact.

Due to the concentration and the high quality of buildings and the surrounding environment in the Central Business District there is the potential to neglect, ignore or undervalue significant heritage outside of the core area. It is imperative that this does not occur. The 2012 Heritage Inventory has extensively examined a full range of items within the various themes and offers a broad basis for protection.

Historic heritage is however dynamic and perceptions and values change over time. Although the District Council has undertaken the preparation of the inventory in association with regulatory authorities, interest groups, the community and individually affected landowners, there may still be significant items that have not been identified or values may be lost through man-made and natural events. The heritage resource therefore needs to be monitored and managed to ensure it remain it remains relevant.

I56 **Heritage Risk**

Historic heritage is at risk from natural hazards, other damage or destruction or abandonment.

I57 **Involvement for sustainable heritage protection**

At-risk heritage requires a high level of community, business, institutional and landowner involvement and co-operation to ensure sustainable long-term protection.

I58 **Old Town**

The need, for cultural, economic and social reasons, to protect the historic heritage values of the Old Town.

I59 **District-wide heritage protection**

The need to protect historic heritage District-wide Heritage and not only historic heritage in the Central Business District.

I60 **Heritage identification**

The need to identify heritage values and resources and to establish appropriate levels of protection.

O47 Recognise and protect the historic heritage

Recognise and protect the historic heritage resource of the whole district.

O48 Community involvement with heritage protection

Enable all sectors of the community to participate in and contribute to heritage protection.

O49 Prioritising heritage protection

Ensure the sustainable management of historic heritage values and resources, both individual and collective, by prioritising the protection of the resource based on values and significance.

O50 Sustainable heritage retention

To retain heritage which is physically and economically sustainable particularly when faced with the risks of natural hazards.

O51 Recognise and conserve the Old Town

Recognition and conservation of the special historic heritage significance of the Old Town.

P158 Maintain and update heritage inventory

Maintain and update the heritage inventory and accompanying database, in an appropriate format.

P159 Ongoing heritage inventory review

Acknowledge that, while a comprehensive inventory for the District has been undertaken, that values and perceptions of heritage change over time and regular review is an integral part of holistic historic heritage management.

P160 Heritage promotion

Promote community awareness, pride and understanding of historic heritage resources in the Wanganui District

P161 Owner heritage protection

Encourage protection and conservation by property owners of identified historic heritage resources of the Wanganui District.

P162 Council heritage leadership

Council to adopt a leadership role to co-ordinate and facilitate historic heritage conservation and protection in the Wanganui District

P163 Heritage protection

Protect the historic heritage resource from inappropriate subdivision, use and development by ensuring that:

- a. Retention is preferred over demolition for all recorded heritage items and areas particularly for those items and areas in Class A and B
- b. Class A items and areas are afforded the highest level of protection taking into account their national or international significance and values
- c. Class B items and areas are afforded high levels of protection taking into account their regional or local significance and values
- d. To encourage the retention of Class C items and areas where practicable, while noting limitations in respect of condition, degree of modification and structural state. Where this is not sustainable Council may request that photographic record of the building be provided accompanied by an appropriate level of historic research

- e. Demolition of Class A and B items or areas shall be considered as a last resort when all feasible options and alternatives have been considered and that it can be demonstrated that it is unsustainable to retain the heritage item or area
- f. Class A and B items shall not be relocated unless it can be demonstrated that the relocation of the item is the only sustainable means of retaining the item or that the relocation has a positive effect on the integrity of the item or area
- g. Rely on international best practice principles to ensure that decisions with regards to heritage management are undertaken in accordance with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (Revised 2010).
- h. Ensuring the relationship of the heritage item to its site and locality is retained, preferably in single ownership
- i. Provide an adequate setting for the heritage item within the subdivided lot
- j. Retain any functional relationships, visual catchments and viewshafts.

P164 Heritage alterations and additions

Ensure adverse effects of alterations and additions to historic heritage items, where these alterations and additions are to the external, visible fabric of the building, are appropriately avoided, remedied or mitigated by:

- a. Supporting resource consent applications for alterations and additions where the life of the heritage item can be extended provided the historic values and integrity are able to be maintained for future generations
- b. Ensuring that any work that is undertaken is done in accordance with a conservation report using the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (Revised 2010).
- c. In respect of Class B and C items, taking into account the feasibility and costs of maintaining and repairing heritage items while enabling the applicant to develop, use or retain economic benefit
- d. Favourably considering applications where the alteration or addition takes into account the context of the item and avoids adverse effects on local,

regional or District wide heritage.

P165 Class A and B heritage alterations and additions

Ensure when alterations and additions to Class A and B items are undertaken that adverse effects on the heritage items are avoided, remedied or mitigated by:

- a. Retaining the main style and character features and allowing changes which are compatible in terms of symmetry, design finishes and ornamentation
- b. Respecting the scale and character of the item
- c. Ensuring compatibility in terms of form, materials and colour
- d. Restoring missing elements only when there is adequate proof of the original form of the structure (photographic evidence, drawings, building plans or written historical description)
- e. Preferring repair over replacement provided the repairs reflect the original materials in terms of texture, form, profile, colour and strength
- f. Respecting the age of the item and the extent of weathering
- g. Where the building has a street façade the exterior should be altered least and if possible not at all
- h. Avoid the installation of new openings to principal facades and elevations.

P166 Heritage interior alterations and additions

Ensure, where interiors are listed for protection, that adverse effects of interior alterations and additions are avoided, remedied or mitigated by:

- a. Retaining the floor plan and existing dimensions as far as practicable
- b. Avoiding as far as possible alterations to primary spaces such as foyers, lobbies, stairs and corridors
- c. Where alterations do occur that these preferably occur in secondary spaces
- d. Retaining as far as possible significant architectural features and finishes such as skirtings, panelling, doors, picture rails, pressed metal ceilings,

woodwork and wallpaper.

P167 Heritage adaptive re-use

Enable the adaptive reuse of heritage items provided the adverse effects of the activity on heritage values and the surrounding environment can be avoided, remedied or mitigated.

P168 Heritage group or precinct protection

Ensure, in cases where group or precinct values have been identified, that the attributed values are protected from the adverse effects of erection of new structures, demolition of existing structures or alterations or additions to existing structures or spaces by:

- a. Ensuring that the character and scale of the space is retained and no visual domination occurs
- b. Ensuring that any new structure is relevant to the space and maintains the integrity of the space
- c. Ensuring that the orientation, scale, mass, density and shape of any new structure relates to the surrounding space and buildings
- d. Ensuring the design of any new structure is compatible with the historic design of the existing buildings
- e. Ensuring that any changes in hard or soft landscaping, parking or signage are appropriate for the space.

P169 Residential heritage precinct protection

Ensure that identified precinct values are protected in residential areas while simultaneously ensuring that there are no adverse effects on owner's enjoyment and use of the property.

P170 Adverse effects on residential heritage precinct values

Avoid, remedy or mitigate adverse effects on residential precinct values by ensuring alterations or additions to the dwelling facades visible by the public from a street frontage retain the identified style, scale and character of the original architectural style.

P171 Heritage protection from natural hazard

Enable and facilitate the retention of heritage items and groups at risk from natural hazards by:

- a. Acknowledging that some heritage items are of greater significance than others and that resources may need to be prioritised on the basis of significance, integrity and condition.
- b. Reducing and/or minimising compliance costs for building owners for earthquake strengthening.
- c. Providing a range of instruments both regulatory and non-regulatory to encourage retention of heritage items and areas particularly for those items at risk from earthquake hazard.
- d. Encouraging a wide range of activities in the Central Business District in order to increase range and flexibility of uses.

P172 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 new development, irrespective of whether the item is listed or not, 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.

M310 Heritage database

Maintain a comprehensive database of items and areas of historic heritage significance to the Wanganui District, deriving primarily from the 1990 Heritage Study, the 2000's updating, the 2012 Heritage study and ongoing research.

M311 Heritage information for Lims and Pims

Ensure relevant information on sites of built heritage significance is entered into the database for Land Information Memoranda and Project Information Memoranda.

M312 Heritage update and review

Review and update the inventory as the database work progresses using suitably qualified persons.

M313 Heritage trails and information support

Support the establishment of heritage trails and the development of on-site interpretation and information facilities in partnership with Iwi, the community, business and institutional sectors and other key historic heritage interest groups.

M314 Heritage pamphlets support

Support preparation of general information pamphlets on various aspects of historic heritage conservation, including examples of existing heritage buildings, heritage colour schemes and shop fronts in original condition, advice on the value of research.

M315 Heritage events support

Support the organisation of school programmes, seminars, workshops, exhibitions, festivals, promotion events, heritage awards etc on historic heritage.

M316 Heritage owners advice

Using suitably qualified persons, establish a system of consultation and advice to owners of inventory items and groups regarding maintenance, alterations and adaptations of their property.

M317 Heritage seminars

Support or organise free seminars, workshops or other appropriate forum involving expert practitioners on matters relating to the conservation of historic heritage resources.

M318 Heritage plans assistance

Provide free assistance to owners of inventory items and places in the preparation of maintenance plans and conservation plans or reports where required.

M319 NZ Historic Places Trust consultation

Encourage developers to consult with the NZ Historic Places Trust or other design experts as appropriate.

M320 Heritage fees waivers

Waive resource and building consent fees for inventory items and areas and investigate other options and circumstances for financial assistance and incentives.

M321 Heritage fund

Investigate the establishment of a Heritage Fund, with contributions from Council as well as other sources, eg Lottery Grants Board, bequests etc, to make available small grants, low interest loans, guarantees and other types of financial assistance for the conservation and protection of inventory items,

M322 Heritage awards

Set up or support a system of heritage awards in partnership with appropriate agencies, for developments and projects which meet the criteria for outstanding achievement in conservation, restoration and protection of inventory items and areas.

M323 Urgent heritage restoration

If necessary identify inventory items and places which require urgent restoration and rehabilitation to avoid damage or loss of identified historic heritage values, and negotiate with owners of the properties to undertake such work.

M324 Heritage joint ventures

Define circumstances for participating in joint-venture projects with private owners of inventory items and areas which are in a poor physical state of repair and require restoration or rehabilitation to prevent damage or loss of historic heritage value.

M325 Long term heritage work programme

Establish a prioritised long term work programme and budget for historic heritage conservation, and seek funding through the Annual Plan process to implement the

work programme.

M326 Expert heritage advice

Seek recognised professional expertise, eg Conservation Architect or Heritage Consultant, to provide advice to Council and the community, provide staff training and perform other advisory and advocacy functions.

M327 Council owned heritage

Prepare, for each Council owned item identified as having historic heritage significance, a conservation plan or report prior to any major maintenance, adaptation or alteration being undertaken or before its disposal. Conservation plans or reports will be included in the conditions of sale if a inventory listed item or area is to be sold.

M328 Heritage rules

Implement District Plan rules to manage physical alterations, adaptations or redevelopment, including design of buildings and other structures, signage, and external colours schemes, of inventory items.

M329 Heritage monitoring

Prepare an annual monitoring report or audit on conservation and protection of inventory items and areas.

M330 ICOMOS Heritage Charter

Continue to use, as Council policy, the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (Revised 2010).

M331 Corporate member of ICOMOS New Zealand

Council to become a corporate member of ICOMOS New Zealand.

M332 Old Town area

Identify on District Planning maps the Old Town area.

M333 Heritage design guidelines

By December 2014 develop urban design guidelines for the Old Town area to assist developers in designing new buildings or in making alterations and additions to existing buildings.

M334 Old Town heritage fees

Waive resource consent fees apart from Subdivision in the Old Town area.

Rules:

R288 General Rule – Class A Heritage Inventory Features

The following rules apply to Class A heritage items and groups features listed in Appendix H1 Heritage Inventory, hereafter called ‘inventory features’

Permitted Activities:

The following are permitted activities for Class A items.

- a. Minor works and maintenance*
- b. Interior structural works associated with earthquake strengthening, alterations and/or additions provided that:
 - i. The works are not within a building listed for interior values in Appendix H1
 - ii. The works do not change or alter the external physical footprint or appearance of the building

Discretionary activities:

The following are discretionary activities for Class A items.

- a. Interior structural works associated with earthquake strengthening, interior alterations and/or additions in a building listed for interior values in Appendix H1 provided that, for major physical alterations, a conservation report* shall be prepared by persons suitably qualified in heritage conservation prior to the physical works being undertaken
- b. Alterations or additions that affect the exterior of the building, provided that, for major physical alterations, a conservation report* shall be prepared by persons suitably qualified in heritage conservation prior to the physical works being undertaken
- c. Erection of new structures or removal of structures in a Class A Group area other than a specifically listed Class A structure.

Note: The Council* will waive resource consent fees for Discretionary activities associated with the use and development of Class A inventory features. Discretionary applications may be publicly notified.

Non-complying activities:

The following are non-complying activities for Class A items:

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- a. Demolition or relocation of any Class A inventory feature or structure
 - b. Interior structural works for earthquake strengthening, interior alterations and/or additions to a building listed for interior values in Appendix H1, for major physical alterations, where a conservation plan* or report has not been prepared by suitably qualified persons
 - c. Alterations or additions that affect the exterior of the building where a conservation plan* or report has not been prepared by suitably qualified persons.

Note: Other than for demolition, the Council* will waive resource consent fees for Non-complying activities associated with the use and development of Class A inventory features. Non-complying activities will generally be publicly notified.

NZ Historic Places Trust

Note: The NZ Historic Places Trust should be consulted regarding any activity which would result in damage, destruction or modification of any item registered with the NZ Historic Places Trust Pouhere Taonga. This is in order to determine any Historic Places Act requirements which may apply. Also note that it is an offence to destroy, damage or modify any archaeological site without an Authority from NZHPT. The record sheets contained in the Inventory indicate which heritage items are likely to fall within the definition of an archaeological site under the Historic Places Act 1993.

R289 General Rule - Class B Heritage Inventory Features

The following rules apply to Class B heritage items and groups features listed in Appendix H2 Heritage Inventory, hereafter called ‘inventory features’.

Permitted Activities:

The following are permitted activities for Class B items:

- a. Minor works and maintenance*
- b. Interior structural works associated with earthquake strengthening, alterations and/or additions provided that:
 - i. The works are not within a building listed for interior values in Appendix H1
 - ii. The works do not change or alter the external physical footprint or appearance of the building

Controlled Activities:

The following are controlled activities for Class B items:

- a. Interior structural works associated with earthquake strengthening, alterations and/or additions within a building listed for interior values provided that a conservation plan or report has been prepared by persons suitably qualified in heritage conservation
- b. Minor works and maintenance* that do not comply with the meaning of minor works and maintenance*

Council retains control over the following matters:

- i. The area of work that fails to comply with a conservation plan or report that has been prepared by persons suitably qualified in heritage conservation
- ii. The area of works that fails to comply with the meaning of minor works and maintenance.

Restricted Discretionary Activities:

The following are restricted discretionary activities for Class B items:

- a. Interior structural works associated with earthquake strengthening, alterations and/or additions within a building listed for interior values where a conservation plan or report has not been prepared by persons suitably qualified in heritage conservation
- b. Alterations or additions that affect the exterior of the building
- c. Erection of new structures or removal of structures in a Class B Group area other than a specifically listed Class B structure.

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

- i. Works are compatible with the original fabric of the building, but visually distinct enough to be recognised as new work.
- ii. Additions or alterations reflect the original architectural style, character and scale of the building and are not visually dominant.
- iii. Materials, form and colour
- iv. Works minimise alteration to street elevations.
- v. Effect on existing heritage fabric and values

For new buildings in a Class B Group area

- d. External design and appearance of the building, including building materials and external colour.
- e. The values and scale of the Group or precinct within which the site is located
- f. Relationship to the adjoining buildings

Discretionary activities:

The following are discretionary activities for Class B items:

- a) Demolition or relocation

Note: The Council* will waive resource consent fees associated with the use and development of Class B inventory features for controlled and restricted discretionary activities or for discretionary activities for relocation provided the relocation results in the enhancement of the Inventory item. Controlled activities will be non-notified. Restricted discretionary activities may be publicly notified. Discretionary activities will generally be publicly notified.

NZ Historic Places Trust

Note: The NZ Historic Places Trust should be consulted regarding any activity which would result in damage, destruction or modification of any item registered with the NZ Historic Places Trust Pouhere Taonga. This is in order to determine any Historic Places Act requirements which may apply. Also note that it is an offence to destroy, damage or modify any archaeological site without an Authority from NZHPT. The record sheets contained in the Inventory indicate which heritage items are likely to fall within the definition of an archaeological site under the Historic Places Act 1993.

R290 General Rule - Class C Heritage Inventory Features

The following rules apply to Category C heritage items and groups features listed in Appendix H3 Heritage Inventory, hereafter called ‘inventory features’.

Permitted Activities:

The following are permitted activities for Class C items:

- a. Minor works and maintenance*
- b. Alterations and additions

Controlled Activities:

The following are controlled activities for Class C items:

- a. Demolition or relocation

Council retains control over following matter:

- i) Compliance with NZ Historic Places Trust Guidelines for Recording of Historic Items

Note: The Council* will waive resource consent fees associated with the use and development of Class C inventory features for controlled activities for relocation or demolition provided the relocation or demolition results in the enhancement of the Inventory item. Applications may be publicly notified.

NZ Historic Places Trust

Note: The NZ Historic Places Trust should be consulted regarding any activity which would result in damage, destruction or modification of any item registered with the NZ Historic Places Trust Pouhere Taonga. This is in order to determine any Historic Places Act requirements which may apply. Also note that it is an offence to destroy, damage or modify any archaeological site without an Authority from NZHPT. The record sheets contained in the Inventory indicate which heritage items are likely to fall within the definition of an archaeological site under the Historic Places Act 1993.

R291 General Rule - Old Town Area

Note: Precedence of Rules at bottom

Permitted Activities:

The following are permitted activities in the Old Town Overlay

- a. Minor works and maintenance for all buildings not covered by other rules in this Topic
- b. Interior structural works associated with earthquake strengthening, alterations and/or additions provided that:
 - i. The works are not within a building listed for interior values in Appendix H1 or H2
 - ii. Alterations or additions to buildings not listed in Appendix H1 or H2 and provided the works do not change or alter the external physical footprint or appearance of the building

Controlled Activities:

The following are controlled activities in the Old Town Overlay:

- a. Alterations or additions that affect the exterior footprint or appearance of the building provided the building is not listed in Appendix H1 or H2, or in H4 as a primary feature
- b. Erection of new structures
- c. Demolition or relocation of building provided the building is not listed in Appendix H1 or H2 or as a contributory building

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

to:

1. Whether additions or alterations reflect the original architectural style, character and scale of the overlay.
2. Form, colour and materials
3. The effect on existing heritage fabric and values
4. Precinct values

Restricted Discretionary Activities:

The following are restricted discretionary activities in the Old Town Overlay

- a. Demolition, partial demolition or relocation of a contributory building provided the building is not listed in Appendix H1 or H2

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

1. The effect of the demolition on the heritage values of nearby buildings or the streetscape setting or the precinct.

Note: The Council* will waive resource consent fees associated for controlled activities. Controlled activities applications may be publicly notified. Discretionary applications will generally be publicly notified.

The following rules apply to the Old Town Overlay and those items listed in Appendix H4 and apply in addition to the rules that apply to Appendix H1 and H2 inventory features.

Precedence of Rules Where There is a Conflict

Where there is conflict between the rules of the underlying zone and the rules of this overlay zone, the more stringent activity status applies. For the avoidance of doubt:

- a. Where an activity is a permitted activity in the underlying zone and no construction, exterior alteration or demolition of structures is proposed, the activity is a permitted activity.
- b. Where an activity is a permitted activity in the underlying zone but involves is a restricted discretionary activity in this chapter (due to proposed construction or exterior alteration of a structure), then the activity is a restricted discretionary activity in accordance with Rules R180 – R183 the rules below.
- c. Where an activity is a non-complying activity in the underlying zone but is a discretionary activity in this chapter (due to proposed demolition of a

structure), then the activity remains a non-complying activity.

Waiver of Resource Consent Fees

Where an activity would have been a permitted activity under the underlying zone but requires a resource consent under the above provisions, the Council will waive resource consent fees.

Note: The NZ Historic Places Trust should be consulted regarding any activity which would result in damage, destruction or modification of any item registered with the NZ Historic Places Trust Pouhere Taonga. This is in order to determine any Historic Places Act requirements which may apply. Also note that it is an offence to destroy, damage or modify any archaeological site without an Authority from NZHPT. The record sheets contained in the Inventory indicate which heritage items are likely to fall within the definition of an archaeological site under the Historic Places Act 1993.

R292 General Rule – Residential Heritage Inventory Features

The following rules apply to Residential items and precincts listed in Appendix H5 Heritage Inventory, hereafter called ‘inventory features’.

Permitted Activities:

The following are permitted activities where they comply with the performance below:

- a. Minor works and maintenance
- b. Alterations and additions provided that they are not visible from the street frontage

Controlled Activities:

The following are controlled activities for residential inventory features in appendix H5:

- a. Alterations or additions that are visible from the street frontage affect the exterior footprint or appearance of the building provided the building is not listed in Appendix H1 or H2
- b. Erection of new structures visible from the street frontage.

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

1. Additions or alterations reflect the original architectural style, character and scale
2. Effect on existing heritage fabric and values
3. Precinct values

Restricted Discretionary Activities:

The following are restricted discretionary activities for residential inventory features in appendix H5:

- a. Demolition, partial demolition or relocation

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

1. Heritage values of nearby buildings or the streetscape setting or the precinct.
2. Colours, materials and design of replacement structure.

Note: The Council* will waive resource consent fees associated with the use and development of residential inventory features. Discretionary applications may be publicly notified.

Note: The NZ Historic Places Trust should be consulted regarding any activity which would result in damage, destruction or modification of any item registered with the NZ Historic Places Trust Pouhere Taonga. This is in order to determine any Historic Places Act requirements which may apply. Also note that it is an offence to destroy, damage or modify any archaeological site without an Authority from NZHPT. The record sheets contained in the Inventory indicate which heritage items are likely to fall within the definition of an archaeological site under the Historic Places Act 1993.

GLOSSARY

Adaptive reuse - an activity which involves no change to culturally significant fabric, changes which are substantially reversible or changes which make a minimal impact

Addition - the action or process of adding something to something else

Alteration - change in character or composition, typically in a comparatively small but significant way:

Conservation report - a document identifying the heritage features of a building or area and appropriate management steps.

Historic Heritage - means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- (i) archaeological:
- (ii) architectural:
- (iii) cultural:
- (iv) historic:
- (v) scientific:
- (vi) technological; and

(b) includes—

- (i) historic sites, structures, places, and areas; and
- (ii) archaeological sites; and
- (iii) sites of significance to Māori, including wāhi tapu; and
 - (iv) surroundings associated with the natural and physical resources

Demolition - defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area in whole

Heritage item - a landscape, place, precinct, work, monument, structure or building of historical architectural, archaeological, aesthetic, social, cultural, technical, scientific or natural heritage significance

Heritage Fabric - any physical structure, fixture, fitting, feature, material, or finish which is associated with the heritage item. In relation to the interior of buildings, heritage fabric also includes the dimension of spaces and the relationship between spaces (floor plan). Original heritage fabric is any such physical element which was an integral part of the initial heritage item. Subsequent changes to and additions of such physical elements which contribute to the

record of the historic development of the heritage item are also considered to be part of the heritage fabric. This includes the aggregate effect of material weathering and wear due to historic use.

Inventory Item – Any heritage item, group or area identified in in an Appendix relevant to Historic Heritage – Built Environment Chapter

Minor works and maintenance

- Cleaning or washing with materials or techniques not detrimental to the heritage fabric
- General maintenance and/or minor repair where minor repair means the repair of materials by patching, piecing-in, splicing and consolidating existing materials and including minor replacement of minor components such as individual bricks, cutstone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. The replacement should be of the original or similar material, colour, texture, form and design as the original it replaces and the number of components replaced should be substantially less than the existing
- Repainting and revarnishing of surfaces. The application of other finishes provided that the materials used are similar to the existing or earlier finishes
- Activities that have an insignificant effect on the heritage fabric of the item, for example:
 - * hanging planter pots.
 - * the installation and refurbishment of services where the work does not affect significant fittings or features.
- Replanting of existing landscape features

Partial Demolition

Defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area in part.

T6 Cultural Heritage Conservation

Introduction

The term heritage is generally applied to things that are old and to be cherished, and which have cultural heritage significance. Heritage is regarded as our 'inheritance' from the past. While there is a particular emphasis on buildings, structures and objects that have architectural, archaeological, historical or cultural value, heritage items include areas, sites or places which have aesthetic, social, spiritual, scientific, technological, or traditional significance or value, or public esteem.

Heritage defines the relationship between people and place, the past, present and future. It gives a sense of place, character and community identity and dignity.

Conservation of cultural heritage values is often regarded as a costly exercise, and therefore not given adequate attention and support. Unless identified, recognised and given active conservation, heritage items and areas are vulnerable to loss or destruction as a result of land use activities and the development process. There is increasing evidence that where identified, recognised and conserved, the property values of heritage items, both residential and commercial, have appreciated.

Wanganui is an area of very early European settlement in New Zealand. It was the second New Zealand Company settlement in the country, Wellington having been the first. It was also an important area for the Maori people, the Whanganui River being heavily populated and being an ancient highway to the interior. Wanganui city still retains a very coherent collection of late nineteenth and early twentieth century buildings, with the Old Town as the core. This concentration of significant heritage buildings is rare in New Zealand and represents an important part of the cultural heritage resource of the district. Given the long history of settlement, much of the Old Town and other parts in the district are effectively historical areas and archaeological sites.

This chapter focuses on the conservation of cultural heritage items within the Wanganui District, including buildings, structures, objects, sites, places or areas. Matters relating to the protection and enhancement of natural heritage in the district, eg landscape features, vegetation, and natural habitats, are covered in Chapter 3. Reference should also be made to Chapter 2 which deals with resource management issues of concern to Tangata Whenua.

I14 Identification and Recognition of Heritage Values

The RMA requires recognition and protection of the heritage values of sites, buildings, places or areas as part of managing the use, development and protection of the natural and physical resources of the Wanganui District. A prerequisite of

recognition and protection is identification, which in turn is dependent on information and knowledge.

Wanganui is an area of very early settlement and consequently is of considerable archaeological and historical interest.

During 1990, the Wanganui District Council commissioned and completed a Heritage Study covering part of the central area of the city of Wanganui. While the study established a thematic history, the inventory of cultural heritage items and areas only covered a relatively small area. Furthermore, this Study did not cover archaeological sites or areas, or areas of significance to Tangata Whenua.

No archaeological survey appears to have been undertaken, although there has been some excavations of individual sites.

As a consequence, there is a lack of detailed knowledge regarding the District's heritage resources. This may lead to loss, damage or unacceptable modification of important cultural heritage items.

~~I15 Conservation of Cultural Heritage Resources of the Wanganui District~~

Even with identification and recognition of cultural heritage values, there are concerns that unless conservation mechanisms are in place, cultural heritage values may be eroded or lost as a result of land use activities and the development process and natural events.

Damage or loss of cultural heritage values may be due to:

a. Poor maintenance of, heritage buildings or items leading to a state of disrepair and structural instability which may be costly to repair and restore, and might ultimately require the demolition of the buildings or items.

b. Demolition of heritage items, or redevelopment of heritage items or areas without regard to, and provision for, conservation of cultural heritage values.

c. Inappropriate alterations or adaptations of heritage items or areas.

d. New development which is incompatible with, and detracts from, the cultural heritage values of surrounding buildings or areas.

Equally, there are concerns that requirements to conserve items or places with recognised cultural heritage values may significantly constrain opportunities and design flexibility for new development.

~~I16 Conservation of the Cultural Heritage Values of the Old Town~~

The 1990 Heritage Study of the Central Area of Wanganui has identified the Old Town of Wanganui as being of high conservation value. While individually many buildings and items may not be of extreme cultural heritage significance, the collective significance of the concentration of items and streetscapes endows the

~~Old Town area with an overall significance that far outweighs that of the individual component.~~

~~There are sites, buildings and areas within the Old Town which require restoration, or redevelopment. Guidelines and incentives for the conservation, restoration and enhancement of buildings, or groups of buildings, in this area are considered necessary. Management of new infill development and redevelopment is required to ensure that new development is of an appropriate design, materials, and scale to maintain and enhance cultural heritage values.~~

~~Historically, development in the Old Town was focused on, and closely associated with, the Whanganui River. Trading and transport-related activities were concentrated in the area between Bates Street and the City Bridge, and in particular, along Moutoa Quay. Historical buildings in the area have been demolished. Apart from the loss of cultural heritage values, the landscape and cultural significance of linkages to the Whanganui River has also been weakened.~~

~~Many Old Town sites are archaeological sites under the Historic Places Act 1993. An archaeological authority must be obtained from the New Zealand Historic Places Trust prior to undertaking activities which destroy, damage or modify an archaeological site in accordance with the Historic Places Act 1993.~~

~~The Old Town is also an area of inherent land instability, with an underlay of unconsolidated river deposits. The potential for severe ground shaking accompanying earthquakes is high, leading to collapse of heritage buildings and items, particularly those that are constructed of masonry, with damage to heritage areas. Better information and understanding covering the risks involved, and the costs and options for reducing risks and improving safety for people, and reducing the risk of damage or loss to cultural heritage resources in the Old Town is required.~~

~~O13 Identification and Recognition of Cultural Heritage Values as a District Resource~~

~~Cultural heritage values may be eroded or lost if they are not identified and recognised. Identification is, therefore, a pre-requisite for successful conservation of cultural heritage items and areas.~~

~~Information on what is of significance and why, and its location, provides a common basis for community knowledge and understanding. It also provides a basis for developing management approaches for conservation of cultural heritage values.~~

~~P56 In partnership with Tangata Whenua, ensure there is a comprehensive inventory, in an appropriate format, of the cultural heritage of the Wanganui District of significance to Maori and all other cultures.~~

~~Current information on cultural heritage resources in the Wanganui District is limited to the Old Town of Wanganui. Using the approach established in the Wanganui Heritage Study, the inventory of cultural heritage resources can be progressively extended to cover the entire District.~~

~~An inventory provides a record of the location, an analysis and explanation of~~

what is of cultural heritage significance and why. It is recognised that it is neither feasible nor necessary to carry out surveys covering the entire District all at once and, therefore, priorities need to be established and justified.

— Determining priorities for, and the identification of, cultural heritage resources will be undertaken in partnership with Tangata Whenua and in accordance with Tikanga Maori. Not all information on Maori cultural heritage may be recorded and made public.

— It is also recognised that there may be cultural heritage resources that are significant to cultures other than Maori and European.

— The preparation of a work programme ensures that the work is done in a systematic and logical manner.

M143 — Prioritise in partnership with Tangata Whenua, the District into coherent survey areas. Justify and establish a work programme for carrying out heritage surveys to rationalise and extend the register of items or places of cultural heritage significance for the district.

M144 — Seek budget provision through the Annual Plan process, and carry out surveys, research and consultation with community interest groups, tenants and owners to identify, confirm and record items and areas of cultural heritage value.

M145 — Prepare, maintain and update a comprehensive inventory of items and areas of cultural heritage significance of the Wanganui District. Information on cultural heritage items and areas of significance to Maori may need to be recorded in silent files.

M146 — Ensure relevant information on sites of cultural heritage significance, including archaeological sites, are entered into the database for Land Information Memoranda and Project Information Memoranda.

P57 — Promote better community awareness, pride and understanding of cultural heritage resources in the Wanganui District

— Information on the cultural heritage resources of the District will be widely publicised to the District community. Knowledge and understanding of what is of significance, its location and why, will foster community pride in, and support for, the conservation of the District's cultural heritage resources.

— This is a long term, indirect management approach, requiring professional and financial support. Activities, programmes and resources need to be identified and budgeted for through the Annual Plan process. This can be regarded as an investment policy.

M147 — Establish heritage trails and develop on site interpretation and information facilities in consultation and partnership with Iwi and in consultation with other key cultural heritage interest groups, some of which are the District Committee of the Historic Places Trust, Architectural Heritage, Mainstreet, the Old Town Group, Whanganui Riverboat Restoration and Navigation Trust and the community.

~~M148 — Prepare general information pamphlets on various aspects of cultural heritage conservation, including examples of existing heritage buildings, heritage colour schemes and shop fronts in original condition, advice on the value of research.~~

~~M149 — Organise school programmes, seminars, workshops, exhibitions, festivals, promotion events, heritage awards etc on cultural heritage.~~

~~**Ø14 — An Effective, Realistic and Financially Viable System of Conservation of Identified Heritage Resources**~~

~~————— Conservation of identified cultural heritage resources requires a range of management approaches and mechanisms. This management framework will be clear, reasonable, easy to implement, affordable and supported by the community.~~

~~**P58 — Adopt the ‘ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value’**~~

~~————— This Charter, which has been approved and confirmed by International Council on Monuments and Sites (ICOMOS), follows the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966) and sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It provides a frame of reference for all those who, as owners, territorial authorities, trades people or professionals, are involved in the different aspects of cultural heritage conservation.~~

~~————— Adoption of the Charter ensures an appropriate approach to and consistency with other agencies with complementary responsibilities for the conservation of cultural heritage values.~~

~~M150 — Adopt formally as Council policy the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.~~

~~M151 — Council to become a corporate member of ICOMOS New Zealand.~~

~~M152 — HCM3.3 Organise and participate in seminars/workshops on, and to keep informed of, developments in cultural heritage conservation.~~

~~**P59 — Adopt a register of items and areas which possess aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or values, or public esteem, to be conserved and protected**~~

~~————— Section 23 of the Historic Places Act 1993 sets out the criteria which will be used by the New Zealand Historic Places Trust for the registration of items and areas which possess aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or values, or public esteem. These same criteria can form the basis for the preparation of a register of items and places to be conserved and protected to be incorporated in the Wanganui District Plan.~~

~~————— The register of items and areas of cultural heritage values gives statutory effect to~~

~~the identification and recognition of cultural heritage values. It will include buildings, objects, monuments, trees, sites and places that are considered to be of cultural heritage value. It provides a clear, open system of identification of what is to be conserved and protected and where it is located. It acts as a trigger for people intending to carry out activities by indicating the need to check with specific District Plan provision on cultural heritage conservation to see what level of protection is required and how it is to be implemented.~~

~~————— The register, together with the inventory of cultural heritage resources, will provide a basis for the development of specific voluntary and regulatory measures for cultural heritage conservation. Registered items and places represent cultural heritage resources of the Wanganui District and may be eligible for public funds for their conservation and protection.~~

~~M153 ——— Include as part of the District Plan a register of items and areas of cultural heritage value to be conserved and protected (and appropriate terms and conditions to protect them).~~

~~M154 ——— Review and update the register as the inventory work progresses using suitably qualified persons.~~

~~M155 ——— Carry out public consultation and initiate plan changes to update the register.~~

~~**P60 ——— Encourage voluntary conservation by property owners of identified cultural heritage resources of the Wanganui District**~~

~~————— A key to successful conservation of cultural heritage values is community support, and more importantly, the support and co-operation of owners of the cultural heritage resource.~~

~~————— A wide range of incentives will be developed, covering information, advice, assistance with the preparation of conservation plans, greater flexibility for development and financial assistance with meeting the additional costs of development directly attributed to providing for conservation of cultural heritage values. These incentives can be tailor made to suit the particular needs of owners or the situation. They can be developed as a comprehensive package or can be used individually or in different combinations.~~

~~M156 ——— Establish a system of consultation and advice, using suitably qualified persons, to owners of registered items and areas regarding maintenance, alterations and adaptations of their property.~~

~~M157 ——— Organise free seminars, workshops or other appropriate forum involving expert practitioners on matters relating to the conservation of cultural heritage resources.~~

~~M158 ——— Provide free assistance to owners of registered items and places in the preparation of maintenance plans and conservation plans where required.~~

~~M159 ——— Waive resource and building consent fees for registered items and areas and investigate other options and circumstances for financial assistance and incentives.~~

~~M160 — Set up a Heritage Fund, with contributions from Council as well as other sources, eg Lottery Grants Board, bequests etc, to make available small grants, low interest loans, guarantees and other types of financial assistance for the conservation and protection of registered items and areas.~~

~~M161 — Identify registered items and places which require urgent restoration and rehabilitation to avoid damage or loss of identified cultural heritage values, and negotiate with owners of the properties to undertake such work.~~

~~M162 — Define circumstances for participating in joint venture projects with private owners of registered items and areas which are in a poor physical state of repair and require restoration or rehabilitation to prevent damage or loss of cultural heritage value.~~

~~M163 — Set up a system of heritage awards in partnership with appropriate agencies, for developments and projects which meet the criteria for outstanding achievement in conservation, restoration and protection of registered items and areas.~~

~~**P61 — Council to adopt a leadership role to co-ordinate and facilitate cultural heritage conservation in the Wanganui District**~~

~~———— Council needs to develop a coherent strategy to define its role and demonstrate its commitment to the conservation of cultural heritage of the Wanganui District.~~

~~———— As a statutory authority on cultural heritage conservation, Council is in a good position to co-ordinate activities of other agencies and community interest groups to promote and facilitate conservation initiatives.~~

~~———— Council is also a major property owner of cultural heritage resources, and therefore, should lead by example by undertaking appropriate conservation action regarding its own assets.~~

~~M164 — Develop and adopt an integrated strategy to define its role in the conservation of the cultural heritage of the Wanganui District.~~

~~M165 — Establish a prioritised long term work programme and budget for cultural heritage conservation, and seek funding through the Annual Plan process to implement the work programme.~~

~~M166 — Seek recognised professional expertise, eg Conservation Architect or Heritage Consultant, to provide advice to Council and the community, provide staff training and perform other advisory and advocacy functions.~~

~~M167 — Set up a Heritage Committee or Working Party whose role is to direct, co-ordinate, advise on and monitor heritage conservation issues, programmes and activities, establish and administer funds for heritage conservation, including the allocation of grants, loans and incentives, and make recommendations to Council's Hearings Committee on resource consent applications relating to cultural heritage conservation.~~

~~M168 — Assess its own assets and identify and document those of cultural heritage significance and, where appropriate, include Council properties in the register of items and areas of cultural heritage significance to be conserved.~~

~~M169 — Prepare, for each item identified as having cultural heritage significance, a conservation or management plan prior to any major maintenance, adaptation or alteration being undertaken or before its disposal. Conservation plans will be included in the conditions of sale if a registered item or area is to be sold.~~

~~**P62 — Ensure the conservation of items and areas of cultural heritage value identified on the register in their future use and development**~~

~~— This policy aims at developing a system of conservation and protection for items and areas identified in the cultural heritage register. The degree and type of management will vary with the location, nature, scale and design of the proposed development. Demolition and physical alterations and adaptations which result in damage or loss of the identified value are not desirable.~~

~~— The use of regulation, in addition to other advisory and advocacy methods, is considered necessary and appropriate for items and areas that are on the register. The regulations are designed to ensure that alterations and adaptations of registered items and places are undertaken in a way which is sensitive to, and compatible with, the historic built fabric and form and cultural heritage values. Although there may be some restrictions, the intention and emphasis of this policy is to enable cultural heritage significance to be retained in the future use and development of the resource.~~

~~M170 — Implement District Plan rules to manage physical alterations, adaptations or redevelopment, including design of buildings and other structures, signage, and external colours schemes, of registered items and places.~~

~~M171 — Use the provision of a Heritage Order under section 189 of the Resource Management Act to seek protection of items and places under threat of destruction or demolition, where there is strong community support for their conservation and protection and where, in the opinion of the Council, there are appropriate and feasible options for the conservation and protection of the threatened items and areas within the terms of section 189(1) of the Resource Management Act.~~

~~M172 — Prepare an annual monitoring report or audit on conservation and protection of registered items and areas.~~

~~**P63 — Promote good design and avoid the use of inappropriate ‘facadism’ as a means of conservation of cultural heritage values**~~

~~— There is a strong link between promoting good design and cultural heritage conservation. Conservation of registered items and places are supported by management approaches aimed at achieving quality design for non-registered items and places. Good design will maintain and reinforce, rather than detract from, cultural heritage values.~~

~~— The location, form, mass, scale and design, including colour schemes and materials, are important elements of the physical appearance of development that contributes to, or detracts from, cultural heritage values. Modern design that is compatible with the historic built fabric should be encouraged. However, leaving only the street facade with new development superimposed onto it is not~~

considered to be an appropriate means of conservation, especially if the item is registered for the quality of the individual building rather than the streetscape.

— This policy applies to development directly affecting registered items and areas as well as development located in close proximity to registered items and areas of cultural heritage significance. A combination of regulations and guidelines for development is considered necessary and appropriate to ensure conservation of cultural heritage values.

M173 — Encourage developers to consult with the Historic Places Trust.

~~O15 — Recognition and Conservation of the Special Cultural Heritage Significance of the Old Town~~

— The Old Town has a great concentration of heritage items and groups of heritage items. However, the cultural heritage significance of the Old Town is more than the individual items and areas that have been registered. The entire Old Town is recognised as a conservation area where special management is required to conserve its great cultural heritage significance.

~~P64 — Recognise the Old Town as a conservation area and ensure the conservation of the great historic, cultural, architectural and townscape significance of the Old Town conservation area in its future use and development~~

— This policy recognises the entire Old Town area as a priority area for cultural heritage conservation. An Old Town Conservation Zone is identified on the Plan Maps.

— In addition to the management approaches set out under Objective 2 for the conservation of registered items and areas, a greater degree of guidance and management is introduced for the Old Town Conservation Area. The focus of cultural heritage conservation for the Old Town Conservation Area is on townscapes. There is also a need to strengthen the physical and visual links between the Old Town Conservation Area and surrounding areas, particularly the Whanganui River, which provide a landscape setting for the Old Town. Important landmarks are the towering structures and dominant hills across the river, eg the Durie Hill War Memorial Tower, Bastia Hill Water Tower and Shakespeare Cliff.

— Guidelines and controls will be introduced to ensure that all development is of an appropriate design, materials and scale.

— The guidelines and controls for the Old Town Conservation Area apply in addition to those set up under other zoning applying to the area.

M174 — Prepare, as a matter of priority, and in consultation with the owners and tenants, an integrated urban design/landscape plan at a scale of 1:1000 covering the Old Town Conservation Area. The plan will be prepared in accordance with the principles of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value and is to include:

~~a. Overall urban design principles – physical form and scale of development, pedestrian and vehicle circulation pattern, location of open space, parking, landscape proposals, visual links and view corridors to significant landscape features and landmarks.~~

~~M175 – Apply to the New Zealand Historic Places Trust for the Old Town to be registered as an historic area.~~

~~M176 – Identify on District Planning maps an Old Town Conservation Zone (Overlay Zone).~~

~~M177 – Implement District Plan rules.~~

~~M178 – Waive resource consent fees apart from Subdivision in the Old Town Conservation Zone (Overlay Zone).~~

P65 – Enable a range of activities that will revitalise the Old Town as a vibrant and physically attractive centre and conserve cultural heritage values to be located within the Old Town conservation area

~~Empty buildings or floors contribute to the physical deterioration of the building stock and threaten the economic viability of development in the Old Town. Both can lead to damage or loss of cultural heritage values.~~

~~This policy aims at allowing greater flexibility in the way buildings/sites are used. The contribution of physical improvements to the environment, eg introduction of landscaping works, is also recognised by this policy.~~

~~M179 – Provide free advice to tenants and property owners within the Old Town Conservation Area on maintenance and alternative uses, including adaptive re-use.~~

~~M180 – Investigate the need for environmental improvement works, eg lighting, hard and soft landscaping, signage, street furniture, exterior painting, cleaning up of derelict areas etc, to be carried out within the Old Town Conservation Area. As part of this investigation, Council is to examine opportunities and justification for joint ventures with property owners in carrying out environmental improvement works and consult with tenants and property owners of the Old Town Conservation Area.~~

~~M181 – Set up an ‘agency’ in consultation with, but not limited to, tenants and property owners in the Old Town Conservation Area to co-ordinate information on vacancies and promotions to attract new activities that enhance the image and character of the Old Town to fill vacant premises.~~

P66 – In partnership with Tangata Whenua, develop a strategy, examine and establish guidelines to promote and enhance the physical and cultural significance of the river edge area bounded by Bates Street, Market Place, Taupo Quay as far as Wilson Street and the Whanganui River

~~This policy recognises the historical and cultural significance of the river edge within the Old Town Conservation Area. The physical image and special~~

landscape character of the area offers opportunities and potential for spiritual, cultural and recreational experience for the district community and visitors.

There is a need to protect and strengthen the physical and visual linkages with the Whanganui River. A coherent strategy and guidelines for the future use and development of the area is required. However, any initiatives may be developed in partnership with Tangata Whenua.

M182 Council to discuss and agree with Tangata Whenua a brief (contents and approach) for the preparation of guidelines for the river edge within the Old Town Conservation Area and carry out the work in partnership with Tangata Whenua.

M183 Carry out consultation with tenants and property owners as appropriate.

P67 Ensure by the Year 2000 the archaeological significance of the Old Town conservation area is clearly identified and recorded and protected from loss or destruction as a result of development

Much of the development within the Old Town Conservation Area pre-dates 1900. There is a need to obtain and record information regarding archaeological sites within the Old Town Conservation Area.

This policy recognises the link between identification of, and information on, archaeological sites and cultural heritage conservation. This policy also recognises the interaction of the District Plan provisions with the requirements of Sections 10 to 13 of the Historic Places Act 1993 in relation to archaeological sites.

M184 Undertake a comprehensive archaeological survey of the Old Town area as considered appropriate by the New Zealand Historic Places Trust.

M185 Include information on archaeological sites in the database for Land Information Memoranda and Project Information Memoranda.

P68 Promote better understanding of natural hazards affecting the Old Town and ensure development can meet acceptable standards of safety to protect the life of people

The Old Town has an underlay of unconsolidated material. There are concerns about the structural stability of heritage buildings. There may be other risks associated with natural hazards.

Very high costs may be incurred if buildings and structures are to be strengthened to achieve standards of structural stability which can withstand earthquakes of high magnitudes and associated ground shaking or potential damage from other natural hazards.

This policy recognises the need for better information to more accurately define the nature and magnitude of the problem. It also targets the main concern, which is the safety of people.

- ~~M186 — Seek further information and clarification regarding land stability matters from experts, to better define the level of risk and approaches to improve structural stability of buildings in the Old Town Conservation Area to meet acceptable safety standards to protect the life of people.~~
- ~~M187 — Seek advice from professional engineers with expertise in heritage conservation work regarding safety requirements and options and costs for improving structural stability of buildings.~~
- ~~M188 — Organise workshops and seminars to provide information and advice to property owners in the Old Town on the subject of structural stability and safety for people.~~

~~Z12 Old Town Conservation Zone (Overlay Zone)~~

~~Introduction~~

~~This section chapter contains the rules that which apply to activities in the Old Town Conservation Zone, which is an “overlay” zone over the Old Town area of central Wangamui (refer to Planning Maps U21 and U22). The underlying zoning is mainly Central Commercial Zone and Outer Commercial Zone, with a small area of Reserves and Open Space Zone. At one location in the Old Town (i.e. the river side of Taupo Quay between Victoria Ave and Moutoa Gardens), the Old Town Conservation Zone also coincides with another “overlay” zone, the River Edge Landscape Conservation Zone.~~

~~Stemming from Heritage Issue H16 3 page 4.7, and Heritage Objective O15 3 (Section 4.7 page 4.17) is “Recognition and conservation of the special cultural heritage significance of the Old Town.” Amongst the policies to achieve this objective are the following:~~

- ~~a. “Heritage Policy 9 page 4.17 Recognise the Old Town as a conservation area and ensure the conservation of the great historic, cultural, architectural and townscape significance of the Old Town conservation area in its future use and development.” (Policy P64);~~
- ~~b. “Heritage Policy 10 page 4.18 Enable a range of activities that shall revitalise the Old Town as a vibrant and physically attractive centre and conserve cultural heritage values to be located within the Old Town conservation area. (Policy P65)”~~

~~HCM9.3 page 4.18 provides for the establishment of the “Old Town Conservation Zone”. For further explanation of the above policies and details of the methods of implementation refer to Section 4.7 (4.7.1 to 4.7.10 pages 4.17 to 4.21). The remainder of this introduction is based on the objectives and policies in Chapter 4 (Section 4.7 page 4.17) of the Plan.~~

~~.....~~

~~The purpose of the Old Town Conservation Zone (Overlay Zone) is to recognise the significance of the Old Town heritage items and overall heritage value (townscape) by managing infill development and redevelopment in a way that ensures appropriate design, materials and scale of structures with the physical and visual characteristics of the zone. (refer to Method M176 HCM9.3 page 4.18)~~

~~R178 Application of Rules~~

~~Rules R179 R183 The rules in this chapter apply where structures in the Old Town Conservation Zone are being constructed, extended, altered externally (other than as provided in Restricted Discretionary Activities in Rule R180 19.4.a~~

below) or demolished.

~~Rules R179—R183 The rules in this chapter apply in addition to all the rules which apply in the underlying zone, including:~~

- ~~a. general rules,~~
- ~~b. financial contributions rules,~~
- ~~c. activity status rules (lists of permitted, controlled, restricted discretionary, discretionary and non-complying activities).~~

~~R179—Precedence of Rules Where There is a Conflict~~

~~Where there is conflict between the rules of the underlying zone and the rules of this overlay zone, the more stringent activity status applies. For the avoidance of doubt:~~

- ~~a. Where an activity is a permitted activity in the underlying zone and no construction, exterior alteration or demolition of structures is proposed, the activity is a permitted activity.~~
- ~~b. Where an activity is a permitted activity in the underlying zone but involves is a restricted discretionary activity in this chapter (due to proposed construction or exterior alteration of a structure), then the activity is a restricted discretionary activity in accordance with Rules R180—R183 the rules below.~~
- ~~c. Where an activity is a non-complying activity in the underlying zone but is a discretionary activity in this chapter (due to proposed demolition of a structure), then the activity remains a non-complying activity.~~

~~R180—Restricted Discretionary Activities~~

~~The following are restricted discretionary activities in the Old Town Conservation Zone (Overlay Zone):~~

- ~~a.~~

~~R181—Unrestricted Discretionary Activities~~

~~The following are discretionary activities in the Old Town Conservation Zone (Overlay Zone):~~

- ~~a. Demolition of structures.~~

~~R182—Notification~~

- ~~a. Applications for alterations or extensions to existing buildings which are not listed in Appendix A1—Heritage Resources will not be publicly notified. Consents will not be required from any affected party.~~

~~a. ...~~

~~R183—Waiver of Resource Consent Fees~~

~~Where an activity would have been a permitted activity under the underlying zone~~

but requires a resource consent under the above provisions, the Council will waive resource consent fees.

~~Reason~~

~~The Old Town Conservation Zone holds unique heritage values. The conservation of heritage is a nationally important issue. The waiving of resource consent fees reinforces the communities benefit from, and commitment to, the maintenance of this high profile area.~~

**Wanganui District Council
District Plan Review**

Section 32 Report

Phase Three – Built Heritage

Plan Change 29 Phase Three (Built Heritage) S32 Report

Introduction

Built Heritage

Built heritage is of considerable importance to the Wanganui district. As one of New Zealand's oldest settlement areas, both Maori and European, it has significant numbers of structures which are valued as a heritage from the past. While heritage has been recognised for many years under the Town and Country Planning Act and the RMA, the degree of recognition has increase in the last two decades. Research in 1991, throughout the 2000's and in 2012 in preparation for this plan change has added considerably to the knowledge base for decision making. The 2012 research has had an additional focus on identifying individual and groups of residences representing the range of architectural styles present in the District.

The current review has not adequately addressed the issue of heritage of significance to Maori. The primary research consultants considered that it was not entirely appropriate for the district plan to cross into areas of tinorangatiratanga. However, the current district plan heritage inventory contains some items of significance to Iwi, so the matter will need to be addressed, probably during Phase 4 Rural.

This review has focused on built heritage, leaving trees and natural heritage to a later stage of the review. The section now incorporates matters dealt with in the former Chapter 4 and the Old Town Conservation Overlay Zone. Although many of the methods have been retained for these, most of the issues, objectives, policies and rules have been substantially expanded to give more clarity. Further, Heritage items have been assigned to one of three primary classes, A, B, or C, and other distinctions.

CONSULTATION WITH STAKEHOLDERS

The following parties were consulted:

Owners of buildings currently listed and investigated for listing	Meetings 31 January 2012, 7 May 2012, letters x 4 including individual building reports May and July (residential) 2012. Forty seven recorded queries / discussions / comments
NZHPT	Letters, emails, meeting Wellington 4 May 2012
Whanganui Regional Heritage Trust	Letters, emails, meetings 3 May and 13 September 2012 (Mainstreet also)
Tamaupoko	Discussed at Tamaupoko Link meeting 14 March 2012
Tupoho	Discussed at Tupoho Working Party 28 March 2012.
General public	River Traders Market 18 February 2012, Chronicle stories 2 February, 4 February, Community Link
Other	Meeting Property Brokers group 18 May 2012

PROPOSED ISSUES Built Heritage

- I56** Historic heritage is at risk from natural hazards, other damage or destruction or abandonment.
- I57** Historic heritage is at risk and requires a high level of community, business, institutional and landowner involvement and co-operation to ensure sustainable long-term protection.
- I58** The need, for cultural, economic and social reasons, to protect the historic heritage values of the Old Town.
- I59** The need to protect historic heritage District-wide Heritage and not only historic heritage in the Central Business District.
- I60** The need to identify heritage values and resources and to establish appropriate levels of protection.

Comment

These issues identify in greater detail than previously the risks to historic heritage and the need for its adequate identification.

PROPOSED OBJECTIVES

- O47** Recognise and protect the historic heritage resource.
- O48** Enable all sectors of the community to participate in and contribute to heritage protection.
- O49** Ensure the sustainable management of historic heritage values and resources, both individual and collective, by prioritising the protection of the resource based on values and significance.
- O50** To retain heritage which is physically and economically sustainable particularly when faced with the risks of natural hazards.
- O51** Recognition and conservation of the special historic heritage significance of the Old Town.

Comment

These objectives encompass responses to the issues of historic heritage in Wanganui. They seek identify historic heritage, to have widespread involvement in its protection, and to balance benefits and costs for owners and the community. The Old Town area has been included in the overall built heritage topic.

Appropriateness: The proposed objectives are responsive to the consultation feedback from the community. They are relevant as they put in place a management regime which addresses the Wanganui specific historic heritage pressures. The objectives are useful as they provide clear direction for decision making and clear communication of intent for the policies and methods to follow. The objectives are achievable and reasonable given the resources available to Council and the community.

POLICIES

The following policies are included as part of Phase Three of the District Plan review process. Note: comparison with existing policies has not been made.

P158 Maintain and update the heritage inventory and accompanying database, in an appropriate format.

P159 Acknowledge that, while a comprehensive inventory for the District has been undertaken, that values and perceptions of heritage change over time and regular review is an integral part of holistic historic heritage management.

Comment

The policies are fundamental to the organised identification of historic heritage in the district.

Summary of benefits: Knowledge of historic heritage will be developed and increased over time

Summary of costs: Initial outlay and some ongoing cost for research.

Effectiveness: Highly effective

Efficiency: Efficient, and will improve over time

Appropriateness: Highly appropriate

Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods: The policies will reduce uncertainty.

P160 Promote community awareness, pride and understanding of historic heritage resources in the Wanganui District

P161 Encourage protection and conservation by property owners of identified historic heritage resources of the Wanganui District

P162 Council to adopt a leadership role to co-ordinate and facilitate historic heritage conservation and protection in the Wanganui District

Comment

These policies relate to widespread involvement in historic heritage protection.

Summary of benefits: Widespread involvement will provide greater protection.

Summary of costs: Protection of historic heritage will be at a cost to all parties, the apportioning of which will require negotiation.

Effectiveness: To be effective, strong Council and community leadership will be required.

Appropriateness: The policies are appropriate as the loss of historic heritage will affect the whole community.

Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods: Irreversible loss of historic heritage and identity.

P163 Protect the historic heritage resource from inappropriate subdivision, use and development by ensuring that:

- a. Retention is preferred over demolition for all recorded heritage items and areas particularly for those items and areas in Class A and B
- b. Class A items and areas are afforded the highest level of protection taking

into account their national or international significance and values

- c. Class B items and areas are afforded high levels of protection taking into account their regional or local significance and values
- d. To encourage the retention of Class C items and areas where practicable, while noting limitations in respect of condition, degree of modification and structural state. Where this is not sustainable Council may request that photographic record of the building be provided accompanied by an appropriate level of historic research
- e. Demolition of Class A and B items or areas shall be considered as a last resort when all feasible options and alternatives have been considered and that it can be demonstrated that it is unsustainable to retain the heritage item or area
- f. Class A and B items shall not be relocated unless it can be demonstrated that the relocation of the item is the only sustainable means of retaining the item or that the relocation has a positive effect on the integrity of the item or area
- g. Rely on international best practice principles to ensure that decisions with regards to heritage management are undertaken in accordance with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (Revised 2010).
- k. Ensuring the relationship of the heritage item to its site and locality is retained, preferably in single ownership
- l. Provide an adequate setting for the heritage item within the subdivided lot
- m. Retain any functional relationships, visual catchments and viewshafts.

P164 Ensure adverse effects of alterations and additions to historic heritage items, where these alterations and additions are to the external, visible fabric of the building, are appropriately avoided, remedied or mitigated by:

- a. Supporting resource consent applications for alterations and additions where the life of the heritage item can be extended provided the historic values and integrity are able to be maintained for future generations
- b. Ensuring that any work that is undertaken is done in accordance with a conservation report using the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (Revised 2010).
- c. In respect of Class B and C items, taking into account the feasibility and costs of maintaining and repairing heritage items while enabling the applicant to develop, use or retain economic benefit
- d. Favourably considering applications where the alteration or addition takes into account the context of the item and avoids adverse effects on local, regional or District wide heritage.

P165 Ensure when alterations and additions to Class A and B items are undertaken that adverse effects on the heritage items are avoided, remedied or mitigated by:

- a. Retaining the main style and character features and allowing changes which are compatible in terms of symmetry, design finishes and ornamentation
- b. Respecting the scale and character of the item
- c. Ensuring compatibility in terms of form, materials and colour
- d. Restoring missing elements only when there is adequate proof of the original form of the structure (photographic evidence, drawings, building plans or written historical description)
- e. Preferring repair over replacement provided the repairs reflect the original materials in terms of texture, form, profile, colour and strength
- f. Respecting the age of the item and the extent of weathering
- g. Where the building has a street façade the exterior should be altered least and if possible not at all
- h. Avoid the installation of new openings to principal facades and elevations.

P166 Ensure, where interiors are listed for protection, that adverse effects of interior alterations and additions are avoided, remedied or mitigated by:

- a. Retaining the floor plan and existing dimensions as far as practicable
- b. Avoiding as far as possible alterations to primary spaces such as foyers, lobbies, stairs and corridors
- c. Where alterations do occur that these preferably occur in secondary spaces
- d. Retaining as far as possible significant architectural features and finishes such as skirtings, panelling, doors, picture rails, pressed metal ceilings, woodwork and wallpaper.

P167 Enable the adaptive reuse of heritage items provided the adverse effects of the activity on heritage values and the surrounding environment can be avoided, remedied or mitigated.

Comment

These policies give guidance for the interpretation of subsequent methods and rules applying to historic heritage items

Summary of benefits: Historic heritage features and fabric will be pragmatically and practically retained.

Summary of costs: Retention of historic heritage will incur addition cost over alternatives. This is addressed elsewhere in the plan.

Effectiveness: The policies are refinements on existing policies which have proven effective.

Efficiency: The policies are efficient in that they give a reasonable degree of certainty to parties.

Appropriateness: The policies are appropriate to address the issues and objectives identified.

P168 **Ensure, in cases where group or precinct values have been identified, that the attributed values are protected from the adverse effects of erection of new structures, demolition of existing structures or alterations or additions to existing structures or spaces by:**

- a. Ensuring that the character and scale of the space is retained and no visual domination occurs
- b. Ensuring that any new structure is relevant to the space and maintains the integrity of the space
- c. Ensuring that the orientation, scale, mass, density and shape of any new structure relates to the surrounding space and buildings
- d. Ensuring the design of any new structure is compatible with the historic design of the existing buildings
- e. Ensuring that any changes in hard or soft landscaping, parking or signage are appropriate for the space.

P169 **Ensure that identified precinct values are protected in residential areas while simultaneously ensuring that there are no adverse effects on owner's enjoyment and use of the property.**

P170 **Avoid, remedy or mitigate adverse effects on residential precinct values by ensuring alterations or additions to the dwelling facades visible by the public from a street frontage retain the identified style, scale and character of the original architectural style.**

Comment

The identification of precincts acknowledges the collective importance of groups of buildings which may otherwise not be of particular individual importance.

Summary of benefits: The historic heritage character of buildings which are important by their grouped effect will be retained.

Summary of costs: Costs will be minimal, with minor design changes sometimes needed to ensure compatibility with precinct values.

Effectiveness: Good design encouraged by the policies will be effective.

Efficiency: In giving certainty the policies will be efficient, avoiding ad hoc decision making.

Appropriateness: The policies are considered appropriate to protect historic heritage values.

P171 **Enable and facilitate the retention of heritage items and groups at risk from natural hazards by:**

- a. Acknowledging that some heritage items are of greater significance than others and that resources may need to be prioritised on the basis of significance, integrity and condition.
- b. Reducing and/or minimising compliance costs for building owners for earthquake strengthening.
- c. Providing a range of instruments both regulatory and non-regulatory to encourage retention of heritage items and areas particularly for those items at risk from earthquake hazard.
- d. Encouraging a wide range of activities in the Central Business District in order to increase range and flexibility of uses.

Comment

Natural hazards, especially earthquake, are a major threat to historic heritage. The policy acknowledges that some compromise on heritage values is needed to enable upgrading of buildings or removal.

Summary of benefits: Prioritising and reducing compliance costs will assist the retention of historic heritage.

Summary of costs: Costs of retaining and upgrading historic heritage may be greater than alternatives. This is addressed elsewhere in the plan.

Effectiveness: Having a range of heritage retention strategies will aid effectiveness.

Efficiency: Setting priorities will be an efficient use of limited resources.

Appropriateness: Prioritising is appropriate, given limited resources.

P172 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 new development, irrespective of whether the item is listed or not, 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.

Comment

The policy both acknowledges the collective importance of the buildings in the Old Town area and the significance of individual buildings.

Summary of benefits: The Old Town area is given specific protection provisions.

Summary of costs: The costs are similar to other classes.

Effectiveness: Identification of existing heritage and good design for new buildings will be effective in retaining the valued character of the Old Town area

Efficiency: Having clear guidelines is efficient.

Appropriateness: Identifying both the area and individual buildings is appropriate.

METHODS

The following methods have been identified as being suitable for achieving the relevant objectives and policies for the Built Heritage Phase of the Plan Review.

M310 Maintain a comprehensive database of items and areas of historic heritage significance to the Wanganui District, deriving primarily from the 1990 Heritage Study, the 2000's updating, the 2012 Heritage study and ongoing research.

M311 Ensure relevant information on sites of built heritage significance is entered into the database for Land Information Memoranda and Project Information Memoranda.

M312 Review and update the inventory as the database work progresses using suitably qualified persons.

Comment

Relevant information is essential for decision making.

Summary of benefits: A research based data base gives a sound basis for assessment of

heritage values and decision making.

Summary of costs: The financial costs of data base preparation and maintenance are outweighed by the benefits.

Effectiveness: A relevant database is effective in guiding decision making.

Efficiency: The database is efficient by avoiding the need for case by case ad hoc research.

Appropriateness: It is appropriate to hold relevant information for public use.

M313 Support the establishment of heritage trails and the development on-site interpretation and information facilities in partnership with iwi, the community, business and institutional sectors and other key historic heritage interest groups.

M314 Support preparation of general information pamphlets on various aspects of historic heritage conservation, including examples of existing heritage buildings, heritage colour schemes and shop fronts in original condition, advice on the value of research.

M315 Support the organisation of school programmes, seminars, workshops, exhibitions, festivals, promotion events, heritage awards etc on historic heritage.

Comment

These are heritage promotion activities which may be more appropriately done by other bodies, supported by Council.

Summary of benefits: Promotion increases community knowledge and support for historic heritage protection.

Summary of costs: Minor costs associated with publications and events.

Effectiveness: Ongoing promotion will be effective.

Efficiency: Collaboration with community groups will be efficient in terms of resources and results.

Appropriateness: As historic heritage is a community issue these methods are appropriate.

M316 Using suitably qualified persons, establish a system of consultation and advice to owners of inventory items and groups regarding maintenance, alterations and adaptations of their property.

M317 Support or organise free seminars, workshops or other appropriate forum involving expert practitioners on matters relating to the conservation of historic heritage resources.

M318 Provide free assistance to owners of inventory items and places in the preparation of maintenance plans and conservation plans or reports where required.

M319 Encourage developers to consult with the Historic Places Trust or other design experts as appropriate.

M320 Waive resource and building consent fees for inventory items and areas and investigate other options and circumstances for financial assistance and incentives.

M321 Investigate the establishment of a Heritage Fund, with contributions from Council

as well as other sources, eg Lottery Grants Board, bequests etc, to make available small grants, low interest loans, guarantees and other types of financial assistance for the conservation and protection of inventory items,

- M322** Set up or support a system of heritage awards in partnership with appropriate agencies, for developments and projects which meet the criteria for outstanding achievement in conservation, restoration and protection of inventory items and areas.

Comment

The group of methods offers a range of support for building owners.

Summary of benefits: Building owners will be supported by a range of information, services and minor funding, assisting them to retain historic heritage.

Summary of costs: Costs to Council will be minor compared to owner costs for building retention.

Effectiveness: Owners have indicated that these modes of support will be effective in assisting them to retain historic heritage.

Efficiency: Assisting owners will lead to more efficient use of resources.

Appropriateness: It is appropriate for the community to support owners to retain buildings for community benefit.

- M323** If necessary identify inventory items and places which require urgent restoration and rehabilitation to avoid damage or loss of identified historic heritage values, and negotiate with owners of the properties to undertake such work.

- M324** Define circumstances for participating in joint-venture projects with private owners of inventory items and areas which are in a poor physical state of repair and require restoration or rehabilitation to prevent damage or loss of historic heritage value.

- M325** Establish a prioritised long term work programme and budget for historic heritage conservation, and seek funding through the Annual Plan process to implement the work programme.

- M326** Seek recognised professional expertise, eg Conservation Architect or Heritage Consultant, to provide advice to Council and the community, provide staff training and perform other advisory and advocacy functions.

Comment

These methods seek to identify specific upgrading needs and address them.

Summary of benefits: Loss of historic heritage will be avoided by addressing urgent restoration needs.

Summary of costs: There is the possibility of high costs, which will need to be assessed against the importance of the historic heritage involved.

Effectiveness: The methods will be effective in cases where owners are unable to act alone.

Efficiency: Efficiency will come from addressing the most urgent needs.

Appropriateness: Appropriateness will be tested on a case by case basis.

- M327** Prepare, for each Council owned item identified as having historic heritage significance, a conservation plan or report prior to any major maintenance,

adaptation or alteration being undertaken or before its disposal. Conservation plans or reports will be included in the conditions of sale if an inventory listed item or area is to be sold.

Comment

Council has an obligation to lead by example in the management of its own historic heritage features.

Summary of benefits: Council historic heritage will be well managed, even if sold.

Summary of costs: Minor costs of reports.

Effectiveness: Conservation plans or reports are a proven method for managing heritage protection.

Efficiency: In providing certainty and guidance, efficiency will be achieved.

Appropriateness: It is appropriate for the Council to lead by example.

M328 Implement District Plan rules to manage physical alterations, adaptations or redevelopment, including design of buildings and other structures, signage, and external colours schemes, of inventory items.

M329 Prepare an annual monitoring report or audit on conservation and protection of inventory items and areas.

Comment

While there are a considerable number of non-regulatory methods, undesirable outcomes are still likely unless clear rules are applied.

Summary of benefits: Rules give certainty and clarity to owners and the community.

Summary of costs: Rules impose costs on owners, to be balanced by community expectations and assistance.

Effectiveness: Rules are effective by giving clarity to expectations.

Efficiency: Rules are efficient by avoiding inconsistent outcomes for equivalent situations.

Appropriateness: Rules are appropriate because they clarify expectations and obligations.

M330 Continue to use, as Council policy, the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (Revised 2010).

M331 Council to become a corporate member of ICOMOS New Zealand.

Comment

The ICOMOS Charter is a recognised standard for heritage management.

Summary of benefits: Use of the Charter will ensure Council practise remains in line with current heritage understanding.

Summary of costs: Minor

Effectiveness: Highly effective

Efficiency: Highly efficient.

Appropriateness: Highly appropriate

M332 Identify on District Planning maps the Old Town Conservation area.

M333 By December 2014 develop urban design guidelines for the Old Town area to

assist developers in designing new buildings or in making alterations and additions to existing buildings.

M334 Waive resource consent fees apart from Subdivision in the Old Town area.

Comment

The Old Town area warrants particular provisions because of its concentration of heritage items and its character.

Summary of benefits: Design guidelines will provide greater guidance and certainty for appropriate development in the Old Town area.

Summary of costs: There will be some cost to the Council in having design guidelines prepared.

Effectiveness: Design guidelines will be effective by providing more information for planning.

Efficiency: Design guidelines will be efficient by avoiding the need for every design to occur without an identified context.

Appropriateness: Design guidelines are appropriate assistance for designers.

RULES

The following outlines proposed changes to rules for Built Heritage.

Class A Inventory Features

The following rules apply to Class A heritage items and groups features listed in Appendix H1 Heritage Inventory, hereafter called ‘inventory features’

R279 Permitted Activities

The following are permitted activities for Class A items.

- a. Minor works and maintenance*
- b. Interior structural works associated with earthquake strengthening, alterations and/or additions provided that:
 - i. The works are not within a building listed for interior values in Appendix H1
 - ii. The works do not change or alter the external physical footprint or appearance of the building

Comment

Normal building upkeep can occur without Council involvement.

Benefits: Owners have certainty over routine upkeep.

Costs: There is no cost to Council or owners.

Effectiveness: Effective.

Efficiency: Efficient.

Appropriateness: It is appropriate to allow normal maintenance.

R280 Discretionary activities.

The following are discretionary activities for Class A items.

- a. Interior structural works associated with earthquake strengthening, interior alterations and/or additions in a building listed for interior values in Appendix H1 provided that, for major physical alterations, a conservation report* shall be prepared by persons suitably qualified in heritage conservation prior to the physical works being undertaken
- b. Alterations or additions that affect the exterior of the building, provided that, for major physical alterations, a conservation report* shall be prepared by persons suitably qualified in heritage conservation prior to the physical works being undertaken
- c. Erection of new structures or removal of structures in a Class A Group area other than a specifically listed Class A structure.

Note: The Council* will waive resource consent fees for Discretionary activities associated with the use and development of Class A inventory features. Discretionary applications may be publicly notified.

Comment

Summary of benefits: Works will be guided by professionally prepared conservation reports, ensuring appropriate development.

Summary of costs: The costs of conservation reports will be relatively minor compared to development costs, and will be outweighed by the benefits gained.

Financial costs of resource consent and associated potential time delay.

Effectiveness: Expert guidance will be effective in ensuring historic heritage benefits

Efficiency: The costs of this rule are unavoidable and would likely result from the imposition of any rule. Any costs are considerably outweighed by the benefits.

Appropriateness: The rule is considered to be appropriate.

R281 Non-complying activities

The following are non-complying activities for Class A items:

- a. Demolition or relocation of any Class A inventory feature or structure
- b. Interior structural works for earthquake strengthening, interior alterations and/or additions to a building listed for interior values in Appendix H1, for major physical alterations, where a conservation plan* or report has not been prepared by suitably qualified persons
- c. Alterations or additions that affect the exterior of the building where a conservation plan* or report has not been prepared by suitably qualified persons.

Note: Non-complying activities will generally be publicly notified.

Comment

Summary of benefits: Demolition or relocation will be appropriately avoided. Works will be guided by professionally prepared conservation reports, ensuring appropriate development.

Summary of costs: Retentions costs may be high, and are addressed in policies and methods. The costs of conservation reports will be relatively minor compared to development costs, and will be outweighed by the benefits gained.

Financial costs of resource consent and associated potential time delay.

Effectiveness: Expert guidance will be effective in ensuring historic heritage benefits.
Efficiency: The costs of this rule are unavoidable and would likely result from the imposition of any rule.
Appropriateness: The rule is considered to be appropriate.

Class B Inventory Features

The following rules apply to Class B heritage items and groups features listed in Appendix H2 Heritage Inventory, hereafter called 'inventory features'.

R282 Permitted Activities

The following are permitted activities for Class B items:

- a. Minor works and maintenance*
- b. Interior structural works associated with earthquake strengthening, alterations and/or additions provided that:
 - i. The works are not within a building listed for interior values in Appendix H1
 - ii. The works do not change or alter the external physical footprint or appearance of the building

Comment

Normal building upkeep can occur without Council involvement.

Benefits: Owners have certainty over routine upkeep.

Costs: There is no cost to Council or owners.

Effectiveness: Effective.

Efficiency: Efficient.

Appropriateness: It is appropriate to allow normal maintenance.

R283 Controlled Activities

The following are controlled activities for Class B items:

- a. Interior structural works associated with earthquake strengthening, alterations and/or additions within a building listed for interior values provided that a conservation plan or report has been prepared by persons suitably qualified in heritage conservation
- b. Minor works and maintenance* that do not comply with the meaning of minor works and maintenance*

Council retains control over the following matters:

- i.. The area of work that fails to comply with a conservation plan or report that has been prepared by persons suitably qualified in heritage conservation
- ii.. The area of works that fails to comply with the meaning of minor works and maintenance.

Comment

Summary of benefits: Works will be guided by professionally prepared conservation

reports, ensuring appropriate development.

Summary of costs: The costs of conservation reports will be relatively minor compared to development costs, and will be outweighed by the benefits gained.

Financial costs of resource consent and associated potential time delay.

Effectiveness: Expert guidance will be effective in ensuring historic heritage benefits

Efficiency: The costs of this rule are unavoidable and would likely result from the imposition of any rule. Any costs are considerably outweighed by the benefits.

Appropriateness: The rule is considered to be appropriate.

R284 Restricted Discretionary Activities

The following are restricted discretionary activities for Class B items:

- a. Interior structural works associated with earthquake strengthening, alterations and/or additions within a building listed for interior values where a conservation plan or report has not been prepared by persons suitably qualified in heritage conservation
- b. Alterations or additions that affect the exterior of the building
- c. Erection of new structures or removal of structures in a Class B Group area other than a specifically listed Class B structure.

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

- i.. Works are compatible with the original fabric of the building, but visually distinct enough to be recognised as new work.
- ii. Additions or alterations reflect the original architectural style, character and scale of the building and are not visually dominant.
- iii. Materials, form and colour
- iv. Works minimise alteration to street elevations.
- v. Effect on existing heritage fabric and values

For new buildings in a Class B Group area

- d. External design and appearance of the building, including building materials and external colour.
- e. The values and scale of the Group or precinct within which the site is located
- f. Relationship to the adjoining buildings

Comment

Summary of benefits: Works will be guided by professionally prepared conservation reports, ensuring appropriate development.

Summary of costs: The costs of conservation reports will be relatively minor compared to development costs, and will be outweighed by the benefits gained.

Financial costs of resource consent and associated potential time delay.

Effectiveness: Expert guidance will be effective in ensuring historic heritage benefits

Efficiency: The costs of this rule are unavoidable and would likely result from the imposition of any rule. Any costs are considerably outweighed by the benefits.

Appropriateness: The rule is considered to be appropriate.

R285 Discretionary activities

The following are discretionary activities for Class B items:

- a) Demolition or relocation

Note: The Council* will waive resource consent fees associated with the use and development of Class B inventory features for controlled and restricted discretionary activities or for discretionary activities for relocation provided the relocation results in the enhancement of the Inventory item. Controlled activities will be non-notified. Restricted discretionary activities may be publicly notified. Discretionary activities will generally be publicly notified.

Summary of benefits: Demolition or relocation will be appropriately avoided. Summary of costs: Financial costs of resource consent and associated potential time delay. Retentions costs may be high, and are addressed in policies and methods.

Effectiveness: Expert guidance will be effective in ensuring historic heritage benefits.

Efficiency: The costs of this rule are unavoidable and would likely result from the imposition of any rule.

Appropriateness: The rule is considered to be appropriate.

Class C Inventory Features

The following rules apply to Category C heritage items and groups features listed in Appendix H3 Heritage Inventory, hereafter called 'inventory features'

R286 Permitted Activities

The following are permitted activities for Class C items:

- a. Minor works and maintenance*
- b. Alterations and additions

Comment

Normal building upkeep can occur without Council involvement.

Benefits: Owners have certainty over routine upkeep.

Costs: There is no cost to Council or owners.

Effectiveness: Effective.

Efficiency: Efficient.

Appropriateness: It is appropriate to allow normal maintenance.

R287 Controlled Activities

The following are controlled activities for Class C items:

- a. Demolition or relocation

Council retains control over following matter:

- i. Compliance with NZ Historic Places Trust Guidelines for Recording of Historic Items

Note: The Council* will waive resource consent fees associated with the use and development of Class C inventory features for controlled activities for relocation or

demolition provided the relocation or demolition results in the enhancement of the Inventory item. Applications may be publicly notified.

Comment

Summary of benefits: Minor historic heritage will be recorded prior to demolition or relocation.

Summary of costs: The costs of heritage recording will be relatively minor compared to other costs, and will be outweighed by the benefits gained.

Financial costs of resource consent and associated potential time delay.

Effectiveness: Expert guidance will be effective in ensuring historic heritage benefits

Efficiency: The costs of this rule are unavoidable and would likely result from the imposition of any rule. Any costs are considerably outweighed by the benefits.

Appropriateness: The rule is considered to be appropriate.

Old Town Area

The following rules apply to the Old Town Overlay and those items listed in Appendix H4 and apply in addition to the rules that apply to Appendix H1 and H2 inventory features.

Precedence of Rules Where There is a Conflict

Where there is conflict between the rules of the underlying zone and the rules of this overlay zone, the more stringent activity status applies. For the avoidance of doubt:

a. Where an activity is a permitted activity in the underlying zone and no construction, exterior alteration or demolition of structures is proposed, the activity is a permitted activity.

b. Where an activity is a permitted activity in the underlying zone but involves is a restricted discretionary activity in this chapter (due to proposed construction or exterior alteration of a structure), then the activity is a restricted discretionary activity in accordance with Rules R180 – R183 the rules below.

c. Where an activity is a non-complying activity in the underlying zone but is a discretionary activity in this chapter (due to proposed demolition of a structure), then the activity remains a non-complying activity.

Waiver of Resource Consent Fees

Where an activity would have been a permitted activity under the underlying zone but requires a resource consent under the above provisions, the Council will waive resource consent fees.

R288 Permitted Activities

The following are permitted activities in the Old Town Overlay

- a. Minor works and maintenance for all buildings not covered by other rules in this Topic
- b. Interior structural works associated with earthquake strengthening, alterations and/or additions provided that:
 - i. The works are not within a building listed for interior values in Appendix H1 or H2
 - ii. Alterations or additions to buildings not listed in Appendix H1 or H2 and provided the works do not change or alter the external physical footprint or appearance of the building

Comment

Normal building upkeep can occur without Council involvement.

Benefits: Owners have certainty over routine upkeep.

Costs: There is no cost to Council or owners.

Effectiveness: Effective.

Efficiency: Efficient.

Appropriateness: It is appropriate to allow normal maintenance.

R289 Controlled Activities

The following are controlled activities in the Old Town Overlay:

- a. Alterations or additions that affect the exterior footprint or appearance of the building provided the building is not listed in Appendix H1 or H2, or in H4 as a primary feature
- b. Erection of new structures
- c. Demolition or relocation of building provided the building is not listed in Appendix H1 or H2 or as a contributory building

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

Comment

Summary of benefits: Demolition of non-historic heritage buildings will be facilitated. Significant changes or new buildings will fit well into the context of the area.

Summary of costs: Financial costs of resource consent and associated potential time delay.

Effectiveness: Expert guidance will be effective in ensuring historic heritage benefits

Efficiency: The costs of this rule are unavoidable and would likely result from the imposition of any rule. Any costs are considerably outweighed by the benefits.

Appropriateness: The rule is considered to be appropriate.

R290 Restricted Discretionary Activities

The following are restricted discretionary activities in the Old Town Overlay

- a. Demolition, partial demolition or relocation of a contributory building provided the building is not listed in Appendix H1 or H2

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

- i. The effect of the demolition on the heritage values of nearby buildings or the streetscape setting or the precinct.

Note: The Council* will waive resource consent fees associated for controlled activities. Controlled activities applications may be publicly notified. Discretionary applications

will generally be publicly notified.

Comment

Summary of benefits: Demolitions or relocation will be appropriately avoided. Summary of costs: Financial costs of resource consent and associated potential time delay. Retentions costs may be high, and are addressed in policies and methods.

Effectiveness: Assessment of the context will be effective in ensuring historic heritage benefits.

Efficiency: The costs of this rule are unavoidable and would likely result from the imposition of any rule.

Appropriateness: The rule is considered to be appropriate.

Residential Items and Precincts

The following rules apply to Residential items and precincts listed in Appendix H5 Heritage Inventory, hereafter called 'inventory features'.

R291 Permitted Activities

The following are permitted activities where they comply with the performance below:

- a. Minor works and maintenance
- b. Alterations and additions provided that they are not visible from the street frontage

Comment

Normal building upkeep can occur without Council involvement.

Benefits: Owners have certainty over routine upkeep.

Costs: There is no cost to Council or owners.

Effectiveness: Effective.

Efficiency: Efficient.

Appropriateness: It is appropriate to allow normal maintenance.

R292 Controlled Activities

The following are controlled activities for residential inventory features in appendix H5:

- a. Alterations or additions that are visible from the street frontage affect the exterior footprint or appearance of the building provided the building is not listed in Appendix H1 or H2
- b. Erection of new structures visible from the street frontage.

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

- i. Additions or alterations reflect the original architectural style, character and scale
- ii. Effect on existing heritage fabric and values
- iii. Precinct values

Comment

Summary of benefits: The identified character of items or precincts will be retained.

Summary of costs: The costs of good design will be relatively minor compared to development costs, and will be outweighed by the benefits gained.

Financial costs of resource consent and associated potential time delay.

Effectiveness: Expert guidance will be effective in ensuring historic heritage benefits

Efficiency: The costs of this rule are unavoidable and would likely result from the imposition of any rule. Any costs are considerably outweighed by the benefits.

Appropriateness: The rule is considered to be appropriate.

R293 Restricted Discretionary Activities

The following are restricted discretionary activities for residential inventory features in appendix H5:

a. Demolition, partial demolition or relocation

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

i. Heritage values of nearby buildings or the streetscape setting or the precinct.

ii. Colours, materials and design of replacement structure

Note: The *Council will waive resource consent fees associated with the use and development of residential inventory features. Discretionary applications may be publicly notified.**

Comment

Summary of benefits: Demolitions or relocation will be appropriately avoided. Summary

of costs: Financial costs of resource consent and associated potential time delay.

Retentions costs may be high, and are addressed in policies and methods.

Effectiveness: Assessment of the context will be effective in ensuring historic heritage benefits.

Efficiency: The costs of this rule are unavoidable and would likely result from the imposition of any rule.

Appropriateness: The rule is considered to be appropriate.

* * *

Appendix

Heritage Inventory List H1-H5

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
Appendix H1									
Class A Items and Groups									
1	Ward Observatory and Telescope (include interior)	Cooks Garden	170 Cat I	Class A		Interior	Existing		
6	Sarjeant Gallery (include interior)	Queens Park	167 Cat I	Class A		Interior	Existing		
8	Veterans' Steps & Lion Monument	Queens Park	995 Cat II	Class A			Existing		
11	Durie Hill Memorial Tower	Tower Crescent	978 Cat II	Class A			Existing		
16	St Joseph's Convent (Catholic)	Jerusalem GR884.814	961 Cat II	Class A			Existing		
17	St Joseph's Church (Catholic) (include interior)	Jerusalem GR 885.815	161 Cat I	Class A		Interior	Existing		
18	Bushy Park Homestead (include interior)	Rangitatau East Road GR754.546	157 Cat I	Class A		Interior	Existing		
20	Kemp Monument	Moutoa Gardens	165 Cat I		Class A Group		Existing		
21	Moutoa Monument	Moutoa Gardens	987 Cat II		Class A Group		Existing		
22	School Memorial (?)	Moutoa Gardens	2743 Cat II		Class A Group		Existing		
23	Maori WWI Memorial	Moutoa Gardens	4954 Cat II		Class A Group		Existing		
25	Kawana Flourmill and Watermill (include interior)	Matahiwi GR946.965	158 Cat I	Class A			Existing		
27	Oneida Homestead (include interior)	Fordell GR975.374	160 Cat I	Class A			Existing		
32	St Mary's Church (Anglican)	Upokongaro GR909.467	163 Cat I	Class A		Interior	Existing		
33	Wanganui Collegiate School toilet blocks (2)	132 Liverpool Street	1007 Cat II	Class A	Class A Group		Existing		
34	Wanganui Collegiate School Chapel	132 Liverpool Street	999 Cat II	Class A	Class A Group		Existing		
35	Wanganui Collegiate School Grey House	132 Liverpool Street	1001 Cat II	Class A	Class A Group		Existing		
36	Wanganui Collegiate School Big School	132 Liverpool Street	1004 Cat II	Class A	Class A Group		Existing		
54	Wanganui Collegiate School Pavilion	132 Liverpool Street	1005 Cat II	Class A	Class A Group		Existing		
56	Royal Wanganui Opera House	69 St Hill Street	169 Cat I	Class A			Existing		
59	Durie Hill Elevator Shaft/ Tunnel (include interior)	Tower Crescent to Anzac Parade	164 Cat I	Class A		Interior	Existing		
62	Wanganui Collegiate School Hadfield House	132 Liverpool Street	1002 Cat II	Class A	Class A Group		Existing		
63	Standard Chain Mark	Moutoa Gardens	7101 Cat I	Class A			Existing		
79	St. Paul's Memorial Church	Anaua Street, Putiki		Class A		Interior	Existing		
274	Cameron Blockhouse	Marangai GR914.347	7179 Cat I	Class A			Existing		
277	Strachan's Cave	Kaukatea Valley Road, Okoia	7308 Cat I	Class A			Existing		
316	Alexander Library	Queens Park		Class A			Existing	2009	
319	War Memorial Hall	Watt Street	7442 Cat I	Class A			Existing	2009	
320	Airport Terminal and Control Tower	Wanganui Airport		Class A			Existing	2009	

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
322	Wairere House	1 Bates Street		Class A			Existing	2009	
364	Tikitiki, house	14 Wikitoria Road		Class A			New		
369	NZ Rifle Brigade Memorial Seat	Cnr Great North Road/Virginia Road		Class A			New		
370	Heads Road Cemetery	Heads Rd, Guyton, Ridgway Sts	7700 Cat 1	Class A			New		
371	Ballance Memorial (plinth only)	Moutua Garden	967 Cat II		Class A Group		New		
372	Wanganui Collegiate Selwyn House	132 Liverpool Street		Class A	Class A Group		New		
373	Wanganui Collegiate Marris House	132 Liverpool Street	1003 Cat II	Class A	Class A Group		New		
374	Native Land Court, Rutland Street	11 Rutland Street	7783 Cat 1	Class A			New		OTCZ
Appendix H2									
Class B Items and Groups									
4	Clock tower	Cooks Gardens	976 Cat II	Class B			Existing		
5	Golden Gates	Cooks Gardens	984 Cat II	Class B			Existing		
9	Watt Memorial Fountain	Intersection of Victoria Ave and Ridgway Street	1013 Cat II	Class B			Existing		OTCZ
10	Cenotaph	Queens Park	974 Cat II	Class B			Existing		
11	St Peter's Church (Anglican)	69 Koromiko Street	992 Cat II	Class B			Existing		
14	Friends School original homestead	Great North Road	2739 Cat II	Class B			Existing		
15	Friends School classroom block	Great North Road	954 Cat II	Class B			Existing		
19	Church Peparā (Anglican)	Koriniti	957 Cat II	Class B			Existing		
26	Netherdale Homestead	Fordell GR958.363	959 Cat II	Class B			Existing		
28	Bushy Park Stables	Rangitatau East Road GR754.546	952 Cat II	Class B			Existing		
29	South African (Boer) War Memorial	Cooks Gardens	972 Cat II	Class B			Existing		
30	Matai Awa	2 Parsons Street	5451 Cat II	Class B			Existing		
31	Belmont (dwelling)	Belmont Road	5474 Cat II	Class B			Existing		
38	Bastia Hill Water Tower	13 Bastia Avenue	970 Cat II	Class B			Existing		
39	Wanganui Club	136 St Hill Street	998 Cat II	Class B			Existing		
40	Waireka (Fitzherbert House)	139 Glasgow Street	980 Cat II	Class B			Existing		
41	Braeburn Flats (former Braeburn Hotel)	15 Anzac Parade	973 Cat II	Class B			Existing		
44	Wanganui Rowing Club Building	1A Taupo Quay	1010 Cat II	Class B			Existing		OTCZ
45	Field House	246 Somme Parade	979 Cat II	Class B			Existing		
46	Bank of NZ Building (former)	26 Victoria Avenue	969 Cat II	Class B			Existing		OTCZ
48	Cosmopolitan Club (former)	30 Drews Ave	2741 Cat II	Class B			Existing		OTCZ

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
50	Riverlands (dwelling)	32-40 Riverbank Road	960 Cat II	Class B/Interior		Interior	Existing		
51	St Johns Post Office (former)	373 Victoria Avenue	991 Cat II	Class B			Existing		
52	Bank of New South Wales (former)	39 Victoria Avenue	968 Cat II	Class B			Existing		OTCZ
53	Maramarama (Claverley) (dwelling)	4 Acton Place	975 Cat II	Class B			Existing		
57	Wanganui Commercial Club	72 St Hill Street	1008 Cat II	Class B			Existing		
58	National Bank of NZ Bldg	98 Victoria Avenue	988 Cat II	Class B			Existing		
60	Sarjeant House	47 Bell Street	985 Cat II	Class B			Existing		
64	Whanganui Regional Museum	Watt Street	1009 Cat II	Class B			Existing		
65	Craig House	238 Wicksteed Street	986 Cat II	Class B			Existing		
66	Kawana Miller's Cottage (include interior)	Matahiwi GR948.764	159 Cat I	Class B			Existing		
67	St Oswald's Church (Anglican)	Crn SH3 / Western Line	956 Cat II	Class B			Existing		
70	Freeman R Jackson Memorial Pergola	Racecourse grounds, Purnell Street, Westmere	982 Cat II	Class B			Existing		
71	Residences 80-82 Campbell Street	80-82 Campbell Street			Class B Group Facades		Existing		
73	Roots House	107 Springvale Road		Class B			Existing		
75	Kent House	26 Kent Rd		Class B			Existing		
91	Pill Boxes	Castlecliff Beach		Class B			Existing		
92	Winter Gardens Building	Virginia Lake		Class B			Existing		
93	Pump House	Virginia Lake		Class B			Existing		
94	Higginbottom Fountain	Virginia Lake		Class B			Existing		
95	Statue of Tainui	Virginia Lake		Class B			Existing		
96	Gates and Avenue of Palms at entrance from Virginia Road	Virginia Lake		Class B			Existing		
101	Pill Box(es)	South Beach		Class B			Existing		
109	Fernielea Homestead	No2 Line GR967.359		Class B			Existing		
110	Lambhill Homestead	Warrengate GR961.347		Class B			Existing		
282	Repertory Theatre	4 Ridgway Street		Class B			Existing	2009	
283	Blacks (facade above verandah)	73-75 Victoria Avenue		Class B	Façade above verandah		Existing	2009	
284	Savage Club	55-65 Drews Avenue		Class B			Existing	2009	
285	Colliers Piano and Music Warehouse	57 Victoria Avenue		Class B			Existing	2009	
286	Saleks's Building	151-155 Victoria Avenue cr Guyton		Class B			Existing	2009	
287	Imperial Buildings	142-144 Victoria Avenue		Class B			Existing	2009	
288	Williams Jewellers (including interior)	64 Victoria Avenue		Class B		Interior	Existing	2009	
289	Black Cat (facade above verandah)	164-168 Victoria Avenue		Class B	Façade above verandah		Existing	2009	

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
290	Berkeley Buildings	68 Guyton Street		Class B	Class B Group		Existing	2009	
291	Wanganui Arts Society	Trafalgar Place Cooks Gardens		Class B			Existing	2009	
292	Ilminster Buildings	85-91 Guyton Steet		Class B			Existing	2009	
293	Plunket Rooms	4 Campbell Street		Class B			Existing	2009	
294	St Paul's Presbyterian Church	112 Guyton Street		Class B			Existing	2009	
295	Perrett's Buildings	Cr Victoria Avenue and Maria Place		Class B			Existing	2009	
296	Earle's Building	Cr Victoria Avenue and Guyton Street		Class B			Existing	2009	
297	Victoria Court	92-96 Victoria Avenue		Class B			Existing	2009	
298	Jockey Club Offices	30 Maria Place		Class B			Existing	2009	
299	King's Chambers	28 Maria Place		Class B			Existing	2009	
300	Accountants' Chambers	26 Maria Place		Class B			Existing	2009	
301	Steak Out	72 Guyton Street		Class B	Class B Group		Existing	2009	
302	Brookfields	70 Guyton Street		Class B	Class B Group		Existing	2009	
303	Chainey's (facade above verandah)	66 Guyton Street		Class B	Class B Group	Façade ab	Existing	2009	
304	The Bakery	64 Guyton		Class B	Class B Group		Existing	2009	
305	Olivers (facade above verandah)	60 Guyton		Class B	Class B Group	Façade ab	Existing	2009	
306	McGruer's	cnr Victoria Avenue/Guyton Street		Class B			Existing	2009	
306	McGruer's (facade above verandah and verandah columns)	75 - 77 Guyton Street		Class B	Façade above verandah		Existing	2009	
307	Central City Pharmacy	121 Victoria Avenue		Class B			Existing	2009	
308	Purdy's (facade above verandah)	135 and 137-137A Victoria Avenue		Class B	Façade above verandah		Existing	2009	
309	Spillanes	139 Victoria Avenue		Class B			Existing	2009	
310	Central Fire Station	139 Guyton Street		Class B			Existing	2009	
311	Selwyn Building	74-84 Victoria Avenue		Class B			Existing	2009	
312	United Friendly Societies Building	67-69 Guyton Street		Class B			Existing	2009	
313	Trinity Buildings	170-188 Victoria Avenue		Class B			Existing	2009	
314	Grand Hotel	99 St Hill Street		Class B			Existing	2009	
315	Ladies' Rest	75 St Hill Rooms		Class B			Existing	2009	
317	Dustin's	59 Victoria Avenue		Class B			Existing	2009	
318	Power Board Offices	151 St Hill Street		Class B			Existing	2009	
321	District Council Offices	Guyton Street		Class B			Existing	2009	
323	Departmental Building	Watt Street		Class B			Existing	2009	
324	Hastings Moore	88 Guyton Street,		Class B			Existing	2009	

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
325	Gower's Building (facade above verandah)	163 Victoria Avenue		Class B	Class B Group		Existing	2009	
326	Dominion Buildings	165-169 Victoria Avenue		Class B	Class B Group		Existing	2009	
327	D A Morrison	171-175 Victoria Avenue		Class B	Class B Group		Existing	2009	
328	Hughes Building	179 Victoria Avenue		Class B	Class B Group		Existing	2009	
329	Carlton Building	183 Victoria Avenue		Class B	Class B Group		Existing	2009	
332	Imlay Graves	Outside 16 Wordsworth Street		Class B			New		
333	Karaka Street Light, 137a Karaka Street	137a Karaka Street		Class B			New		
334	Queens Park School Memorial Gates	Cameron Terrace		Class B			New		
335	Purnell House	79 Purnell Street		Class B			New		
337	Margaret Watt Children's Home	Clarkson Avenue		Class B			New		
339	St Anthony's Chapel,	12a York Street		Class B			New		
345	Sacred Heart Chapel	Oakland Avenue		Class B		Interior	New		
347	Wool stores, Bedford Avenue	42 Bedford Avenue		Class B			New		
348	Hipango obelisk	Putiki Drive		Class B			New		
353	Crematorium	McNeill Street		Class B			New		
359	St John's Church, Matarawa	648 No 2 Line		Class B			New		
365	Upokongaro War Memorial Hall	SH4 Upokongaro GR909.467		Class B			New		
368	Maxwell War Memorial	SH3 Maxwell		Class B			New		
463	Haslemere	5 Willis Street	7531 Cat II	Class B			New		
Appendix H3									
Class C Items and Groups									
12	St Peter's Church Lychgate	75 Koromiko Street	993 Cat II	Class C			Existing		
47	Braves Softball Club Rooms	29 Puriri Street	5305 Cat II	Class C			Existing		
49	Walford House	30 Liverpool Street	997 Cat II	Class C			Existing		
55	Bayly House	45 Bell Street	971 Cat II	Class C			Existing		
330	Tram shelter (bus stop)	opposite Aramoho cemetery		Class C			New		
331	Milestone 7, SH4	478 SH4, Upokongaro		Class C			New		
336	Broughton Memorial, Christ Church	235 Wicksteed Street		Class C			New		
338	Old Castlecliff fire station	6 Bryce Street		Class C			New		
340	Lodge Moutoa	43 Tawa Street (group of buildings)			Class C Group		New		
341	Tram Shed/ Fire Station	41 Tawa Street (group of buildings)			Class C Group		New		

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
342	Gonville Town Hall	41 Tawa Street (group of buildings)			Class C Group		New		
343	St George's, Grey Street	125 Grey Street		Class C			New		
346	Wanganui Bowling Club	51 Nelson Street		Class C			New		
350	St Laurence's	8 Gibson Street		Class C			New		
351	Lutheran Church 1887 (St John's,)	98 Harrison Street, Wanganui		Class C			New		
352	Church at Mangamahu	200m past 1698 Mangamahu Rd		Class C			New		
356	Upokongaro Store, SH4	444 SH4, Upokongaro		Class C			New		
358	Tylee Cottage	corner Bell Street and Cameron Terrace		Class C			New		
360	Spriggens Park Gates	216 Guyton Street		Class C			New		
361	Peat Park Gates	17 Peat Street		Class C			New		
362	Mt St Joseph homestead	14 Hillside Terrace		Class C			New		
363	Westmere Memorial Church	51 SH3 Westmere	2738 Cat II	Class C			New		
Appendix H4									
Old Town									
375	Post & Telegraph Office	51 Victoria Ave		Class B			New		OTCZ
376	Chief Post Office	60-62 Ridgway Street		Class B			New		OTCZ
377	The Rutland	52-58 Victoria Avenue (cr Ridgway St)		Class B			New		OTCZ
378	Federal Hotel	2 Taupo Quay		Class B			New		OTCZ
379	Cock & Co warehouse (Quay School for the Arts)	14-16 Taupo Quay		Class B			New		OTCZ
380	Sargood, Son & Ewan (Quay School for the Arts)	24 Taupo Quay		Class B			New		OTCZ
381	Levin and Co (Backhouse building)	28 Taupo Quay cr Drews Avenue		Class B			New		OTCZ
382	Te Oranganui	38 and 40 Drews Ave		Class B			New		OTCZ
383	Cinema 3 (Embassy Theatre)	34 Victoria Avenue		Class B			New		OTCZ
384	George's Fisheries	40 Victoria Avenue		Class B			New		OTCZ
385	Melbourne House Drapery (Victoria's Treasures)	42 Victoria Avenue		Class B			New		OTCZ
386	Hallensteins (Andersons)	50 Victoria Avenue		Class B			New		OTCZ
387	Wakefield Chambers	53-59 Ridgeway and corner Victoria Avenue		Class B			New		OTCZ
388	Thains	1 Victoria Avenue		Class B			New		OTCZ
389	Fosters (Stella)	2 Victoria Avenue		Class B			New		OTCZ
390	Sclander's Warehouse & Bond Store	62 Taupo Quay		Class B			New		OTCZ
391	Shield's (Wanganui Headstones)	64 Taupo Quay		Class B			New		OTCZ

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
392	Metropolitan Hotel former (Carpet Barn)	Cnr Taupo Quay St Hill Street		Class B			New		OTCZ
393	Cracked Pepper	21 Victoria Avenue		Class B			New		OTCZ
394	Drews	19 Victoria Venue		Class B			New		OTCZ
395	AE Kitchen Dispensing Chemists (Maxi Lab)	17 Victoria Avenue		Class B			New		OTCZ
396	Johnston & Co	49 Taupo Quay		Class B			New		OTCZ
397	Public Trust	5 Market Place		Class B			New		OTCZ
398	Chinese Laundry	18 Drews Ave		Class B			New		OTCZ
399	Wanganui Chronicle	20 Drews Ave/Rutland St		Class B			New		OTCZ
400	Wanganui County Council	7 Rutland Street		Class B			New		OTCZ
401	Stevenson's Building	42-44 Drews Ave		Class B			New		OTCZ
402	Dentist Clinic and Studio	33 Victoria Avenue		Class B			New		OTCZ
403	Hatrick's Building	1F Taupo Quay		Class B			New		OTCZ
404	Old National Bank	64 Ridgway St		Contributory			New		OTCZ
405	Hong Kong Café	44 Ridgway St		Contributor	Precinct		New		OTCZ
406	Oddfellows Hall	32 Ridgway St		Contributor	Precinct		New		OTCZ
407	Barnicoat Treadwell Gordon	34 Ridgway St		Contributor	Precinct		New		OTCZ
408	Empress Building	36-38 Ridgway St		Class B			New		OTCZ
409	CL Duigan's	40 Ridgway St		Contributor	Precinct		New		OTCZ
410	Stroud's	42 Ridgway St		Contributor	Precinct		New		OTCZ
411	Tongariro Lodge	Bell Street		Class B			New		OTCZ
412	Druid's Hall	Bell Street		Class B			New		OTCZ
413	Martin & Vernon Bus Depot	45 Taupo Quay		No listing			Suggested		OTCZ
414	Drummond's Warehouse	17 Taupo Quay		No listing			Suggested		OTCZ
415	Tram Shed	27 Taupo Quay		No listing			Suggested		OTCZ
416	Bacon Factory	37 Taupo Quay		No listing			Suggested		OTCZ
418	Bing Harris & Co	20 Taupo Quay		Contributory			New		OTCZ
420	Bon Accord Chambers	25 Ridgway St		Class B			New		OTCZ
421	Duigan's Buildings	23 Ridgway St		Class B			New		OTCZ
422	Ross & Glendining	38 Taupo Quay		Contributory			New		OTCZ
423	AMP Society	16 Victoria Ave		Class B			New		OTCZ
424	Fitzherbert, Marshall & Hutton	41 Drews Ave		No listing			Suggested		OTCZ
426	Exeter Chambers	39 Drews Ave		Class B			New		OTCZ

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
427	Hood's	25a Drews Ave		No listing			Suggested		OTCZ
428	AD Willis Factory	19 Drews Ave		No listing			Suggested		OTCZ
429	Dalgety's	18 St Hill Street		Contributory			New		OTCZ
430	Tucker Bros	69 Ridgway St		Contributor	Precinct		New		OTCZ
431	Freeman R Jackson's Office	67 Ridgway St		Contributor	Precinct		New		OTCZ
432	65 Ridgway Street	65 Ridgway St		Contributor	Precinct		New		OTCZ
433	Provincial Hotel	63 Ridgway St		Contributor	Precinct		New		OTCZ
434	Broadway Bldgs	59 Ridgway St		Class B	Precinct		New		OTCZ
435	HI Jones	25 Victoria Ave		No listing			Suggested		OTCZ
Appendix H5									
Residences 2012									
437	Arts and Crafts	144 Heads Road		Class B			New		
438	Arts and Crafts	14 Grey Street		Class B			New		
439	Californian Bungalow precinct	4 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	39 Grey St			Class B precinct		New		
439	Californian Bungalow precinct	33 Grey St			Class B precinct		New		
439	Californian Bungalow precinct	22 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	11 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	35 Grey St			Class B precinct		New		
439	Californian Bungalow precinct	19 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	6 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	25 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	37 Grey St			Class B precinct		New		
439	Californian Bungalow precinct	16 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	27 Grey St			Class B precinct		New		
439	Californian Bungalow precinct	2 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	7 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	12 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	3 Godwin Cres			Class B precinct		New		
439	Art Deco / Californian Bungalow precinct	26 Godwin Cres		Class B	Class B precinct		New		
439	Californian Bungalow precinct	9 Godwin Cres			Class B precinct		New		

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
439	Californian Bungalow precinct	21 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	29 Grey St			Class B precinct		New		
439	Californian Bungalow precinct	8 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	13 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	5 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	23 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	17 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	1 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	18 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	10 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	41 Grey St			Class B precinct		New		
439	Californian Bungalow precinct	43 Grey St			Class B precinct		New		
439	Californian Bungalow precinct	15 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	1A Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	28 Godwin Cres			Class B precinct		New		
439	Californian Bungalow precinct	20 Godwin Cres			Class B precinct		New		
440	Californian Bungalow	40 Parsons Street		Class B			New		
441	Californian Bungalow	3 Tawa Street		Class B			New		
442	Californian Ranch	238 Heads Road		Class B			New		
443	Californian Ranch	18 Madras Street		Class B			New		
444	Carpenter Gothic (Crellow House)	274 Taupo Quay		Class B			New		
445	Double Bay villa	27 Koromiko Road		Class B			New		
446	English Domestic Revival	42 Brassey Street		Class B			New		
447	English Domestic Revival	2 Tulloch Street		Class B			New		
448	Inter-War Functionalist	2 Kent Road		Class B			New		
449	Inter-War International	4 Parsons Street		Class B			New		
450	Italianate	9 Stark Street		Class B			New		
451	Italianate Bay Villa	305 Somme Parade		Class B			New		
452	Modern Movement Bay Area style	151c Great North Rd		Class B	Demolished		New		
453	Modern Movement International Style precinct	5 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	7 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	22 Turere Pl			Class B precinct		New		

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
453	Modern Movement International Style precinct	6 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	14 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	165 Great North Rd			Class B precinct		New		
453	Modern Movement International Style precinct	8 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	24 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	3 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	13 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	9 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	12 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	10 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	15 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	16 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	1 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	167 Great North Rd			Class B precinct		New		
453	Modern Movement International Style precinct	4 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	14A Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	1A Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	20 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	2 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	11 Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	1C Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	1B Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	Turere Pl			Class B precinct		New		
453	Modern Movement International Style precinct	Turere Pl			Class B precinct		New		
454	Modern Movement International style state houses	9 Nixon Street		Class B			New		
455	Modern Movement International style state houses	11 Nixon Street		Class B			New		
456	Neo-Georgian	49 College Street		Class B			New		
457	Neo-Georgian	120 Liverpool Street		Class B			New		
458	One room wide bay villa precinct	58 Keith Street			Class B precinct		New		
458	One room wide bay villa precinct	54 Keith Street			Class B precinct		New		
458	One room wide bay villa precinct	56 Keith Street			Class B precinct		New		
458	One room wide bay villa precinct	60 Keith Street			Class B precinct		New		

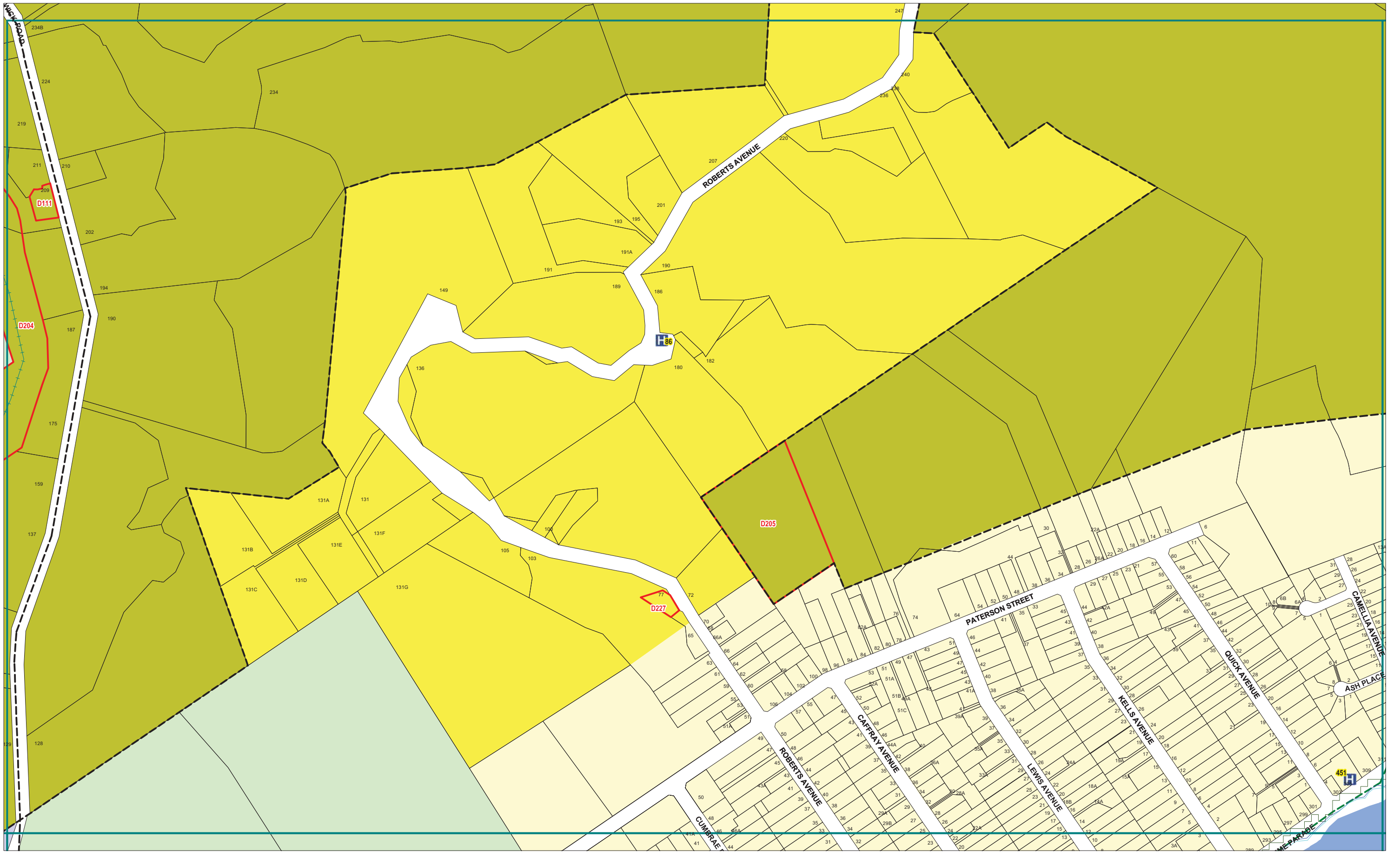
List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
459	Queen Anne	283 St Hill Street		Class B			New		
460	Queen Anne villa	2/6 Caus Avenue		Class B			New		
461	Railway Cottages precinct	194 Anzac Pde			Class B precinct		New		
461	Railway Cottages precinct	189 Anzac Pde			Class B precinct		New		
461	Railway Cottages precinct	192 Anzac Pde			Class B precinct		New		
461	Railway Cottages precinct	188 Anzac Pde			Class B precinct		New		
461	Railway Cottages precinct	193 Anzac Pde			Class B precinct		New		
461	Railway Cottages precinct	190 Anzac Pde			Class B precinct		New		
461	Railway Cottages precinct	191 Anzac Pde			Class B precinct		New		
461	Railway Cottages precinct	195 Anzac Pde			Class B precinct		New		
462	Moderne	239 Somme Parade		Class B			New		
464	Chaplain's House, Collegiate	128 Liverpool Street		Class B	Class A Group		New		
465	Steward's House, Collegiate	128 Liverpool Street	1000 Cat II	Class B	Class A Group		New		
Non Appendix									
Interesting Item and Groups									
3	Waitohi School Building	Wanganui Intermediate School 90 Dublin Street	996 Cat II	No listing			Existing		
72	Residences 8,10,12 and 14 Glasgow Street	8,10,12 and 14 Glasgow Street		No listing			Existing		
77	Residence 3 Tulloch Street	3 Tulloch		No listing			Existing		
349	Former chapel	48 Moana Street		No listing			Suggested		
354	Holly Lodge / Titchfield	71b Waireka Road, Papaiti		No listing			Suggested		
355	Major Brassey house	27 Brassey Road		No listing			Suggested		
357	Fordell Hotel	1185 No 2 Line Fordell		No listing			Suggested		
366	Wyley's Bridge	start of Mangamahu Road		No listing			Suggested		
367	Pilot House, Castlecliff	8 Short Street		No listing			Suggested		
Items researched and Rejected									
	Henson Brick Works	Kukuta Road GR902.437	958 Cat II	(Rural review)			Existing		
	Tram underpass, Aramaho Railway Bridge	Somme Parade end		No Listing			Suggested		
	Mission plaque	end of Mission Road		No Listing			Suggested		
	Cherrybank (Jock McGregor)	84 Wakefield Street		No Listing			Suggested		
	City Marina	Behind Chronicle		No Listing			Suggested		OTCZ

List No.	Name	Location	HPT	Class	Group	Interior	Status	2009	OTCZ
	Red Lion Hotel	45 Anzac Parade		No Listing			Suggested		
	Wanganui East, shops Moana Street	52a to 66 Moana Street		No Listing			Suggested		
	Aramoho Hotel	181 Somme Parade		No Listing			Suggested		
	Ranana War Memorial Hall	4475 Whanganui River Road		No Listing			Suggested		
	Jetties - Imlay, Coal			No Listing			Suggested		
	Hatrick Wharf			No Listing			Suggested		OTCZ

List No.	Name	Location	HPT	Category	Group	Interior
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Appendix

Proposed amendments to Planning Maps



Wanganui District Planning Maps

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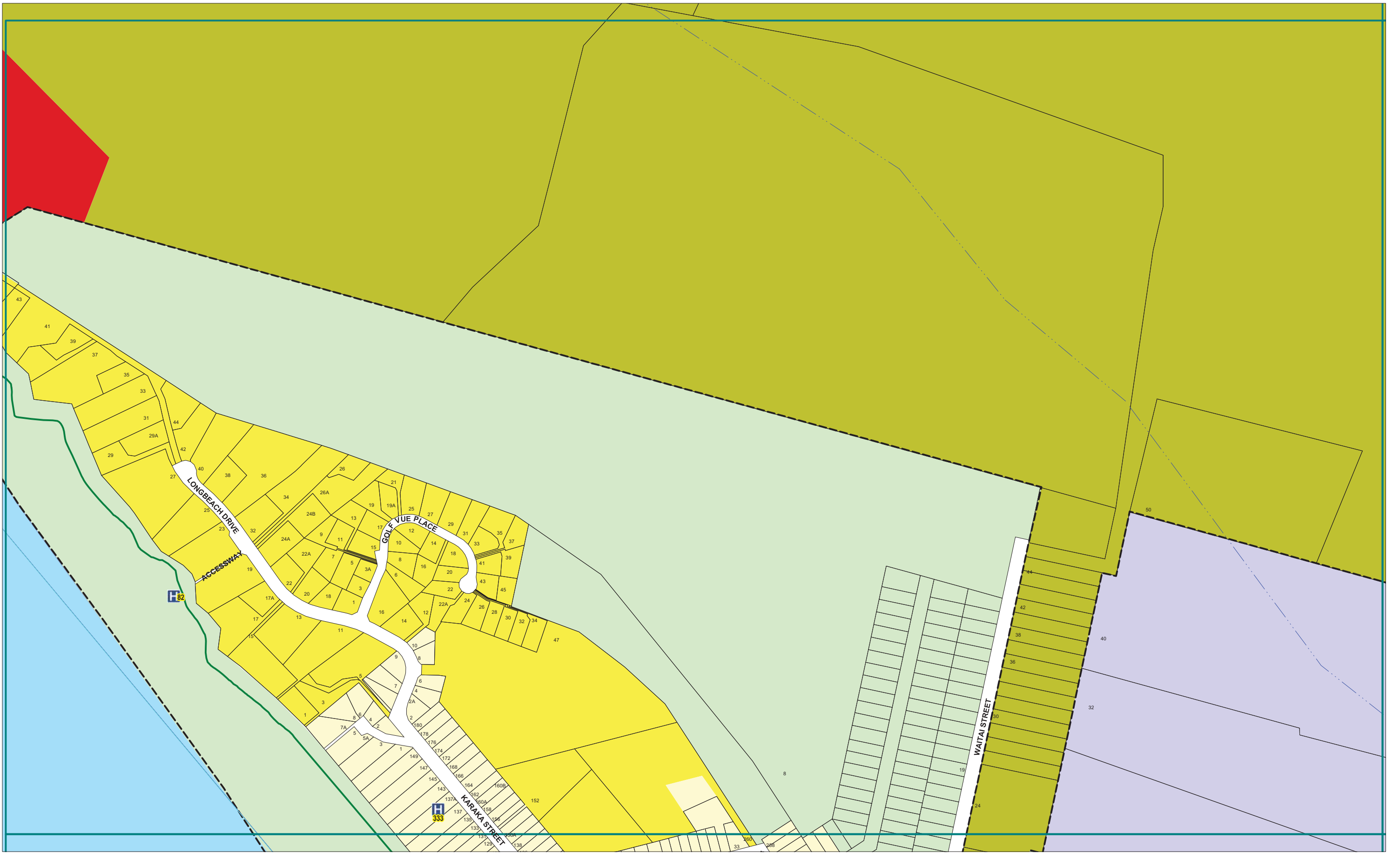
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Urban 1
Last amended 1 November 2012

	R18	R18	
	R18	U1	U2
	R18	U5	U6



Wanganui District Planning Maps

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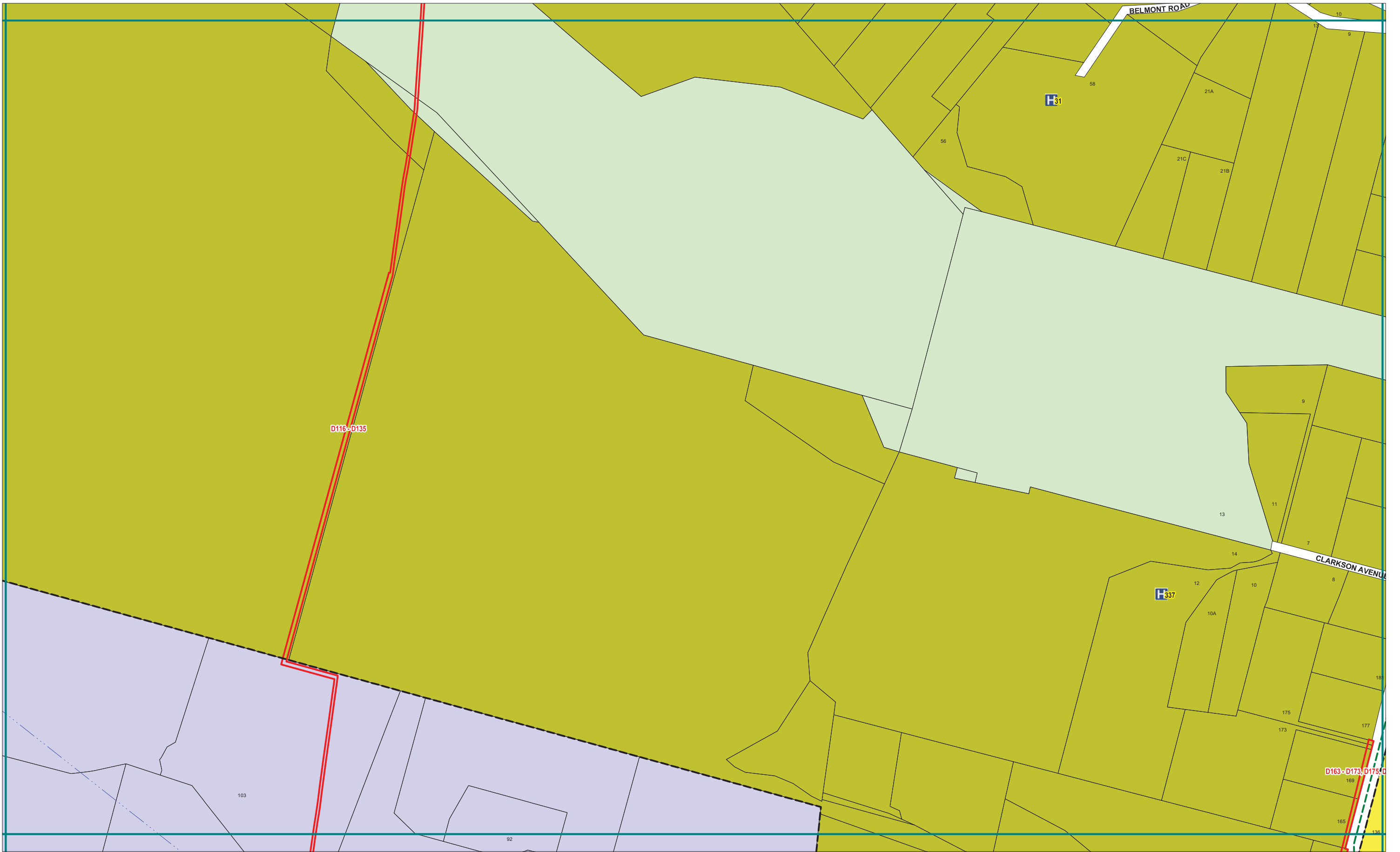
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	R18	U7	
	R18	U12	U13
	R18	U18	U19

Urban 12
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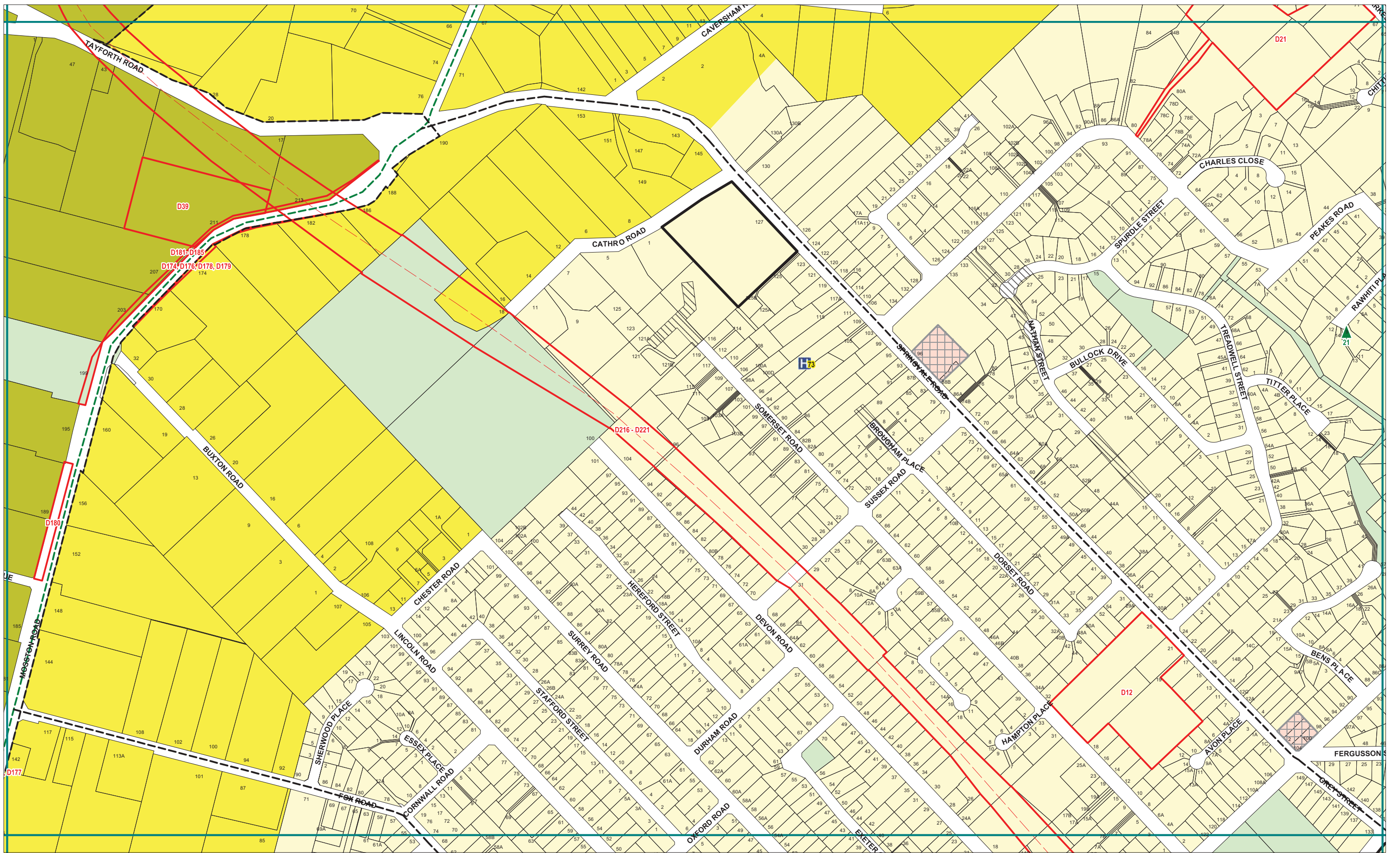
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	U7	U8	
	U12	U13	U14
	U18	U19	U20

Urban 13
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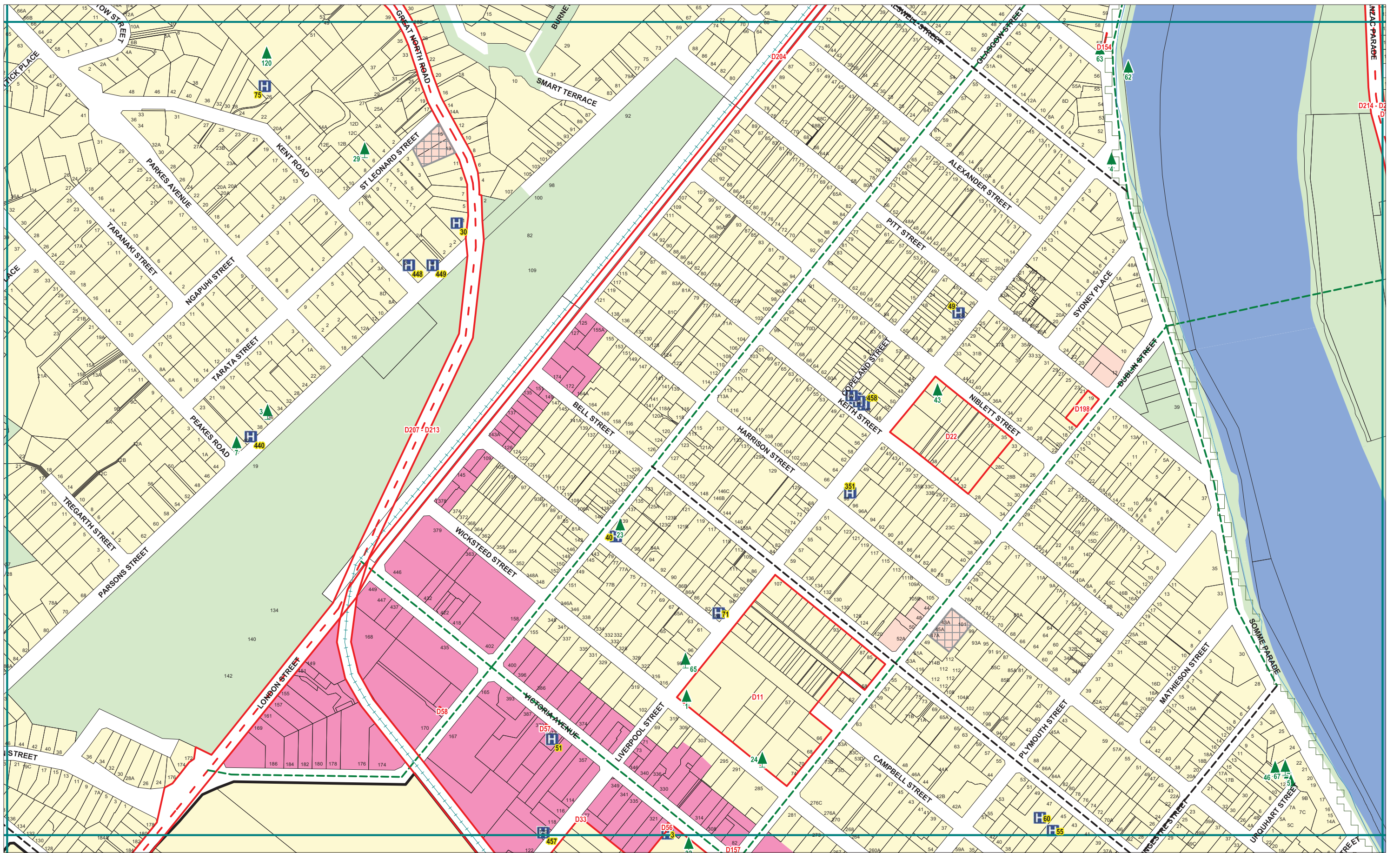
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Urban 14
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N W E S	U8	U9
U13	U14	U15
U19	U20	U21



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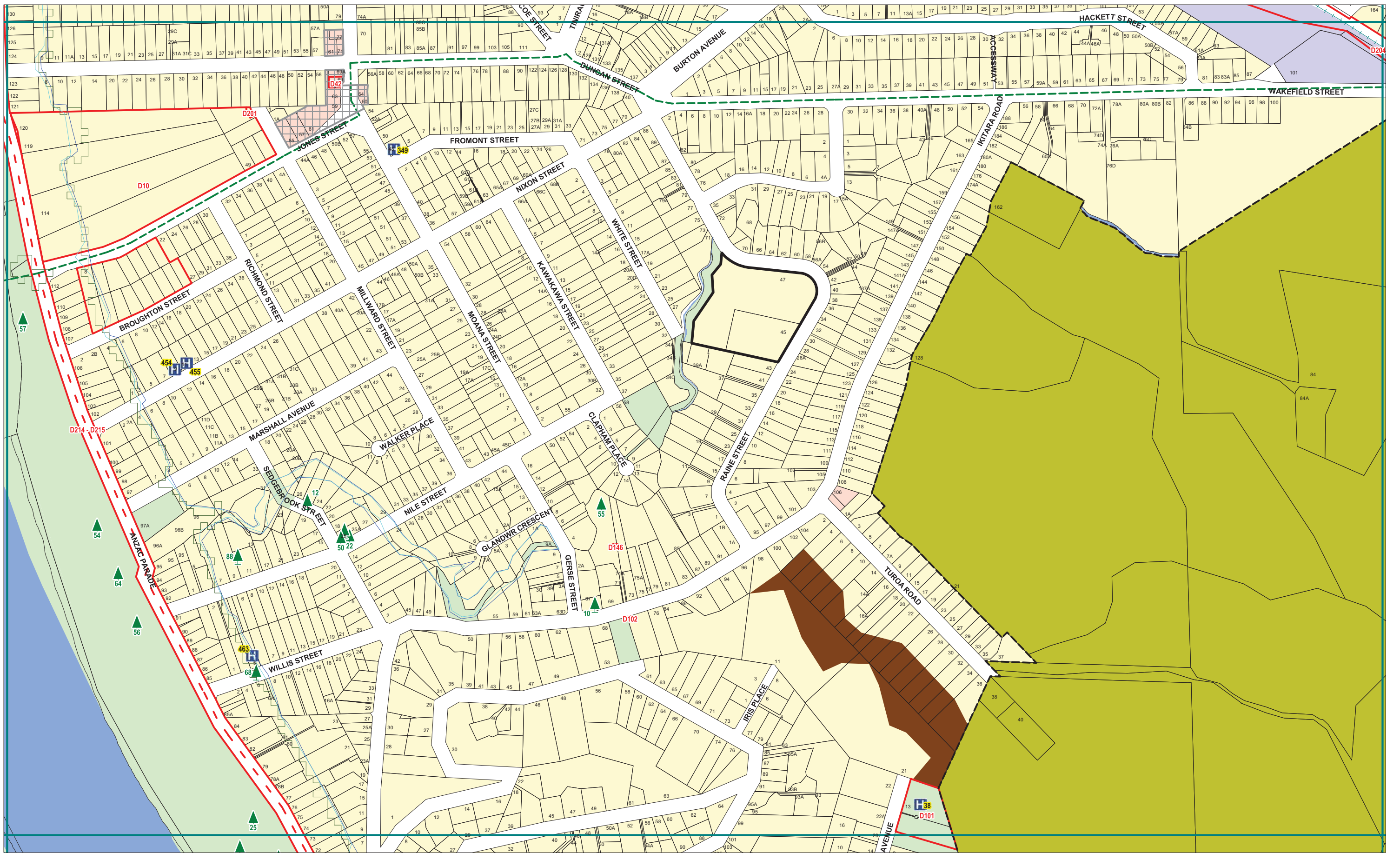
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Urban 15
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N W E S	U9	U10
U14	U15	U16
U20	U21	U22



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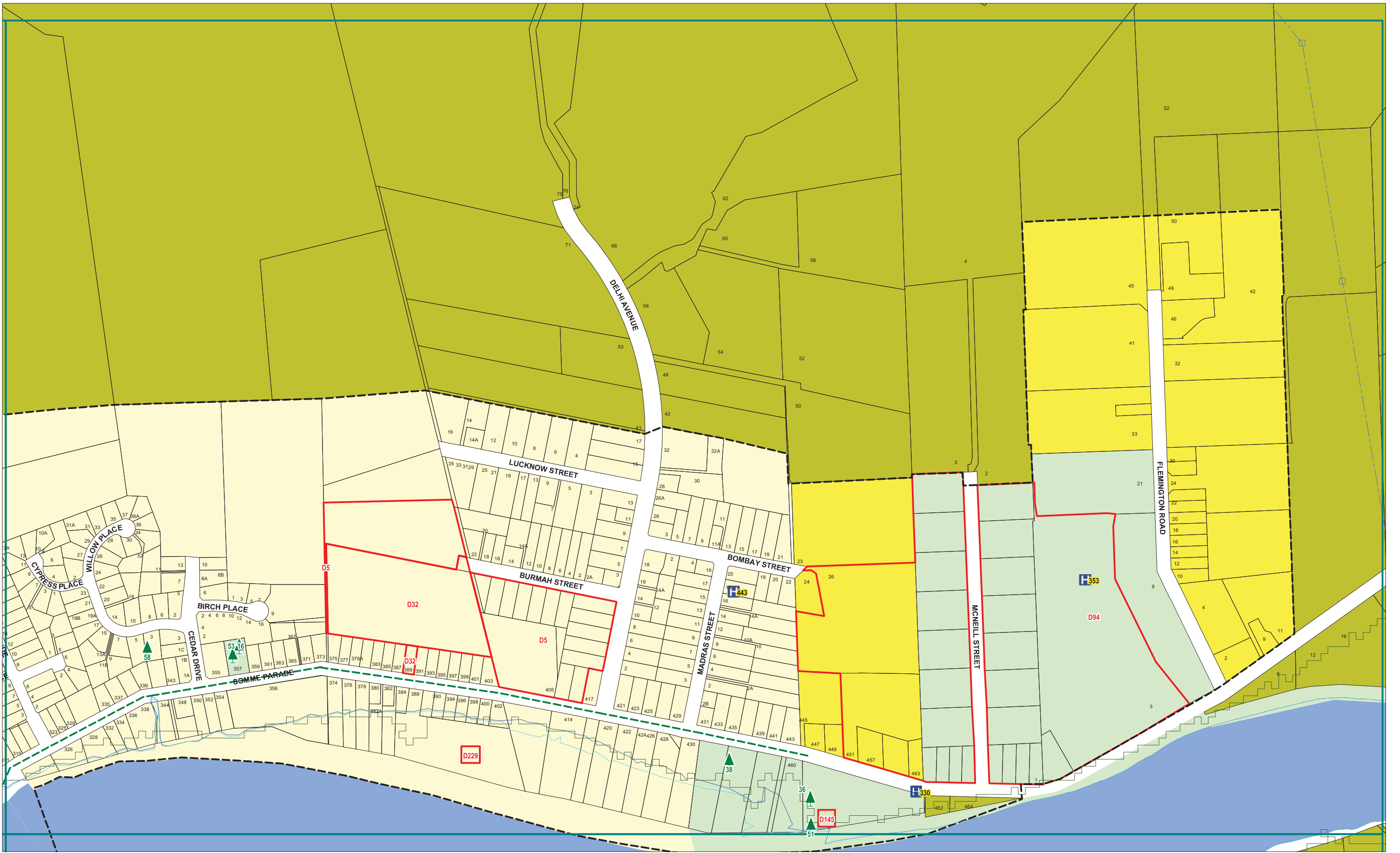
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	U10	U11	
	U15	U16	U17
	U21	U22	U23



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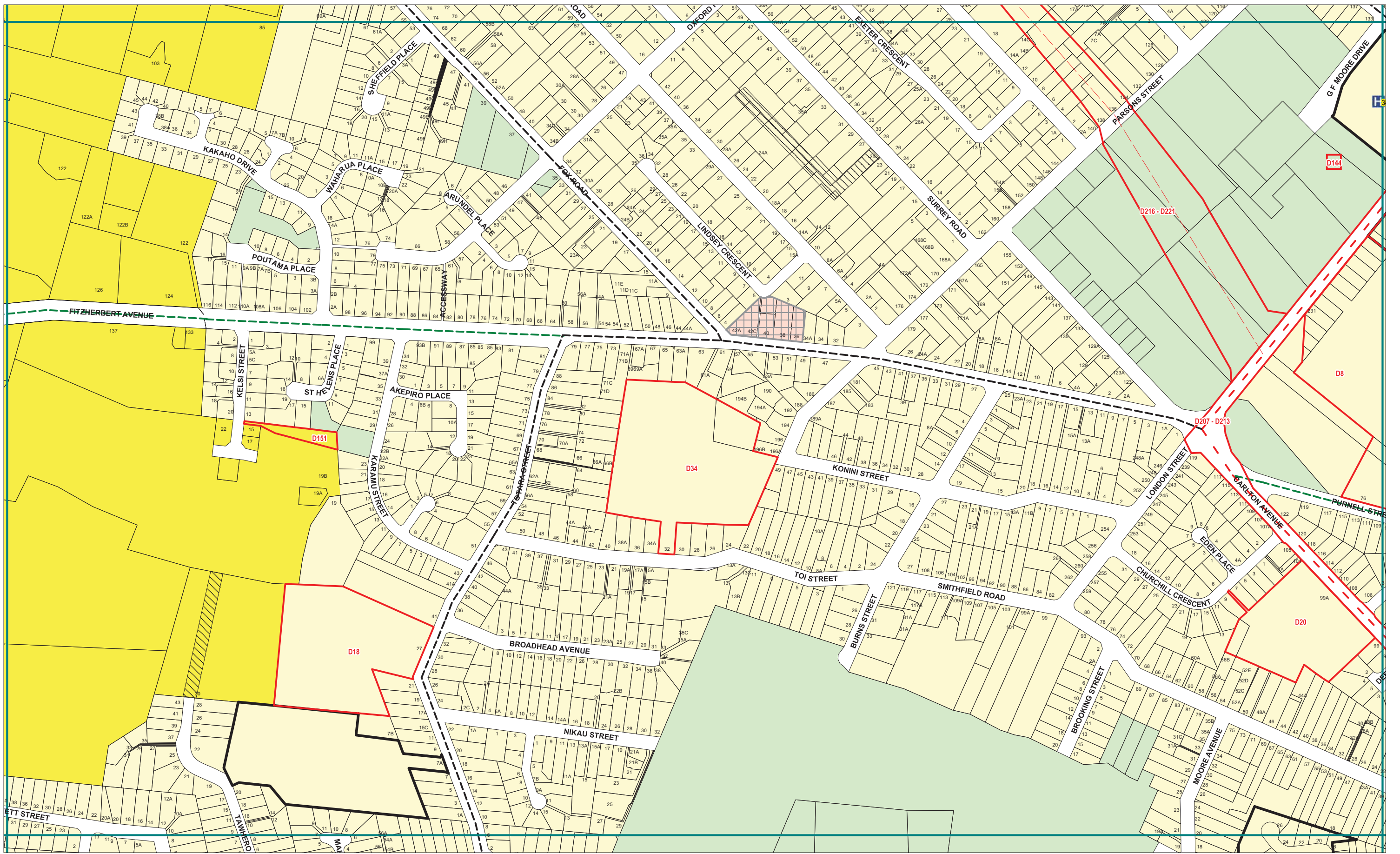
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Urban 2

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	R18	R19	
	U1	U2	R19
	U5	U6	R19



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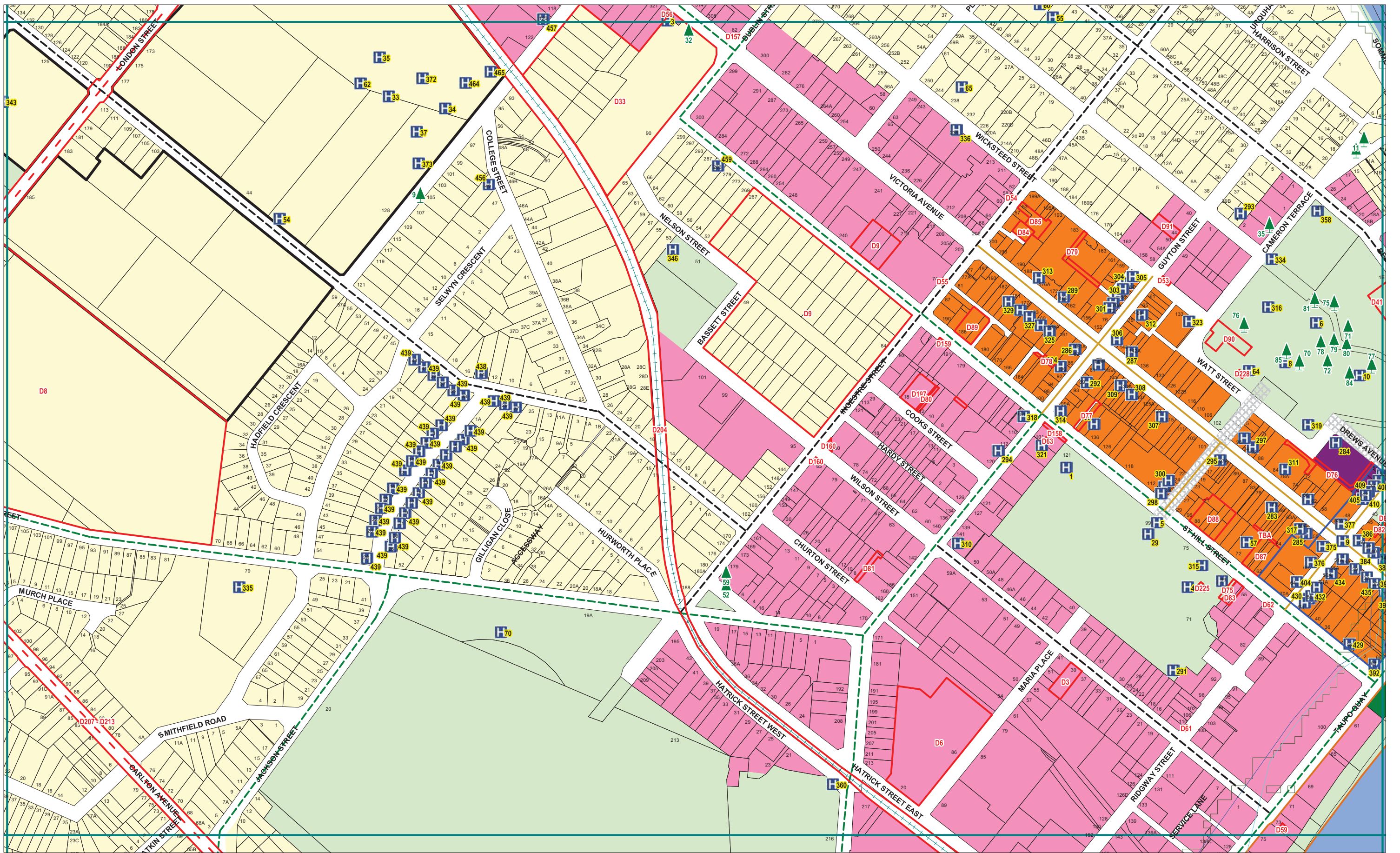
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Urban 20
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	U14	U15	
	U19	U20	U21
	U24	U25	U26



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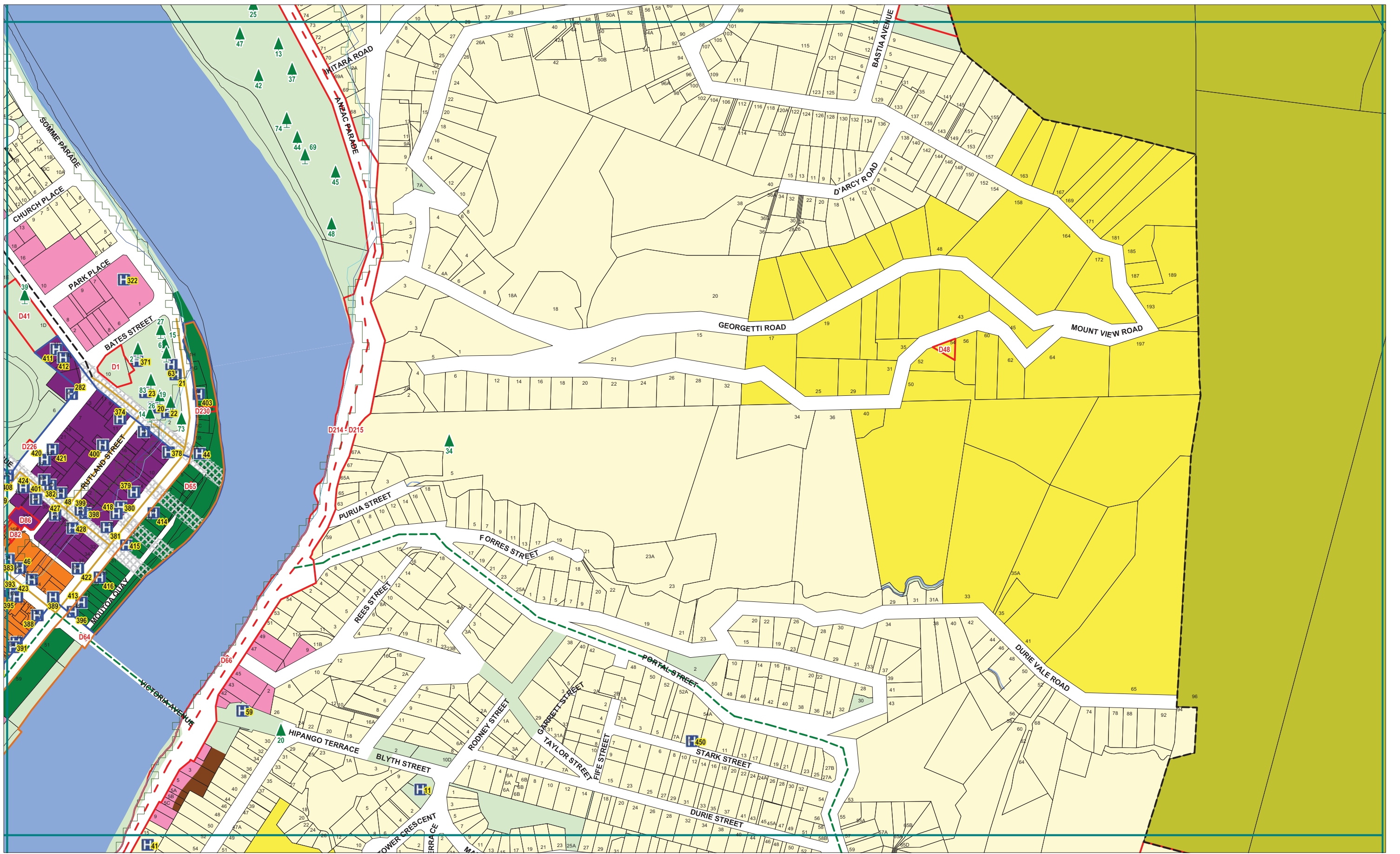
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Urban 21
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	U15	U16	
	U20	U21	U22
	U25	U26	U27



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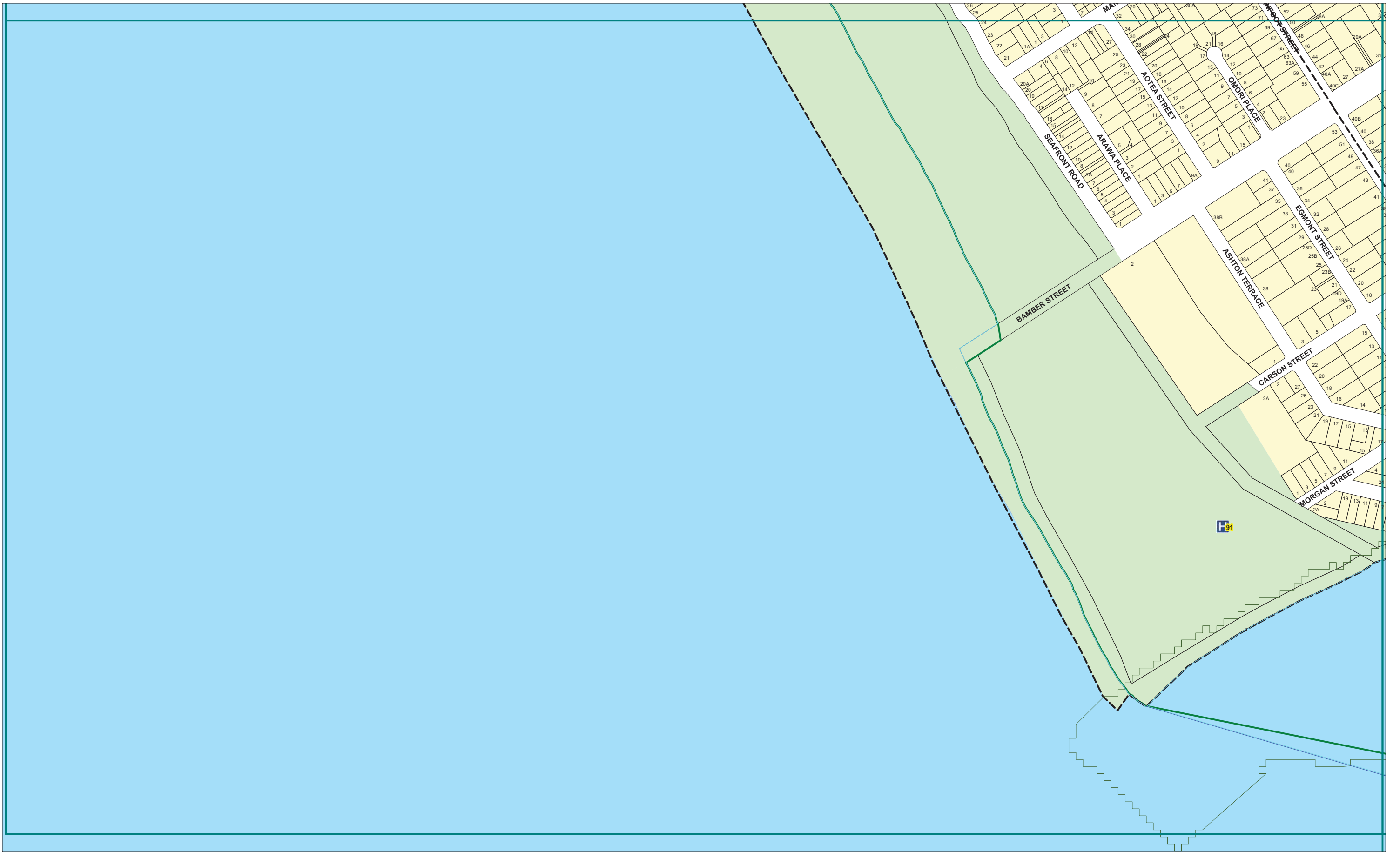
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	U16	U17	
	U21	U22	R18
	U26	U27	R18

Urban 22

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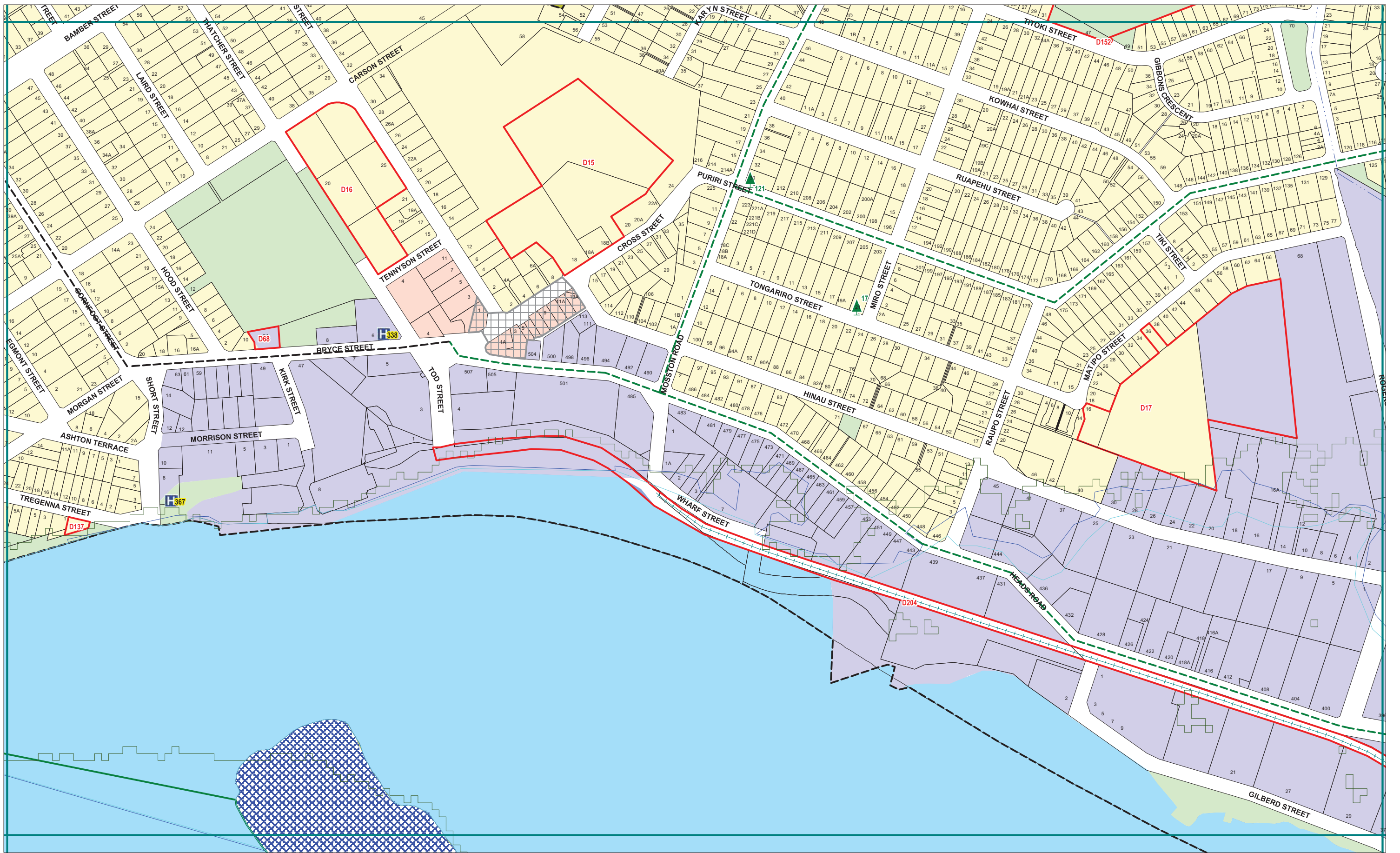
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Urban 23
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	U18	U19	
	R18	U23	U24
	R18	R18	R18



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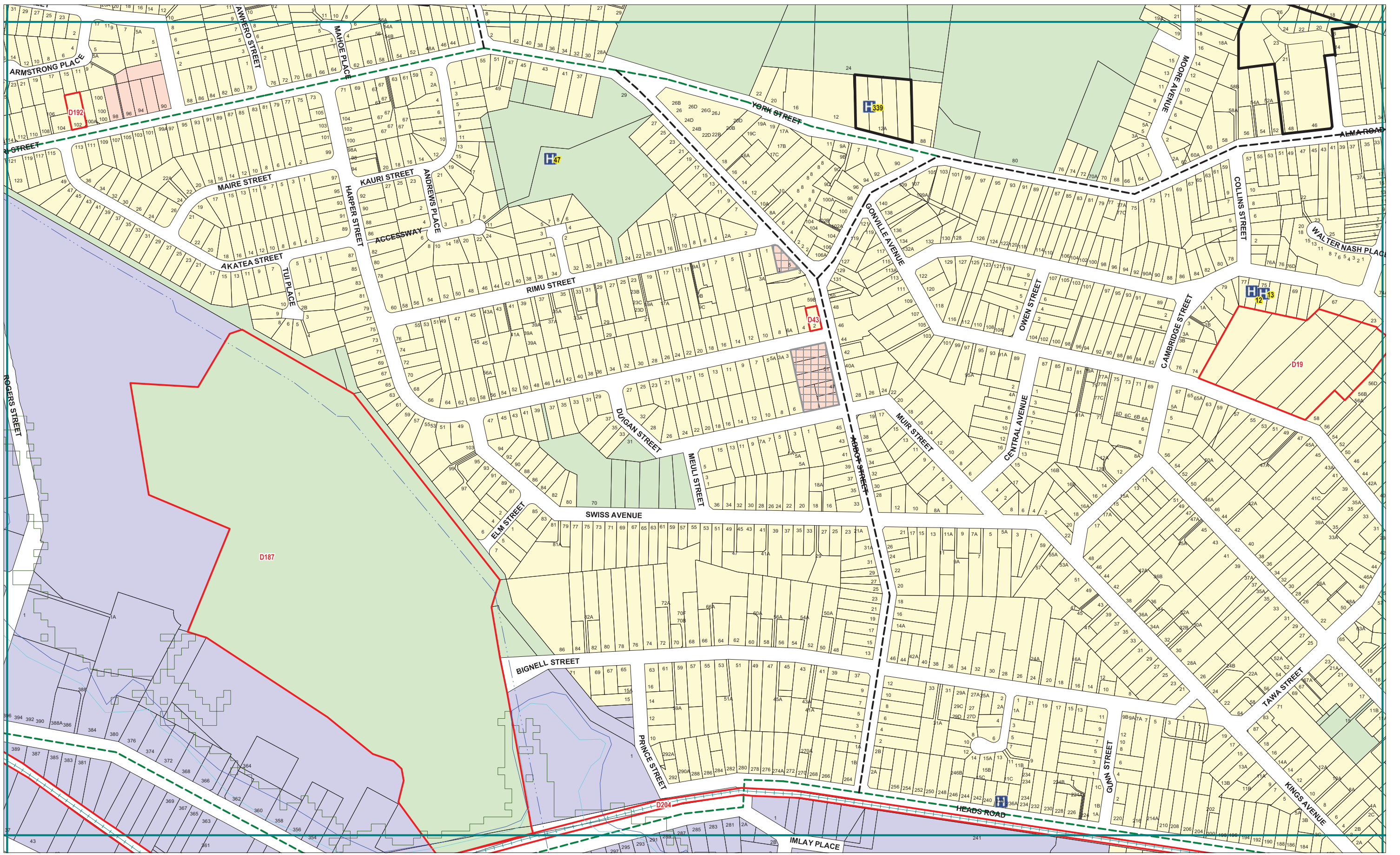
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Urban 24
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	U19	U20	
	U23	U24	U25
	R18	U28	U29



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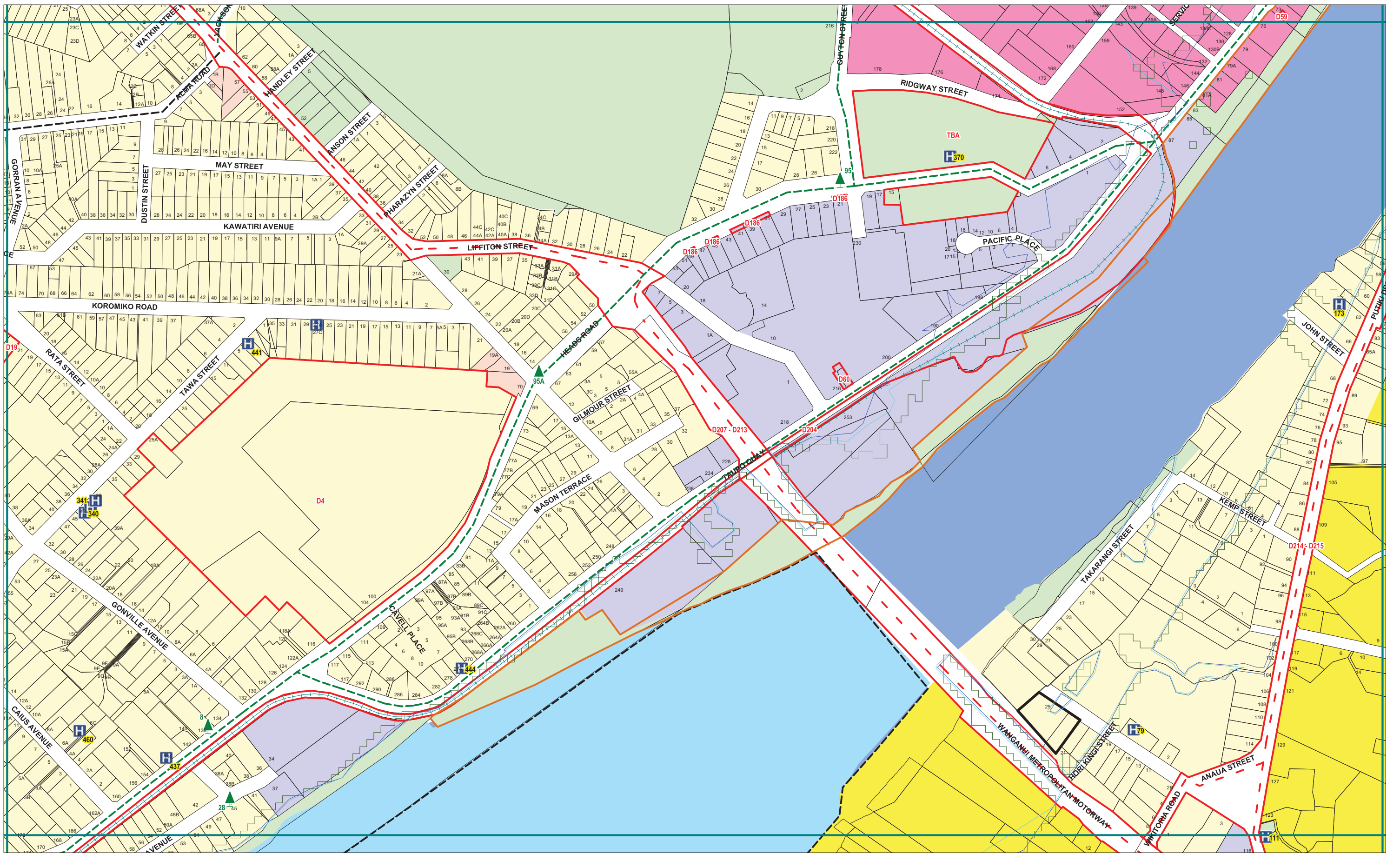
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Urban 25
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	U20	U21	
	U24	U25	U26
	U28	U29	U30



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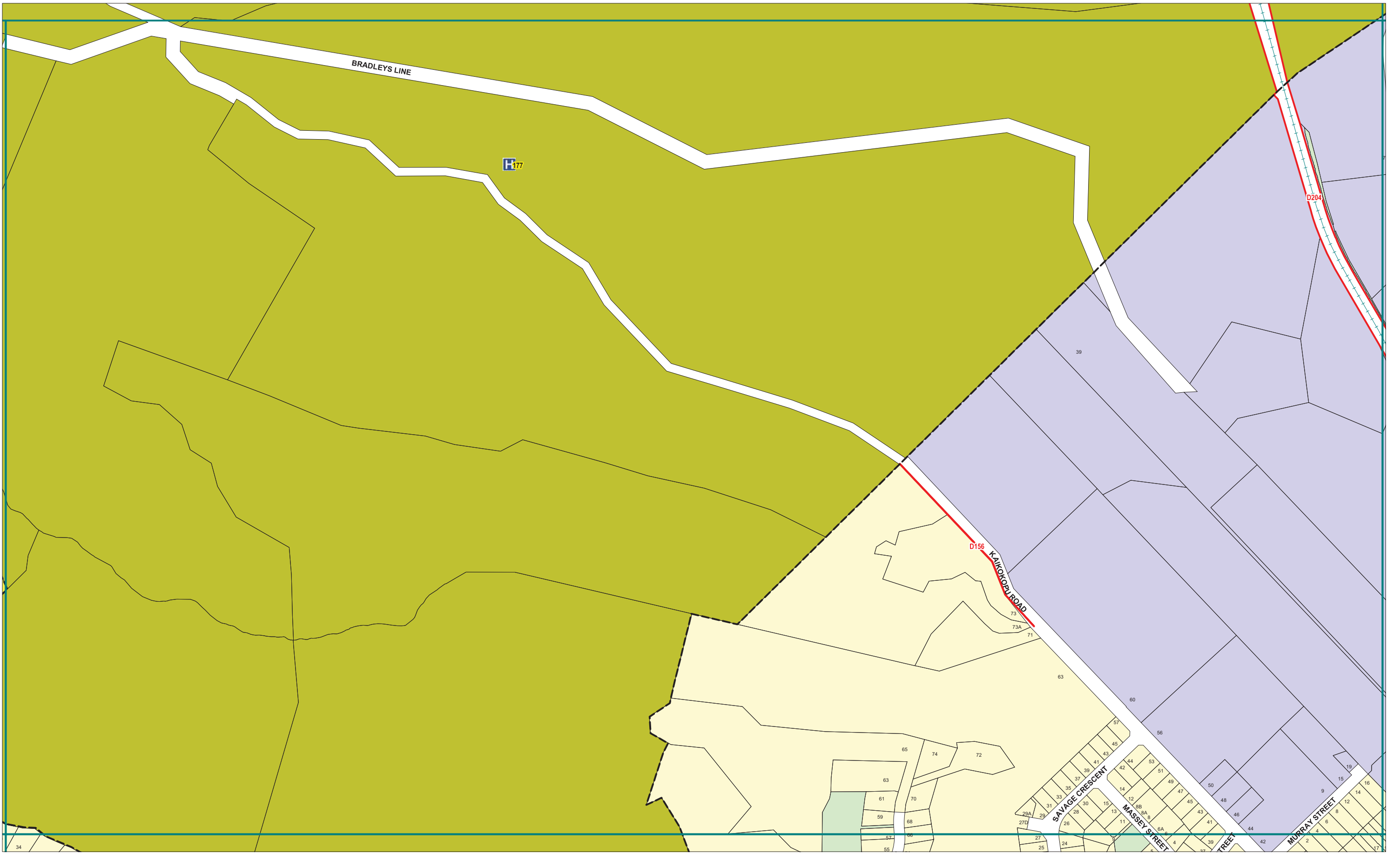
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Urban 26
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	U21	U22	
	U25	U26	U27
	U29	U30	U31



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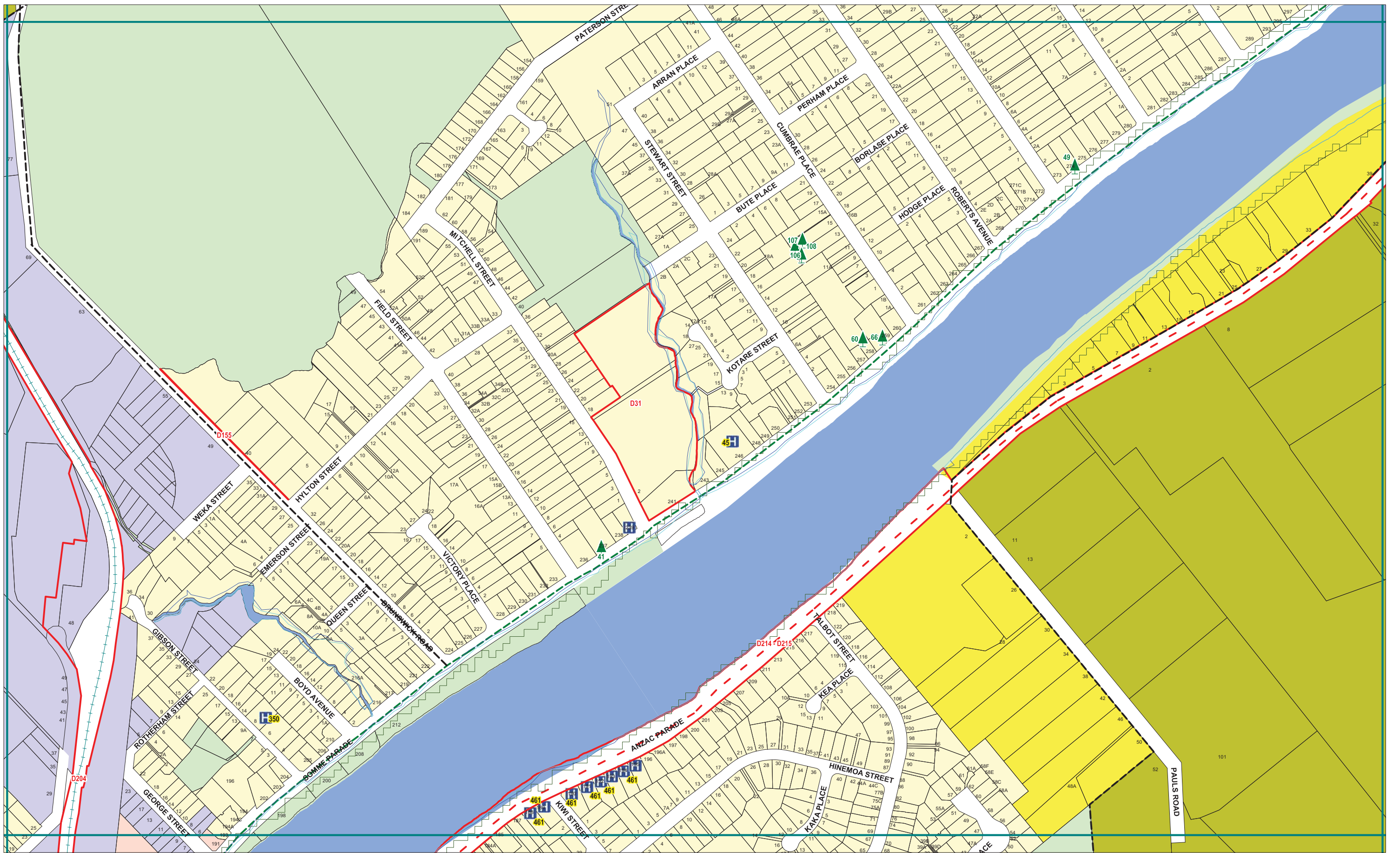
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	R18	U1	
	U3	U4	U5
	U8	U9	U10

Urban 4
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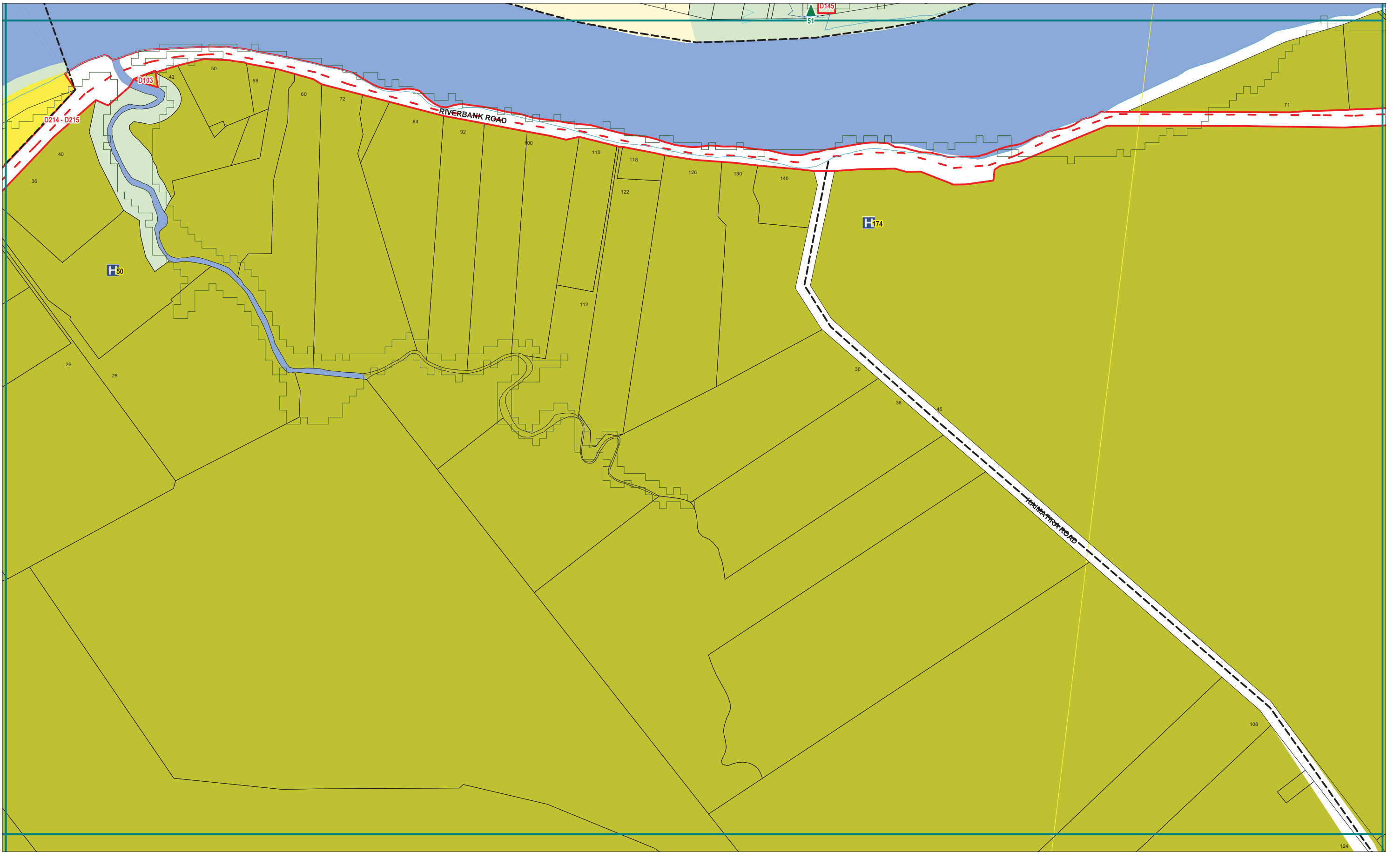
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	U1	U2	
	U4	U5	U6
	U9	U10	U11

Urban 5

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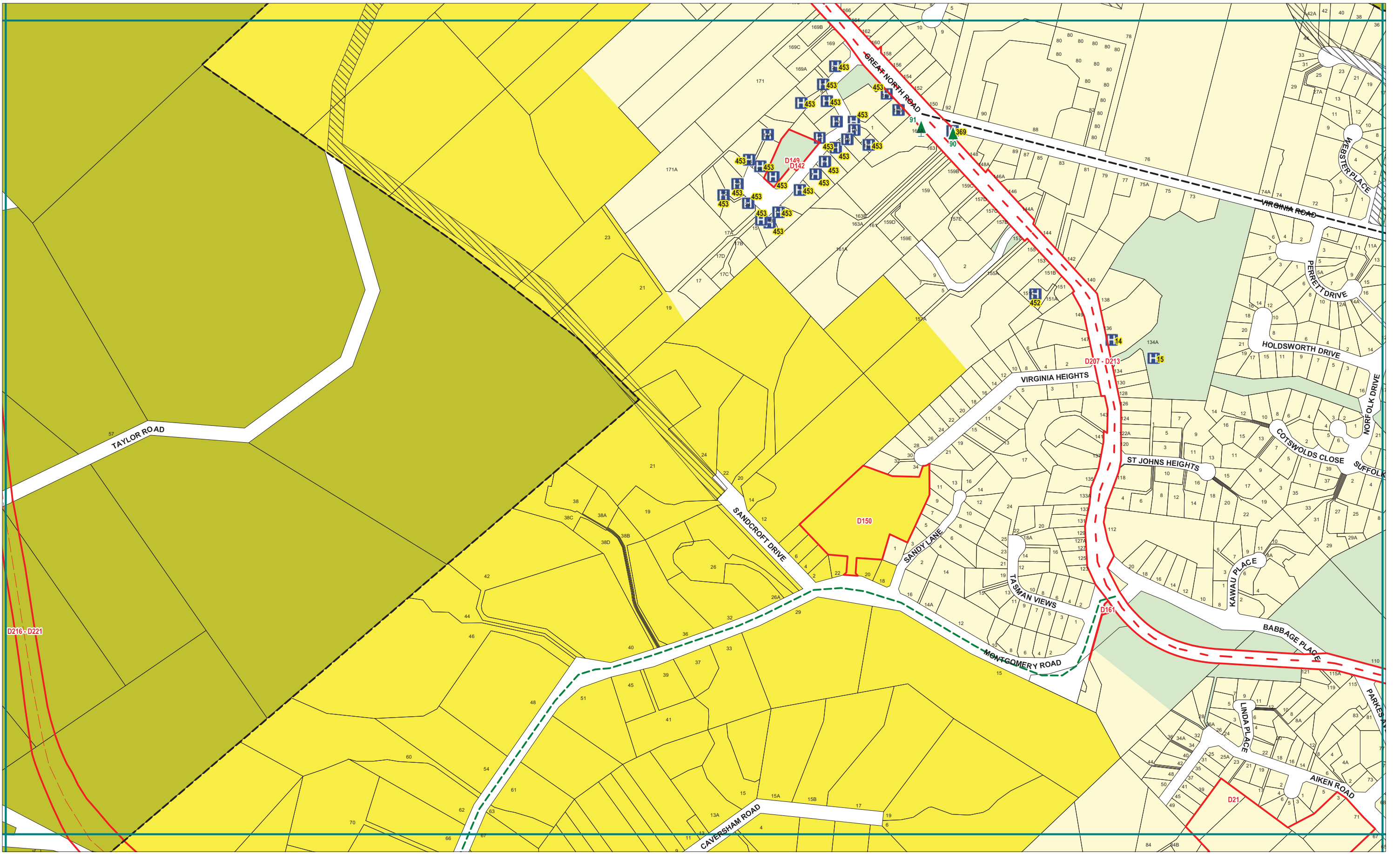
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	U2	R19
U5	U6	R19
U10	U11	R19

Urban 6

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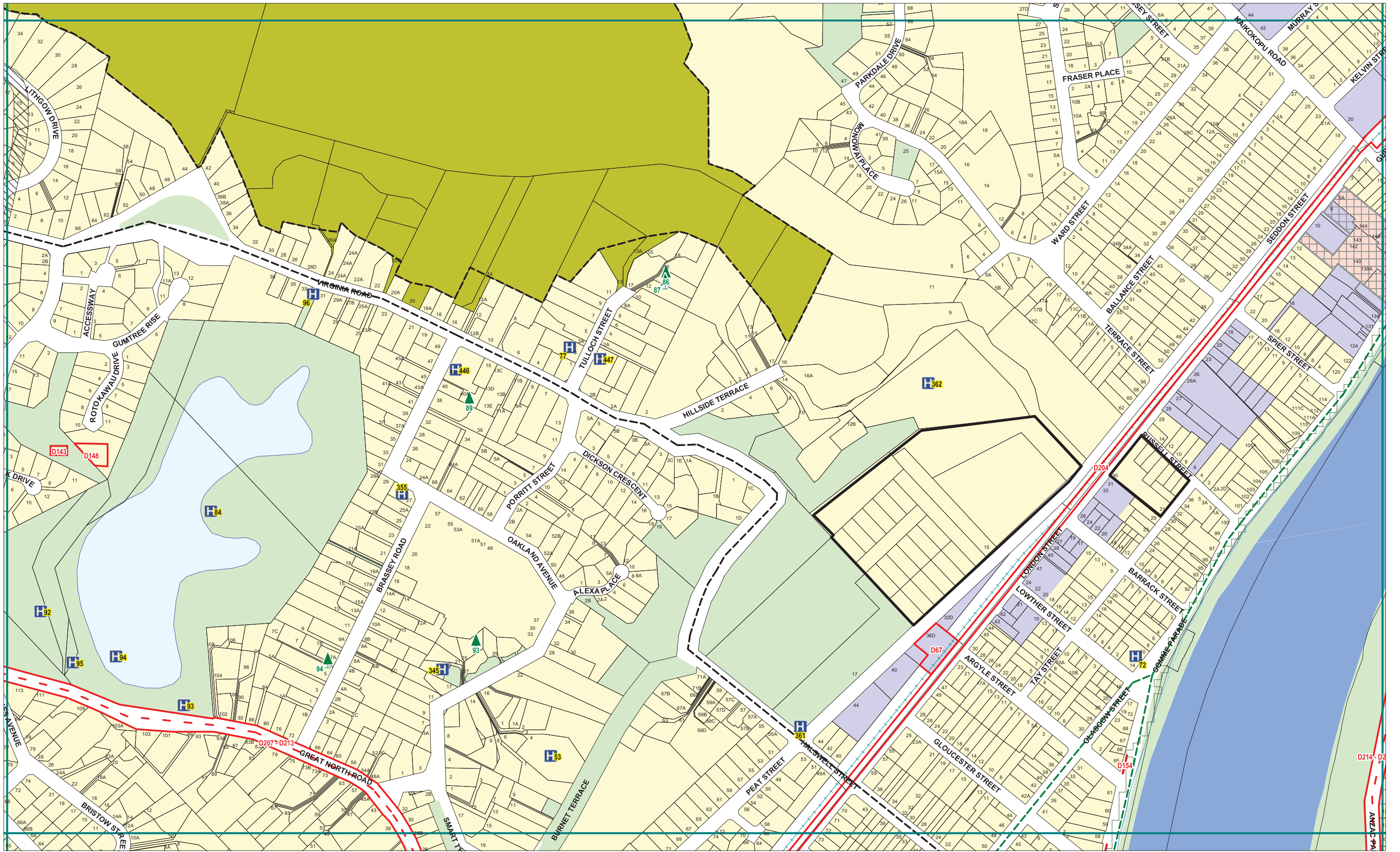
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	U3	U4	
	U7	U8	U9
	U13	U14	U15

Urban 8
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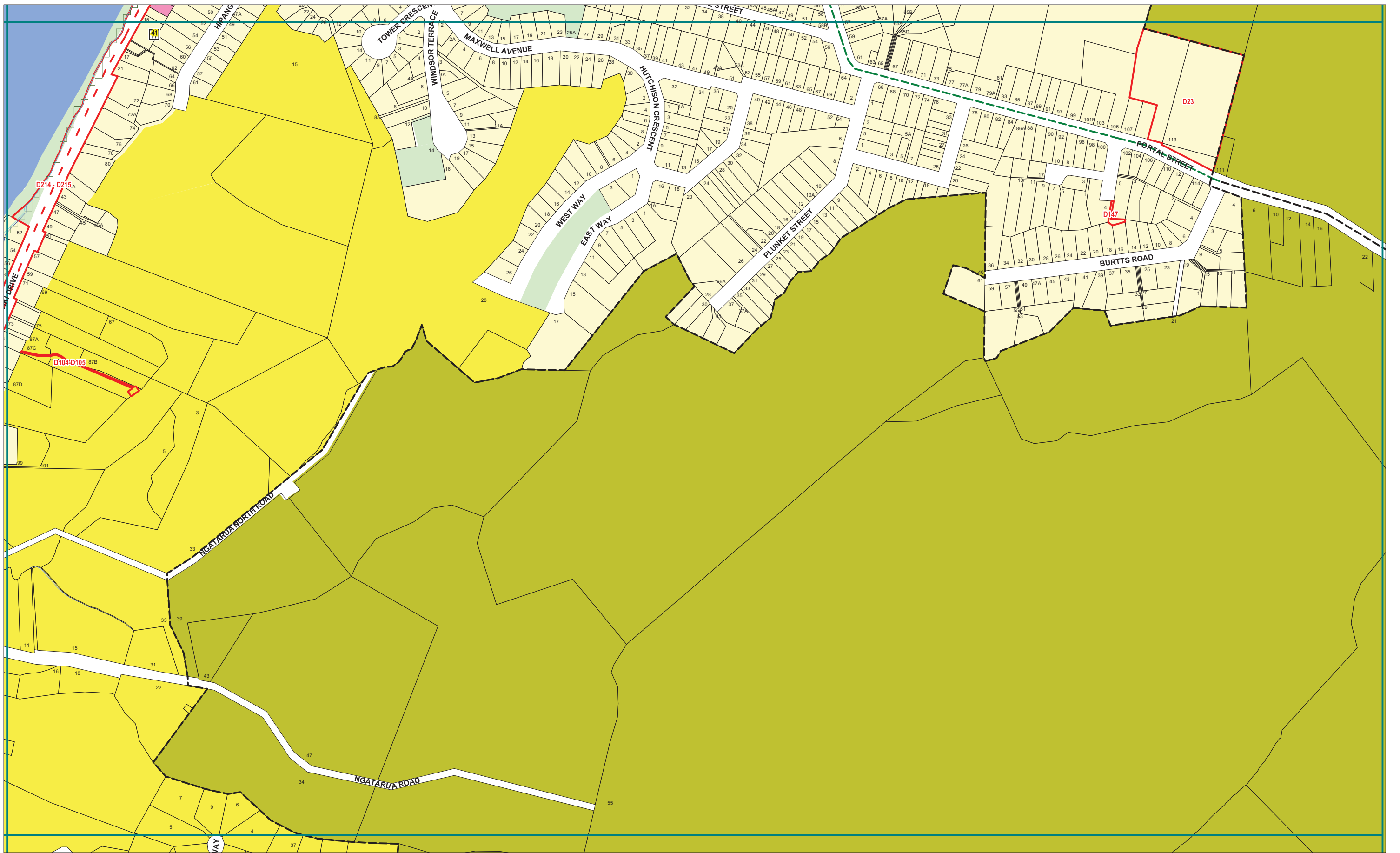
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Urban 9
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N E S W	U4	U5	
	U8	U9	U10
	U14	U15	U16



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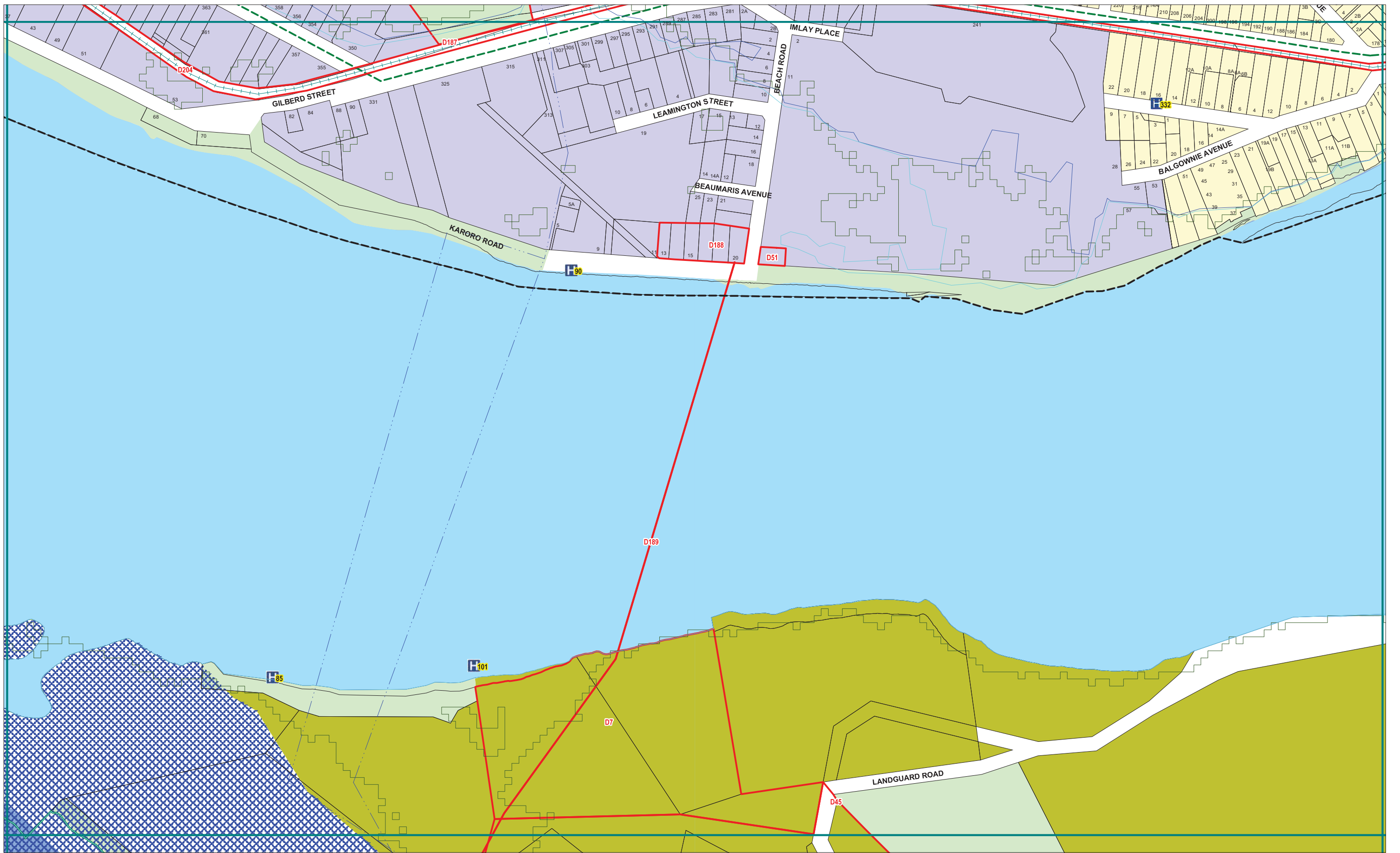
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	U22	R18
U26	U27	R18
U30	U31	R18/R21

Urban 27
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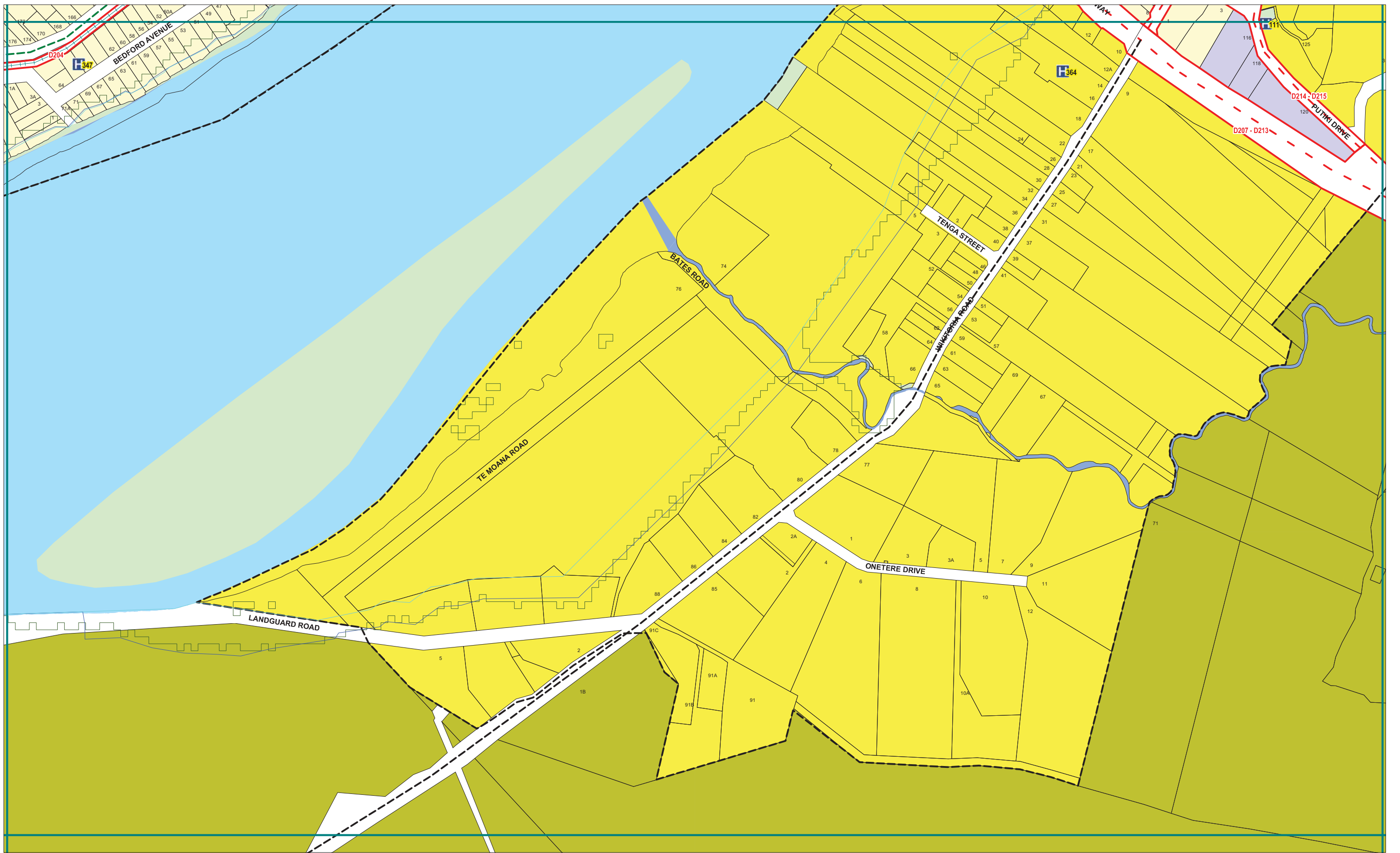
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	U25	U26	
	U28	U29	U30
	R21	U32	U33

Urban 29

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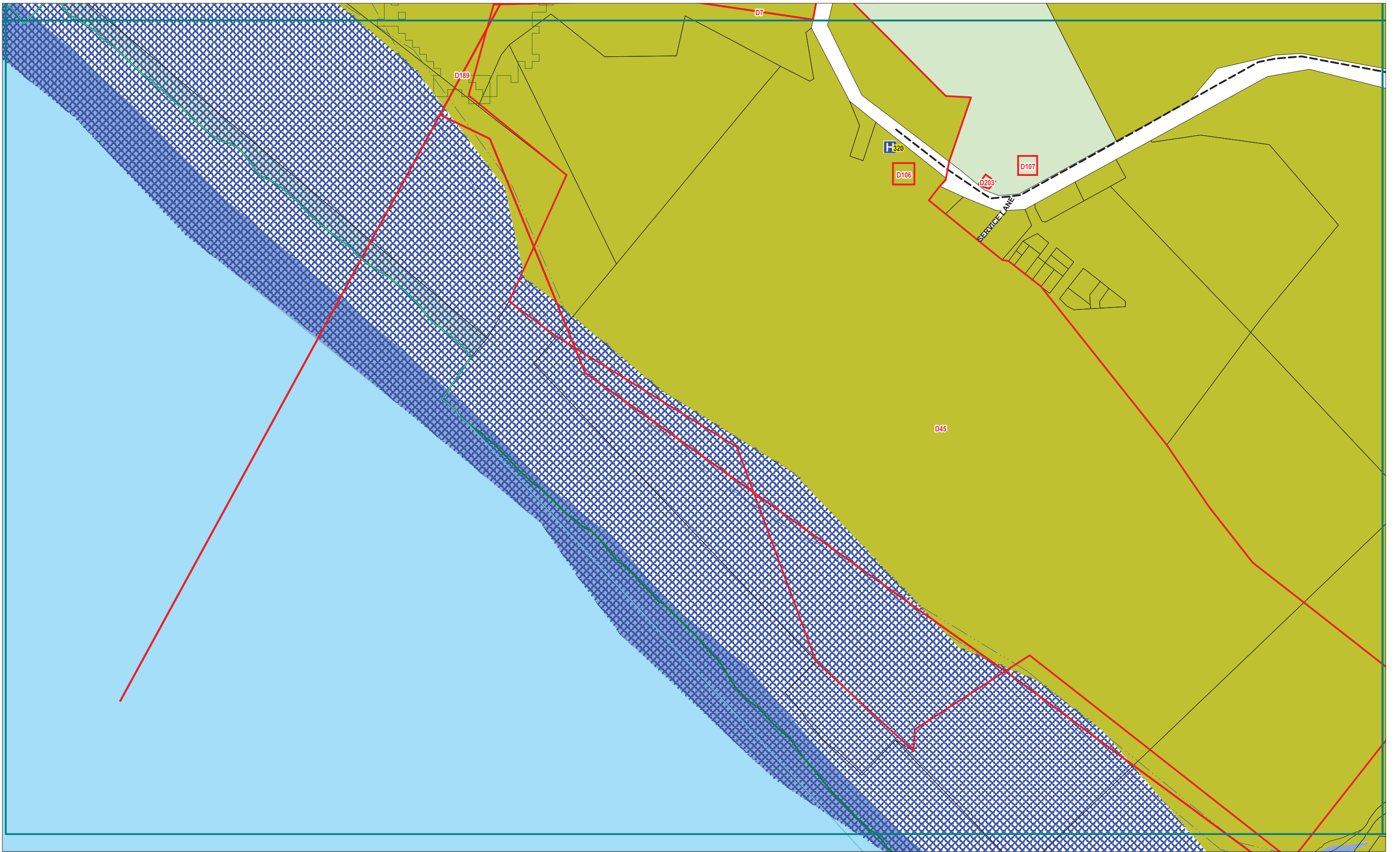
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Urban 30
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	U26	U27	
	U29	U30	U31
	U32	U33	U34



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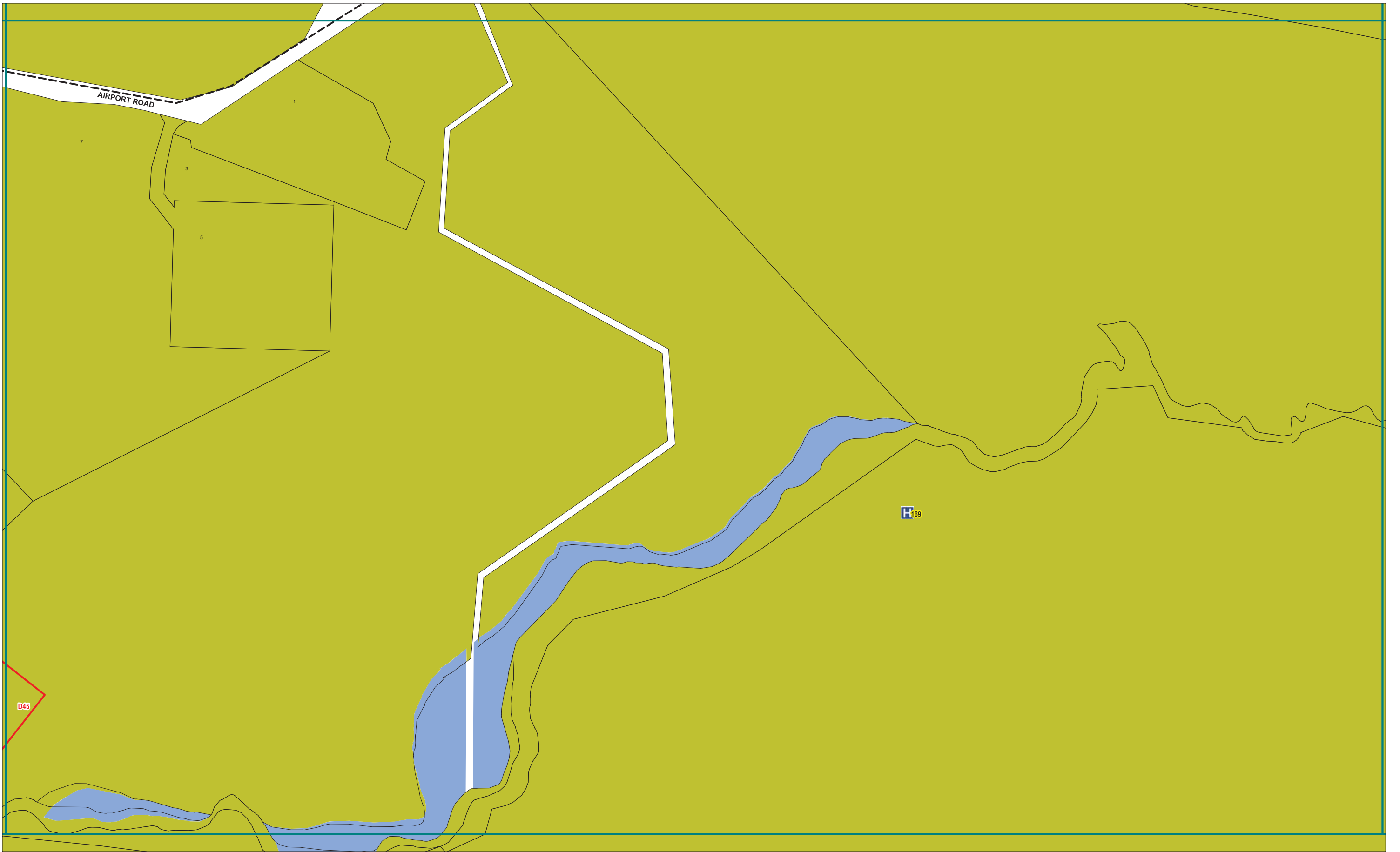
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	U29	U30	
	R21	U32	U33
	R21	R21	R21

Urban 32

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	U30	U31
	U32	U33
R21	R21	R21

Urban 33

Last amended 1 November 2012



Wanganui District Planning Maps

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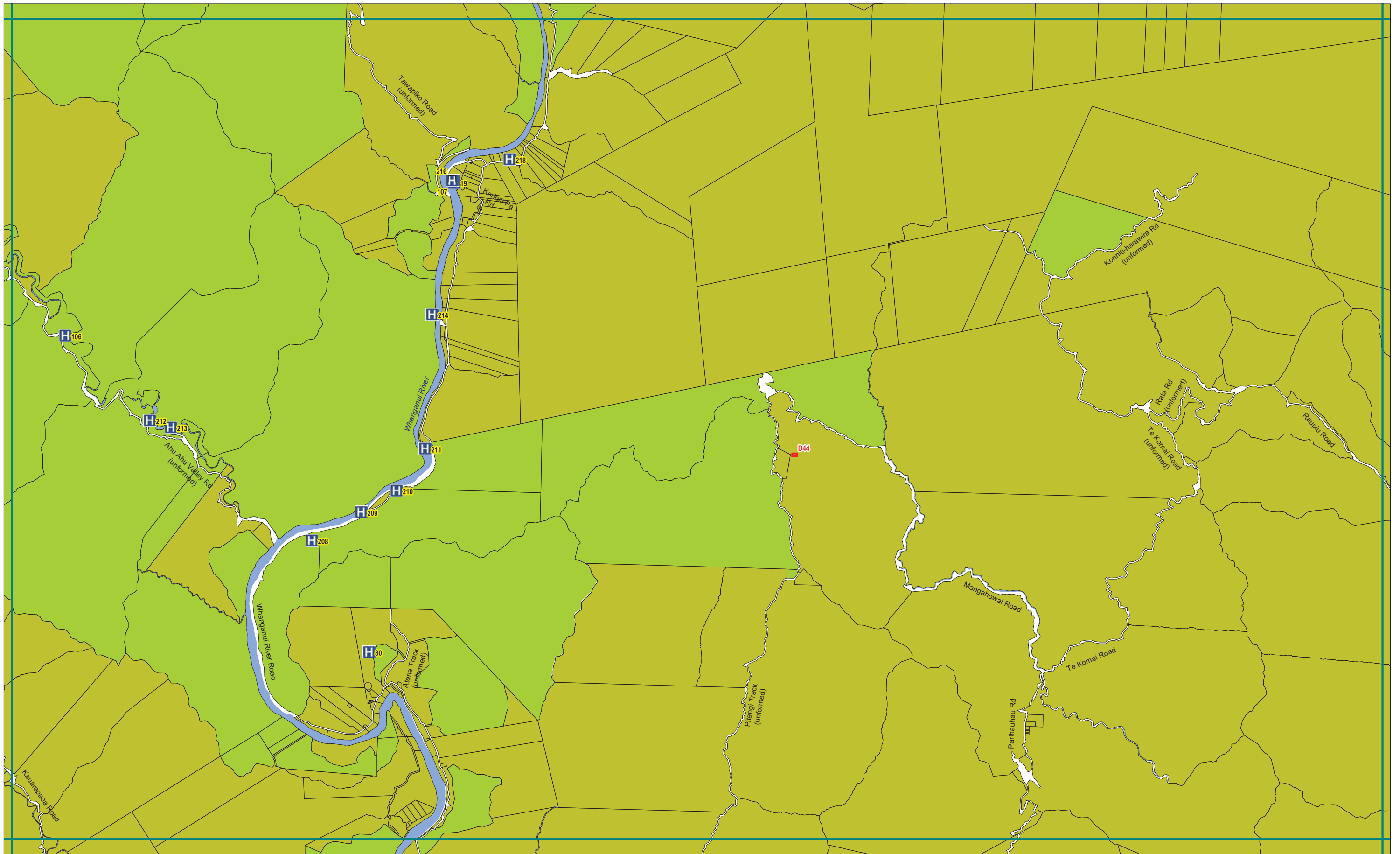
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	U31	R21	
	U33	U34	R21
	R21	R21	R21

Urban 34
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	R8	R9	
	R10	R11	R12
	R14	R15	R16

Rural 11
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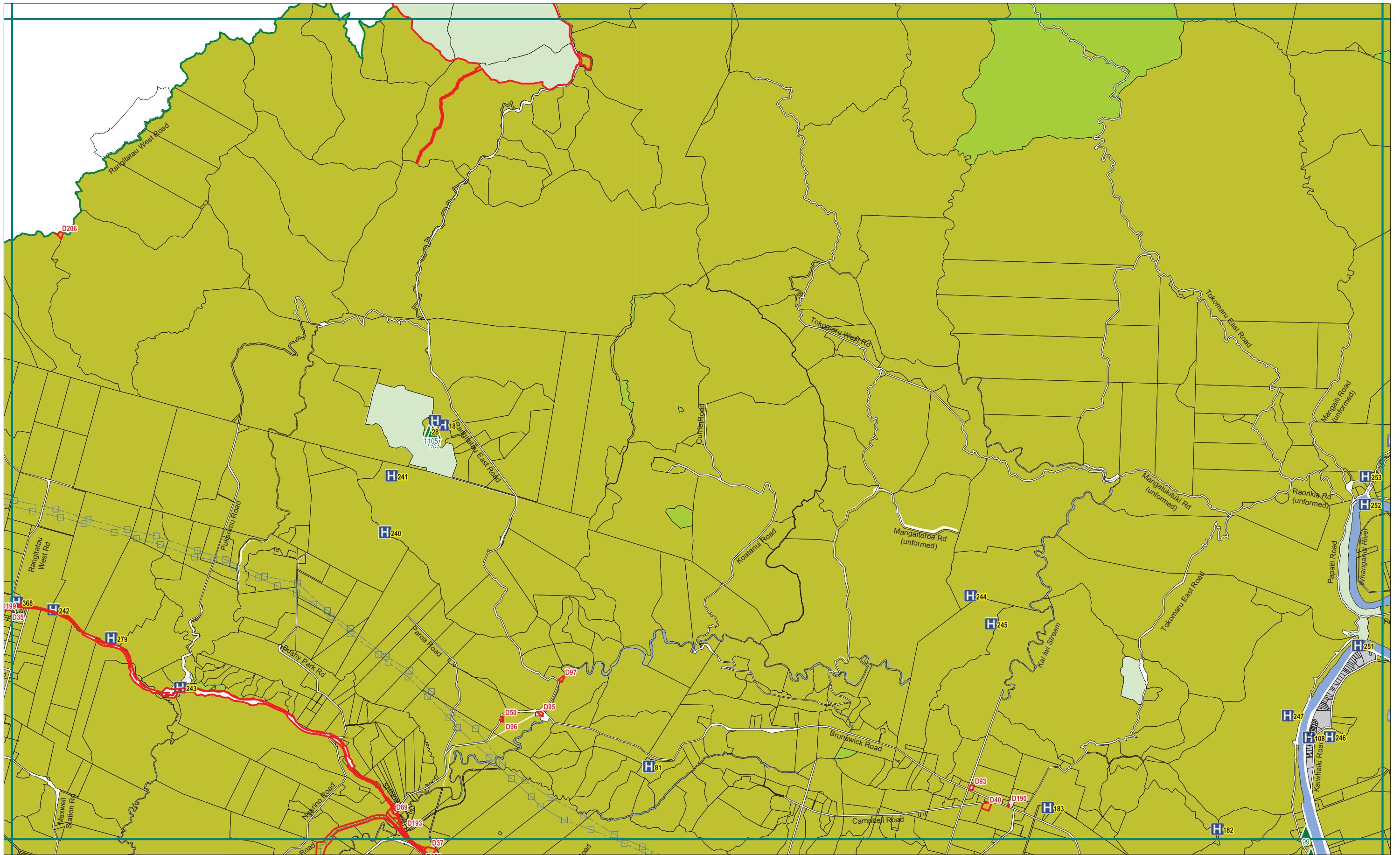
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	R10
	R13 R14
	R17 R18

Rural 13
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	R10	R11	
	R13	R14	R15
	R17	R18	R19

Rural 14
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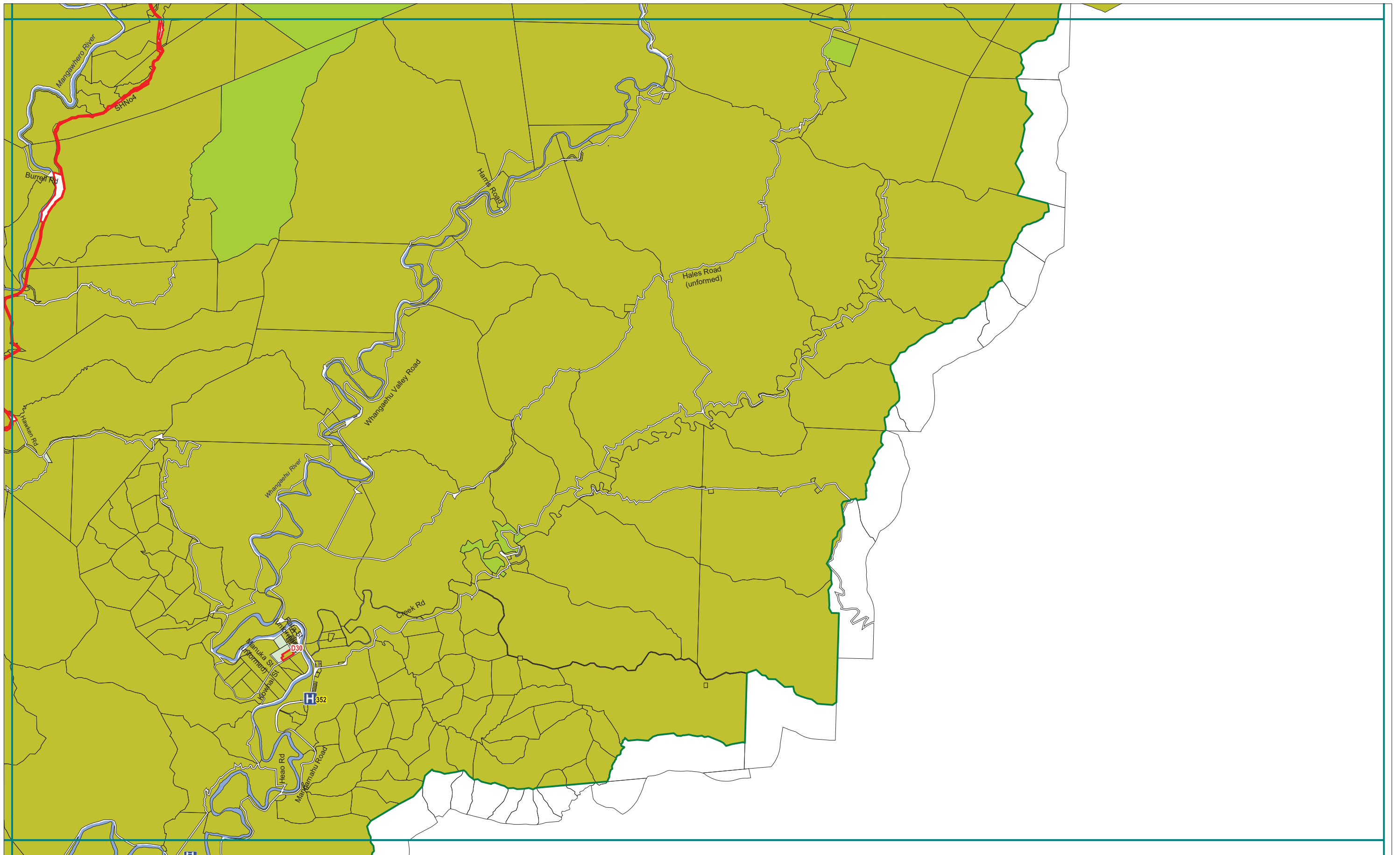
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	R11	R12	
	R14	R15	R16
	R18	R19	R20

Rural 15
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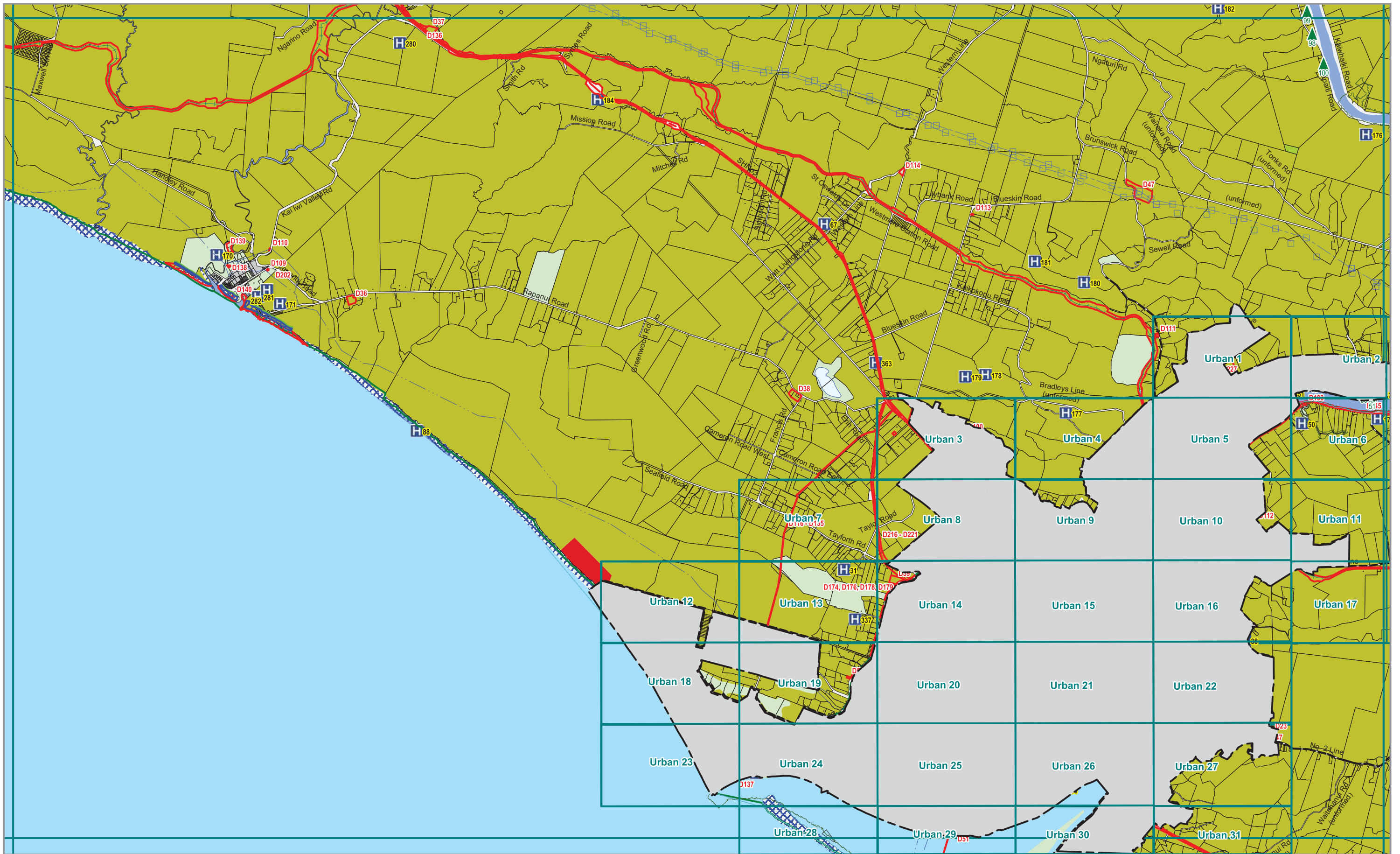
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	R12	
R15	R16	
R19	R20	

Rural 16
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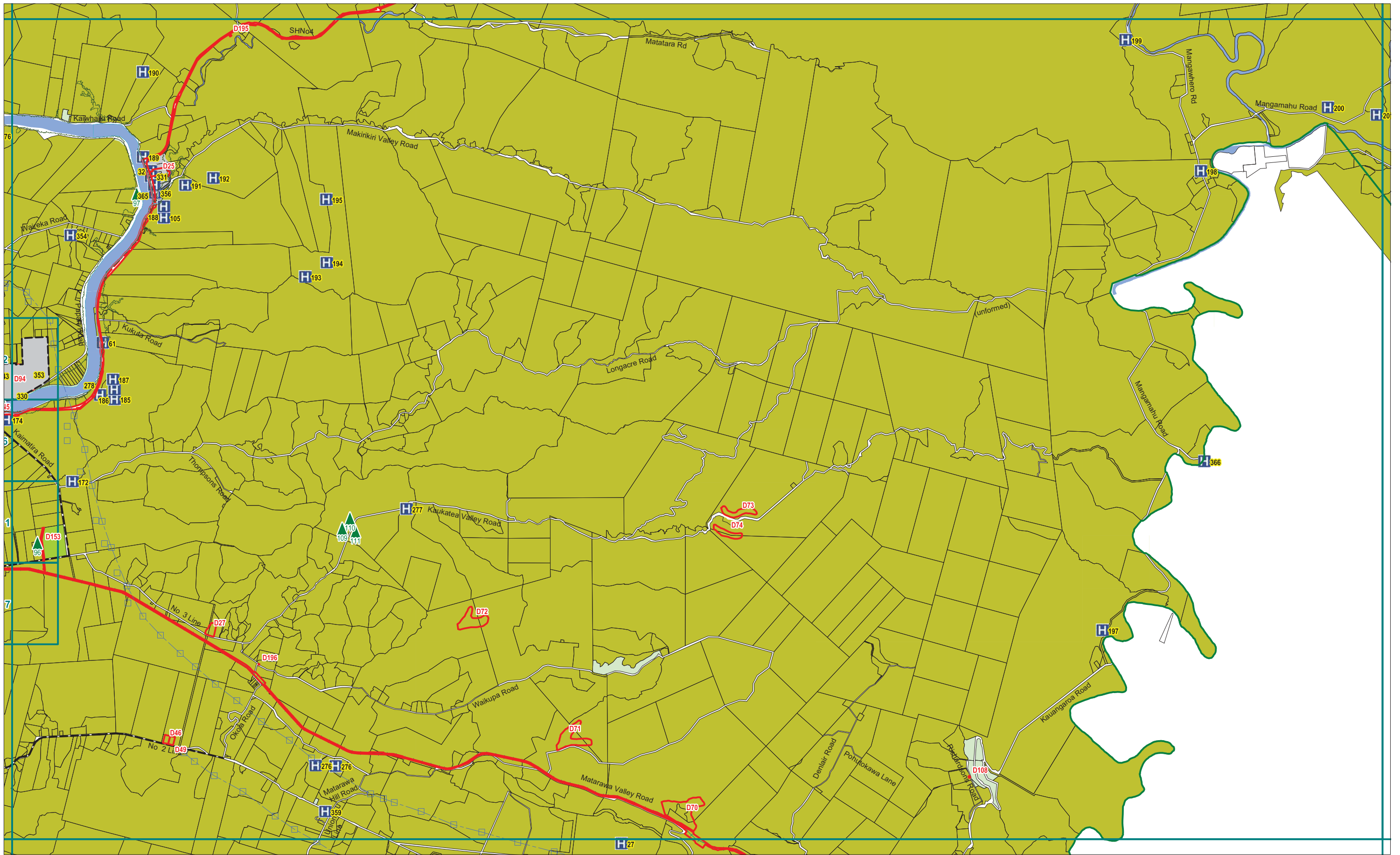
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	R14	R15
	R17	R18
	R21	R22

Rural 18

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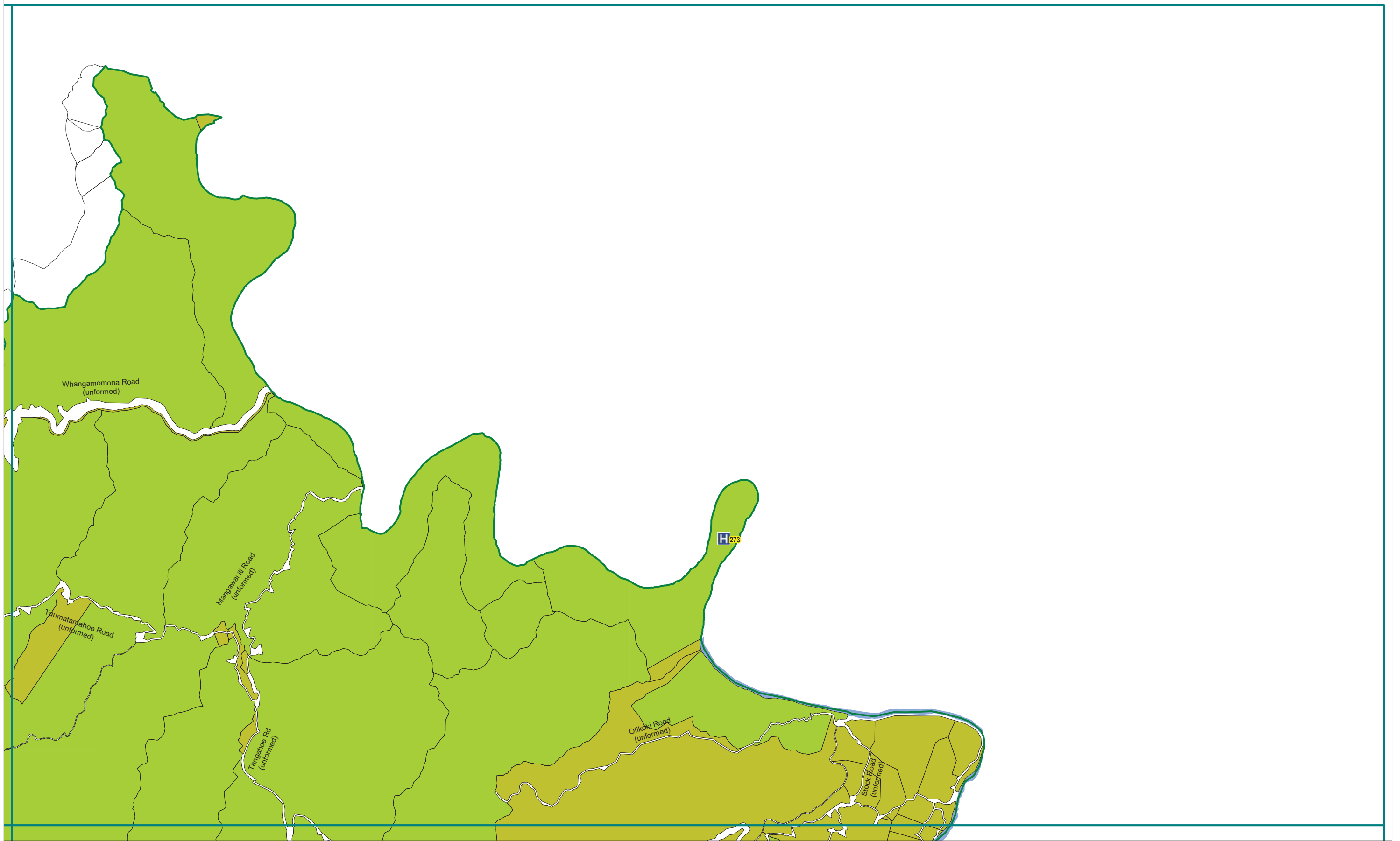
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	R15	R16	
	R18	R19	R20
	R21	R22	

Rural 19

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R1	R2	
R3	R4	

Rural 2

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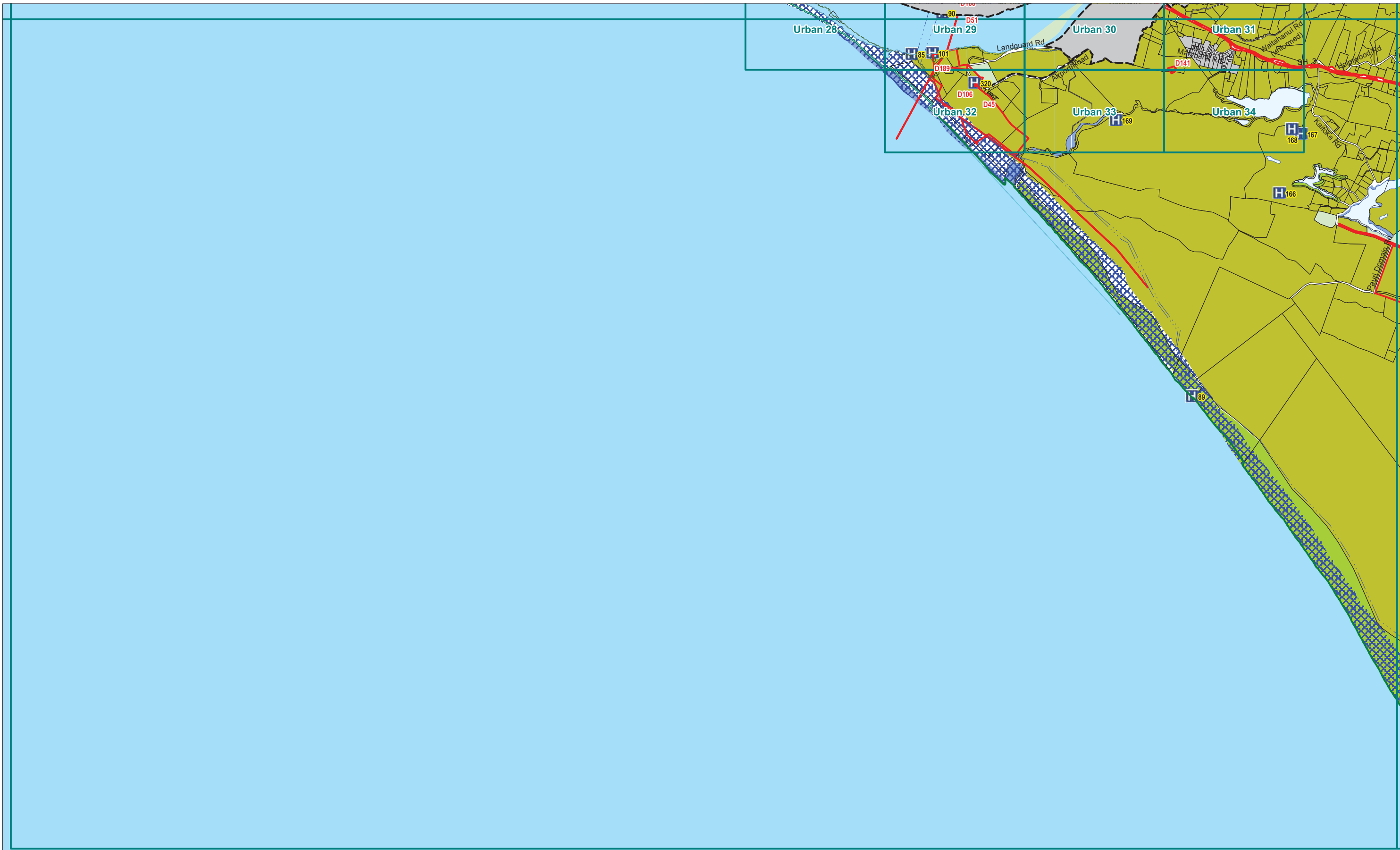
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	R16	
R19	R20	
R22		

Rural 20
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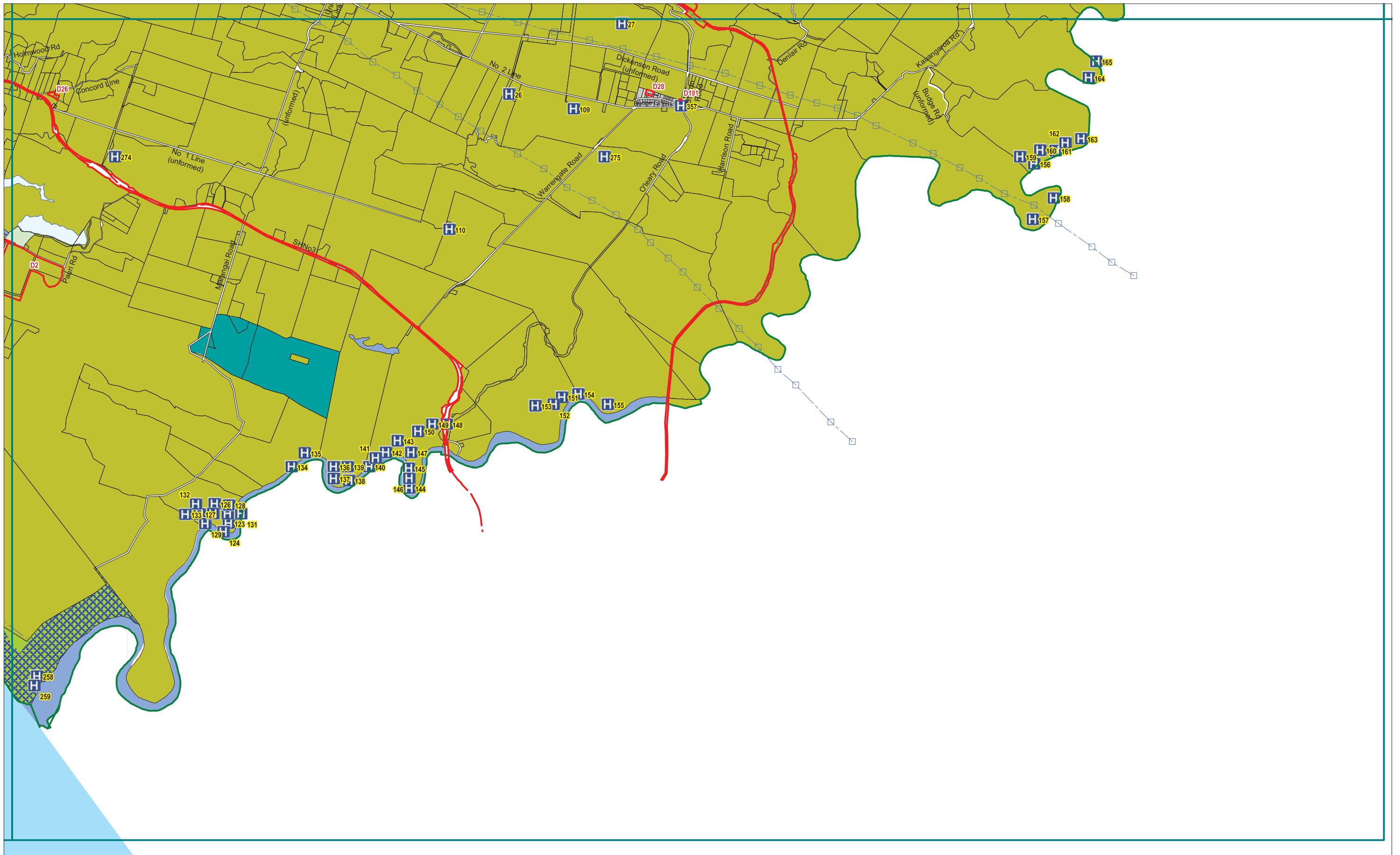
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	R18	R19
	R21	R22

Rural 21

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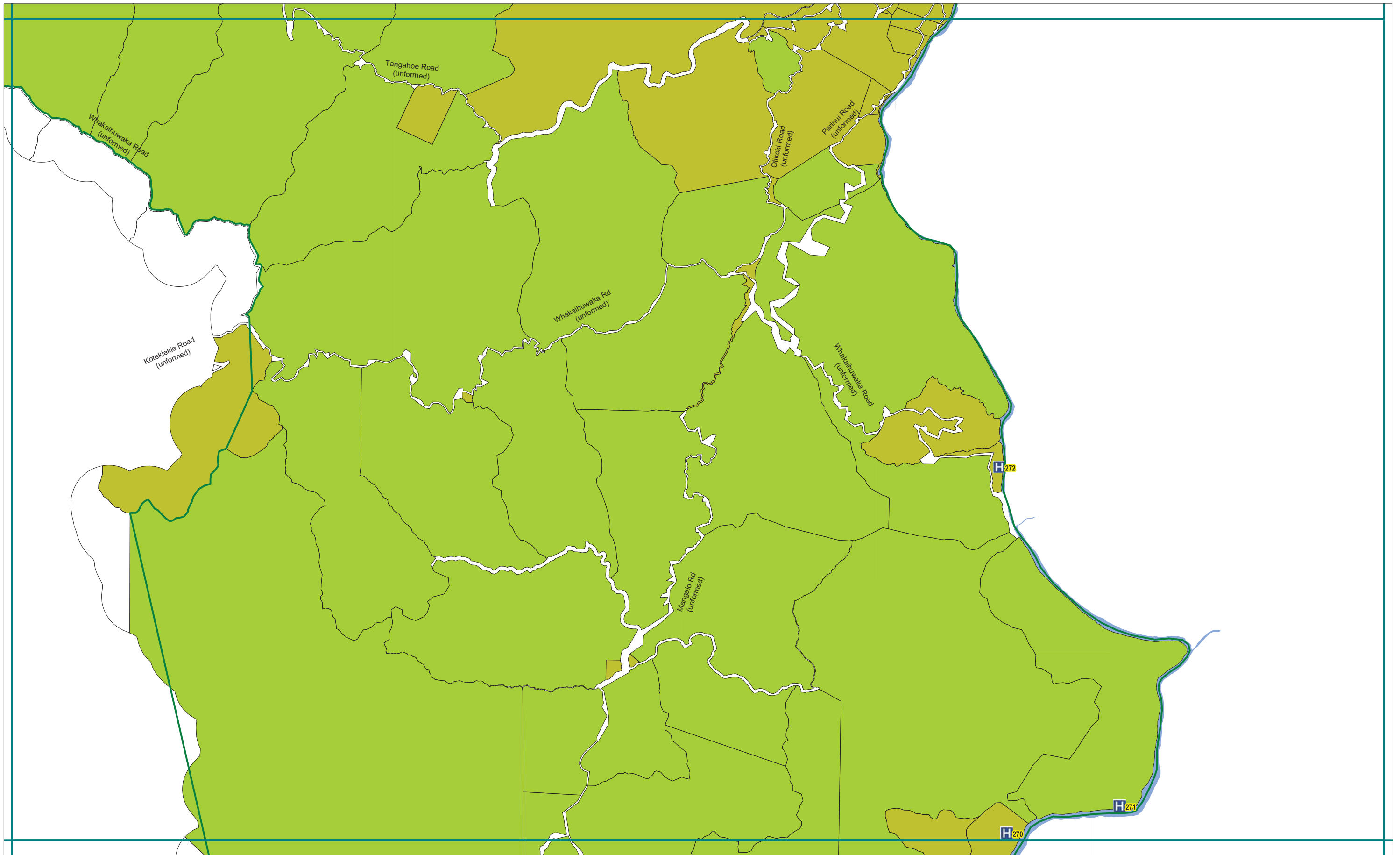
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N W E S	R19	R20
	R21	R22

Rural 22

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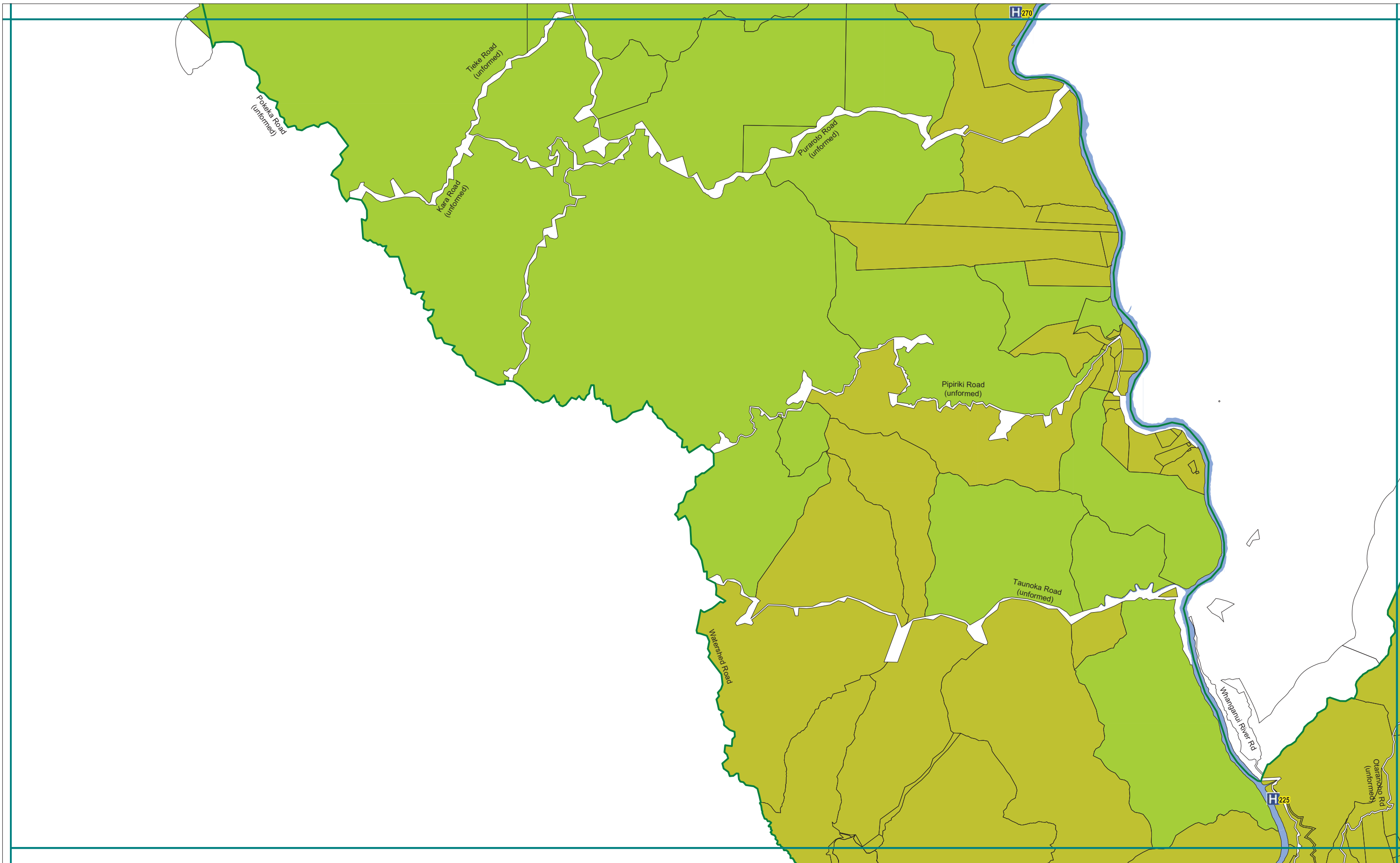
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	R2	
R3	R4	
	R5	R6

Rural 4

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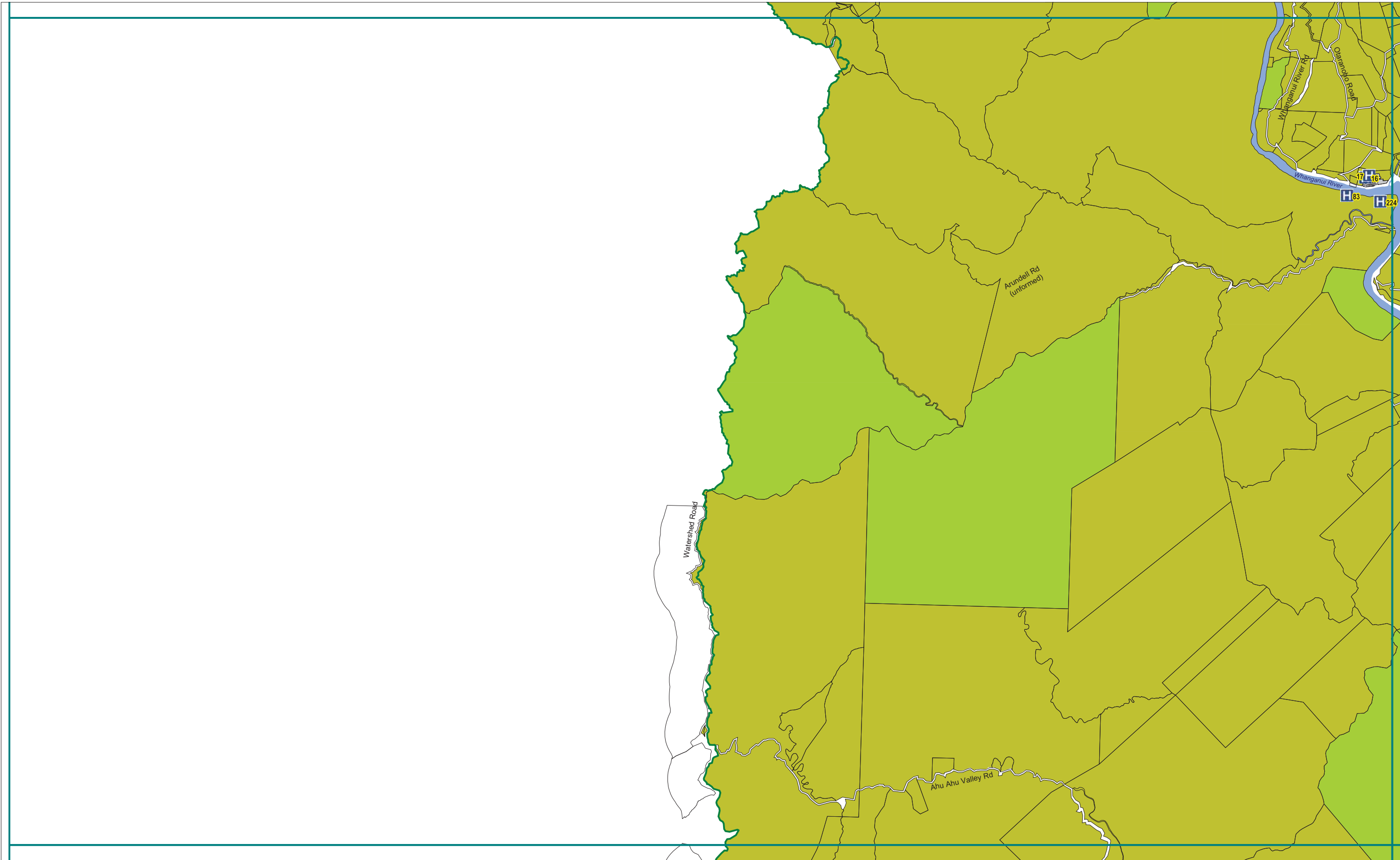
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	R4	
	R5	R6
	R7	R8

Rural 5

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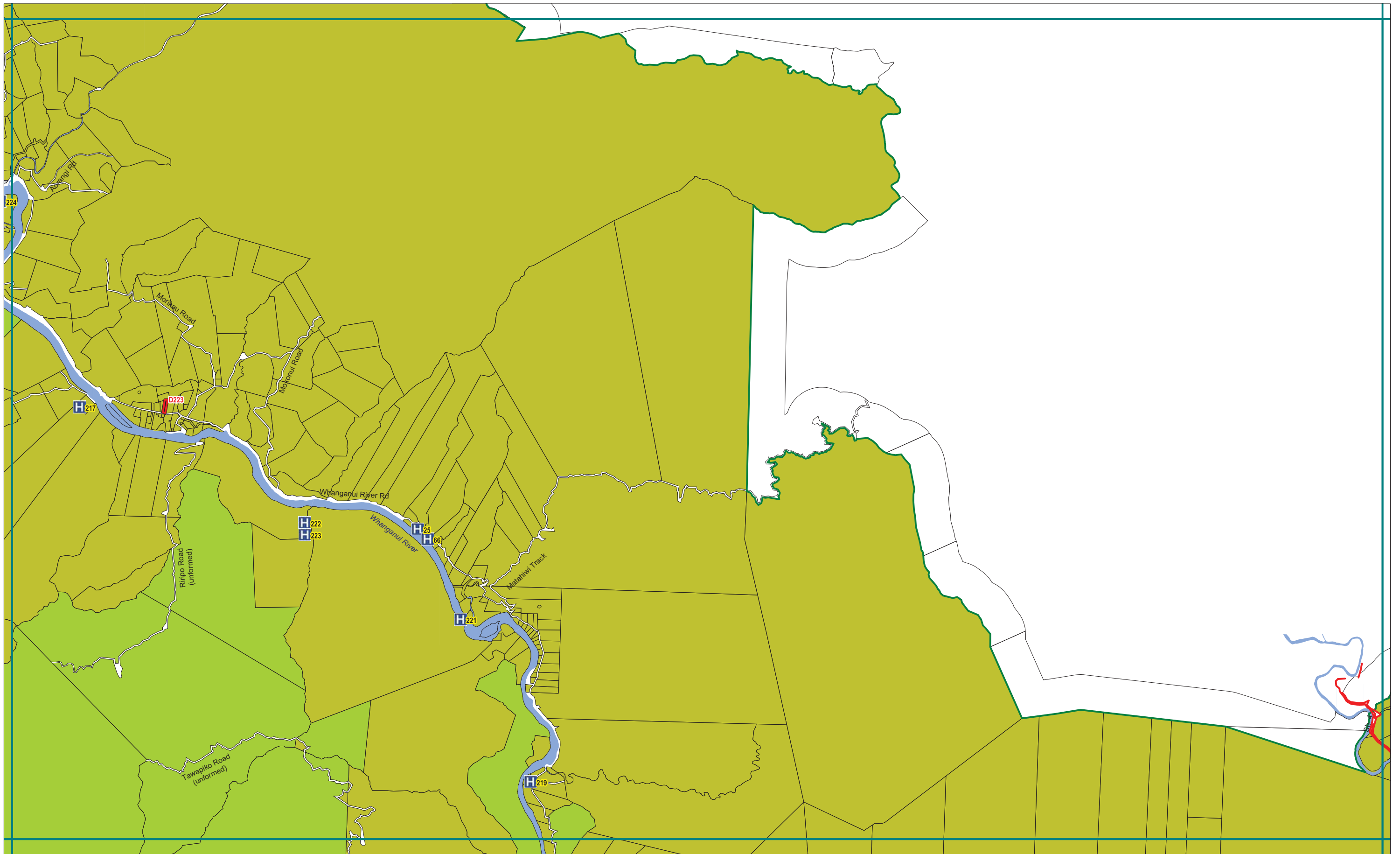
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	R5	R6
	R7	R8
	R10	R11

Rural 7

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N W E S	R6	
R7	R8	R9
R10	R11	R12

Rural 8

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