

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
			General		
2	Elizabeth Catherine Green	Submitter supports Heritage Buildings and Victoria Avenue upkeep and believes appearances are important and the natural environment is Wanganui's strength asset.	Submitter would like Council to maintain its commitment to protecting and caring for Heritage buildings.	Council agrees heritage buildings should be protected.	That Submission 2 from Elizabeth Green be accepted No change to plan
10	New Zealand Historic Places Trust	NZHPT generally supports Plan Change 29, while requesting a number of changes. These cover technical amendments, clarifications of intent and specific changes for individual heritage items.	Minor corrections, typo's etc.		That Submission 10 point be accepted
			Whole Plan Change and consultation		
7	Wanganui Furniture Limited T/A Wanganui Furnishers	Submitter is concerned at the impact of proposed plan change on CBD Core including the Old Town Conservation Overlay Zone, mainly due to the economic setting and the poor economics of heritage buildings. The submitter favours a voluntary collaborative approach. Given the significance of the plan change not enough has been done to inform property owners.	Submitter believes that Council should focus on built heritage in Council and community ownership. The Plan Change as a whole needs to be simplified and modified so that the goals of protecting heritage are achieved by a truly co-operative approach with property owners.	1 Although an option, it is not reasonable to reject the entire plan change. It is not believed that government regulation will be much more onerous than the existing earthquake prone buildings policy. The option of holding decisions for two years was also not considered appropriate due to the long period of uncertainty it would entail. 2 The accurate identification of heritage is needed as a counter to any possible consequence arising from safety concerns.	That Submission 7 and Further submission 3 from Wanganui Furniture, Further submissions 2 from Peter Robinson, 4 from Bronwyn Paul and 1 from Larry and Sue Jones be rejected , and Further submission 5 from NZHPT point be accepted . No change to plan
FS3	Wanganui Furniture Limited T/A Wanganui Furnishers	Submitter supports Sub #7 (Wanganui Furniture Limited) part (i) the plan change as a whole: particularly its timing. part (iii) consultation process. Reason for further submission is because further information has come to hand regarding MBIE releasing its Building Seismic Performance Consultation Document. The thrust of this proposal is at complete counter to the intent of PC29. The submitter believes the small number of submissions indicates the plan change lacks community awareness and support.	Submitter believes that Council should focus on built heritage in Council and community ownership. The Plan Change as a whole needs to be simplified and modified so that the goals of protecting heritage are achieved by a truly co-operative approach with property owners. In light of the MBIE Building Seismic Performance Consultation Document the plan change should be delayed until Government regulations are clarified.	3 It is acknowledged that the retention of heritage involves significant costs to building owners, often above those of demolition and replacement. Owners are in effect bearing a private cost of the public good. While it is reasonable to expect owners to meet some of the public good cost, it is an Annual Plan matter to determine whether the public should contribute to part of the cost also. A systematic identification of valued heritage is an important component and basis for such discussion.	
FS2	Peter Grant Robinson	Submitter supports Sub #7 (Wanganui Furniture Limited t/a Wanganui Furnishers), because the financial and value aspects of having their properties listed and the more general aspects of what may happen in future.	Submitter seeks Council to defer going any further with PC29 at this time until the pending Government legislation arising out of the Canterbury earthquakes is known. Then revisit PC29 in the light of that legislation.	4 Council needs to build a strong collaborative relationship with owners of heritage buildings making full use of, but not limited to, the methods 316, 317, 318, 320, 321, 322, 324, 325 and 326, in the plan.	
FS4	Bronwyn Anne Paul	Submitter supports Sub #7 (Wanganui Furniture Limited) item (i) and item (iii) because more consultation with building owners is required to learn the resource and commitment of heritage building owners. Submitter acknowledges the significance of heritage buildings to Wanganui, but highlights the costs to owners, especially recent increases in insurance.	Submitter seeks a collaborative approach with the view that our heritage must be preserved and can only be done within the financial means available and not taking a "you must" attitude.	5 The consultation process is believed to be robust and sufficient. 6 Although there has been no systematic review of the effectiveness of the Old Town Zone, its main difficulty was well known. Buildings of little or no merit required consent for demolition, reflected in the following from the amended S32 report. "Summary of benefits: Demolition of non-historic non-heritage buildings will be facilitated, overcoming the main difficulty with the previous zone."	
FS1	Larry & Sue Jones	Submitter supports Sub #7 (Wanganui Furniture Limited t/a Wanganui Furnishers) Consultation was inadequate. Costs to heritage owners were not properly considered. Council should focus on Council and community	Submitter seeks: 1. That the PC29 insofar as it applies to residential dwellings be withdrawn given the failure to adequately consult with affected landowners and to carry out a sufficient evaluation pursuant to the provisions of section 32 of the RMA and the established legal test relevant to that evaluation. 2. That if not withdrawn in its entirety, PC29 only apply		

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		buildings	to residential dwellings where the landowner consents, or where a residential dwelling is listed on the NZHPT register. 3. That the rules, objectives and policies inconsistent with this approach, not apply to residential properties where there is no landowner consent and it is not listed on the NZHPT register. 4. To the extent that the objectives, policies, methods and rules fail to apply the approaches described above, PC29 must be contrary to the purposes and principles of the Act and therefore it must be withdrawn.		
FS5	New Zealand Historic Places Trust	The submitter opposes Sub #7 (Wanganui Furniture Limited)) as heritage is a matter of national importance for WDC to consider in the District Plan review.	Retain plan change and Old Town Conservation Overlay Zone		
8	Whanganui Regional Heritage Trust Board	Clarification of Council requirements following partial or total destruction of an item due to earthquake, fire or similar. If an item is a complete loss its replacement should not be required. Partial loss should require make good as far as possible.	Clarification of Council requirements following partial or total destruction of an item.	1 If an item is completely or largely destroyed, its heritage is lost and no replacement or replication is required or expected. 2 In the case of partial damage, the result is determined by a complex evaluation of costs and available funds. Where reinstatement is appropriate, the appearance should be as close to original as is reasonably practicable eg weatherboard replaced with weatherboard, but not necessarily in the same timber species. This should result in little additional cost compared to any other restoration.	That Submission 8 point be accepted Change to Plan New Policies following P172 PXXX Heritage Destruction If a heritage item is completely or largely destroyed, its heritage is lost and replacement or replication is not required or expected. PYYY Heritage Damage If a heritage item is damaged, replacement components may be of different materials, but should be of similar appearance.
			Introduction		
10	New Zealand Historic Places Trust	Pg 514, 2nd para implies all heritage buildings are at risk from earthquake.	Pg 514, 2nd para, recognition that many buildings have already been upgraded.	Although visually upgraded, not many items have been earthquake strengthened.	That submission 10 point be accepted in part Change to Plan Pg 514, 2nd para: The Central Business District of Wanganui including the Old Town Overlay has a considerable concentration of heritage buildings. Although some have been strengthened, many are at high risk from damage or loss from earthquake, as the bulk are un-reinforced masonry or poorly reinforced concrete. This poses a high degree of health and safety risk.
			Objectives		
10	New Zealand Historic Places Trust	Unlike all other objectives, O50 is somewhat ambiguous in its wording, and would be difficult to interpret as an objective. In particular, it may conflict with other objectives including O47, O49 and O51. The intent of the objective is adequately reflected at policy level in P171.	Delete O50 O50 Sustainable heritage retention To retain heritage which is physically and economically sustainable particularly when faced with the risks of natural hazards.	It is agreed that Objectives 47 and 49 are sufficient to deal with sustainable heritage retention.	That submission 10 point be accepted Change to Plan Delete O50

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			Policies		
10	New Zealand Historic Places Trust	P158 and P159 both reflect the need to review and update the District's heritage inventory. They follow from the last paragraph of the Introduction. The NZHPT considers that P159 is not appropriate or necessary as a policy, and its inclusion as a policy will tend to bring into question the validity of the inventory (and the individual items in it) at any particular point in time. It could form the basis for a requirement for an applicant or the Council to undertake a review of the "values and perceptions" attached to an inventory item whenever work is done on an item. The policy intent of P159 is already met by the wording of the Introduction, by P158, and by M310 and M312.	Delete P159 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.	1 P158 concerns day to day upkeep of the inventory and data base eg incorporating corrections or new information in reports on individual heritage items. 2 Plan review is a mandatory process so P159 is unnecessary and may create expectations of ad hoc review.	The submission10 point be accepted Change to the Plan Delete P159
10	New Zealand Historic Places Trust	While the NZHPT is entirely supportive of the intent of P164, it is concerned that some wording within the policy is ultra vires and could indicate predetermination of the outcome of resource consent applications in any specific circumstance. There is also no mention in P164 of Class A and B items, resulting in lack of clarity as to whether both P164 and P165 apply to such items. The NZHPT suggests that P164 should be seen as an overall policy relating to all external alternations, while P165 should be clearly in addition to P164.	Modify P164 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 <u>Encouraging applicants to extend the life of the heritage item by maintaining can be extended provided the historic values and the integrity are able to be maintained of the item for future generations through appropriate additions and alterations.</u> ... c. In respect of Class B and C items, <u>Taking into account the feasibility and costs of maintaining and repairing heritage items while enabling the applicant to develop, use or retain economic benefit.</u> d. Favourably considering <u>Acknowledging the benefit of 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.</u> Modify P165 P165 Class A and B heritage alterations and additions Ensure when alterations and additions to Class A and B items are undertaken that, <u>in addition to considerations under P164,</u> adverse effects on the heritage items are avoided, remedied or mitigated by:	The points made are helpful clarification	That Submission point 10 be accepted Change to plan 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. Encouraging applicants to extend the life of the heritage item by maintaining historic values and the integrity of the item for future generations through appropriate additions and alterations. ... c. 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. Acknowledging the benefit of applications where the alteration or addition takes into account the context of the item. Modify P165 P165 Class A and B heritage alterations and additions Ensure when alterations and additions to Class A and B items are undertaken that, in addition to considerations under P164, adverse effects on the heritage items are avoided, remedied or mitigated by: etc

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			etc		
10	New Zealand Historic Places Trust	The NZHPT supports the proposed recognition and protection of residential heritage precincts in Proposed Plan Change 29. Such precincts are found in other district plans. However, P169 as currently worded is unlikely to be effective and may even be ultra vires.	Delete or modify P169 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 ensuring the owner's enjoyment and use of the property <u>is not unnecessarily restricted.</u>	The suggested modification is a useful clarification.	That Submission 10 point be accepted Change to plan P169 Residential heritage precinct protection Ensure that identified precinct values are protected in residential areas while ensuring the owner's enjoyment and use of the property is not unnecessarily restricted.
10	New Zealand Historic Places Trust	Modify P170	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.	The term 'by the public' is not required.	That Submission 10 point be accepted Change to plan 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 from the street frontage retain the identified style, scale and character of the original architectural style.
10	New Zealand Historic Places Trust	The considerations in P171 relating to natural hazard risk management are supported. The reference to the District's Central Business District is appropriate. Adaptive reuse may be appropriate in other parts of the District as well to help retain historic heritage.	Add to P171. Add after P171(d), the following: e. Enabling, as appropriate, alternative uses for heritage buildings in other parts of the District on a case-by-case basis.	In practice alternative uses have regularly been considered in any setting in the District.	That Submission 10 point be accepted Change to plan Add after P171(d), the following: (e) Enabling, as appropriate, alternative uses for heritage buildings in other parts of the District on a case-by-case basis.
10	New Zealand Historic Places Trust	In terms of policy P172, the NZHPT notes the following: P172 (b) — the intent and basis of contributory buildings needs to be clarified. The intent of P172 (c) and (d), relating to Improved Central Business District Design Guidelines, is supported. The recently adopted Hastings Design Guide is a possible example to follow. However, these would have limited application, particularly in the Arts and Commerce Zone, under the currently-proposed rules. Similarly, with one modification, the interim provisions of P172 (d) are supported, but the limitations of their application are also noted. The section 32 analysis of this policy refers to <i>"the collective importance of the buildings in the Old Town area"</i> . However, this policy only applies to the matters covered by rules, and the rules are considered to be	Modify P172. In P172, clarify the basis for the identification of "contributory buildings" and provide a definition. Also, reword P172(d)iii which should read <i>"the design of new development should respect historic structures"</i> . Ensure that there is an adequate basis in rules to ensure that the improved Urban Design Guidelines for the Old Town area are able to be implemented, by buildings throughout the Old Town Area being subject to evaluation as, at a minimum, restricted discretionary activities.	1 Although the basis for identification of contributory buildings is contained in P172 b. "Identifying contributory buildings that support the heritage context of the primary buildings...", the addition of a glossary definition would be helpful. 2 Actual identification was a key purpose of the heritage review research project. 3 P172 (d) (iii) is a clear statement of the intent that replicas of previously existing buildings are not appropriate. The respect for existing structures is covered in P172 (d) i, ii, and iv.	That Submission 10 point be accepted in part Change to plan Add to Glossary Contributory Building – Buildings which make a contribution to the streetscape when read in conjunction with Class A or B buildings.

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		inadequate to achieve this policy.			
10	New Zealand Historic Places Trust	In the context of P171 (d), add definition of Central Business District.	Add a definition or explanation of what is meant by the Central Business District.	Although capitalised, this was not originally intended to be a defined area. However, in the heritage context it can be taken to be the Central Commercial, Arts and Commercial and Riverfront Zones.	That Submission 10 point be accepted Change to plan Add to Glossary Central Business District: for heritage purposes, the Central Business District is the area covered by the Central Commercial Zone, Arts and Commercial Zone and Riverfront Zone.
10	New Zealand Historic Places Trust		Clarify term 'heritage feature' cf defined term 'heritage item'.	The term should be 'heritage item" rather than "heritage feature". The two terms have been used interchangeably throughout the Proposed Plan Change document.	That submission 10 point be accepted Numerous amendments from "heritage feature" to "heritage item" as per marked up version
			Methods		
8	Whanganui Regional Heritage Trust Board	Elaborate on the meaning of M318 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.		The details and application of this method will be subject to funding made available via the Annual Plan process. Assistance may take the form of advice and guidance, as well as or instead of financial assistance.	That Submission 8 on M318 be rejected No change to plan
11	Wanganui District Council	Modify M320	M320 Waive resource and building consent fees <u>where appropriate</u> for inventory items and areas and investigate other options and circumstances for financial assistance and incentives.	Heritage resource consent fees are waived where appropriate; building consent fees are inherent in all building work and should remain.	That Submission 11 point be accepted Change to plan M320 Waive resource consent fees where appropriate for inventory items and areas and investigate other options and circumstances for financial assistance and incentives.
8	Whanganui Regional Heritage Trust Board	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. The submitter notes Lotteries funds are not available to private owners nor are loans provided. The ability of Council to make grants or loans is questioned.		The key word is Investigate. This will provide the opportunity to test the points raised. The Council does have the power to make grants and loans according to LGA processes.	That Submission 8 on M321 be rejected No change to plan

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			Rules		
10	New Zealand Historic Places Trust	<p>The rule is generally clear, although a level of discretion is noted in terms of the circumstances in which a conservation report would be required. This is considered acceptable as it relates only to the activity status of discretionary or non-complying. However, as worded, there is an implication that the conservation report need not be part of the application document. This would be unworkable, and so the words "prior to the physical works being undertaken" need to be removed in (a) and (b).</p> <p>The NZHPT also notes that its suggestion on the draft wording of this rule, that interior modifications to achieve earthquake strengthening should be a controlled activity, has not been taken up. This is deserving of further consideration, particularly given the issue and policies relating to natural hazard risks. If item (a) under the discretionary activity provisions was made a controlled activity, then item (b) under the non-complying activity provisions should become part of the discretionary activity category.</p> <p>There is a greater level of uncertainty in item (c) under discretionary activities. Here the rule makes "erection of new structures or removal of structures in a Class A Group area other than a specifically listed Class A structure" a discretionary activity. This rule appears to have application only within Wanganui Collegiate School and at Moutoa Gardens. It is noted that a number of monuments at Moutoa Gardens are NZHPT Category I or II listed items, but are not given a classification in the Appendix H1 Inventory. The rules that might apply to these items (if any) are not clear and clarification is needed. Of equal or greater concern is the uncertainty around the meaning of the "area". Because of the limited application of the rule, it is considered that either the rule could be removed, or a small plan be added to the rule to clarify the area that it is intended to apply to.</p>	<p>Modifications to R288</p> <ol style="list-style-type: none"> 1. Reconsider whether (a) under Discretionary Activities should not be a Controlled Activity. The matters of control would be the effect on the heritage values for which the building is included as a Class A building. If this is done, then item (b) under Non-complying Activities should become a Discretionary Activity. 2. Remove the words "prior to the physical works being undertaken" in (a) and (b). 3. Clarify the area to which Discretionary Activity (c) applies. 4. Clarify the status of removal or alternation of structures listed as Class A Group, but not as Class A, and review the intention of this listing with a view to making all such items Class A. 	<ol style="list-style-type: none"> 1 The introduction of a controlled activity is considered beneficial. 2 There are currently two A Groups – Collegiate and Moutoa / Pakaitore. These are mapped. 3 The intention of the groups classification was to identify that for some items their relationships with other nearby items were important, and to protect items which might not reach individual Class status. The Rule should more clearly apply to group items as well. 	<p>That Submission 10 point be accepted in part</p> <p>Change to plan</p> <p>R288 General Rule – Class A Heritage Inventory Items</p> <p>The following rules apply to Class A heritage items and groups listed in Appendix Heritage Inventory.</p> <p>Permitted Activities:</p> <p>The following are permitted activities for Class A items and groups</p> <ol style="list-style-type: none"> a. Minor works and maintenance* b. Interior structural works associated with earthquake strengthening, alterations and/or additions provided that: <ol style="list-style-type: none"> i. The works are not within a building listed for interior values in Appendix Heritage Inventory i. The works do not change or alter the external physical footprint or appearance of the building <p>Controlled Activities:</p> <p>The following are controlled activities for Class A items and groups.</p> <ol style="list-style-type: none"> a. Interior structural works associated with earthquake strengthening, interior alterations and/or additions in a building listed for interior values in Appendix Heritage Inventory provided that, for major physical alterations, a conservation report* shall be prepared by persons suitably qualified in heritage conservation. <p>Discretionary activities:</p> <p>The following are discretionary activities for Class A items and groups</p> <ol style="list-style-type: none"> a. 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 b. Erection of new structures or removal of structures in a Class A Group area other than a specifically listed Class A

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					<p>structure.</p> <p>c. Interior structural works for earthquake strengthening, interior alterations and/or additions to a building listed for interior values, for major physical alterations, where a conservation plan* or report has not been prepared by suitably qualified persons</p> <p>Note: The Council* will waive resource consent fees for Discretionary activities associated with the use and development of Class A inventory items unless a zone rule is breached. Discretionary applications may be publicly notified.</p> <p>Non-complying activities:</p> <p>The following are non-complying activities for Class A items and groups</p> <p>a. Demolition or relocation of any Class A inventory item</p> <p>b. Alterations or additions that affect the exterior of the building where a conservation plan* or report has not been prepared by suitably qualified persons.</p> <p>Equivalent addition of "and groups" to R289 and 290</p>
10	New Zealand Historic Places Trust	<p>Rule 289 applies to Class B inventory features, and is generally appropriate. However, the following points are noted:</p> <ul style="list-style-type: none"> Under Permitted Activities 6(i) correct H1 to H2. Under Controlled Activities, (b) is not clear. It may be the intention that the rule is directed at works and maintenance which are more than the defined term "minor works and maintenance" but less than "alterations and additions". It is suggested that this rule is so unclear that it should be removed. Rule (c) under Restricted Discretionary Activities suffers from the same uncertainties as to the extent of the effect of the rule, as is noted above in relation to R288. This requires clarification. The matters of discretion are not clear and require rewording as requested. 	<p>Modifications to R289</p> <ol style="list-style-type: none"> Make correction in (b)i, Permitted Activity. Delete or clarify Controlled Activities, (b). Clarify the actual area(s) to which Restricted Discretionary rule (c) applies. Rewording matters of discretion as set out below: <p>In determining what conditions, if any, to impose, Council shall restrict its discretion to:</p> <p>i. Works are <u>The compatibility</u> with the original fabric and design of the building, but visually distinct enough to be recognised as new work.</p> <p>ii. <u>The relationship of the A additions or alterations reflect</u> to the original architectural style, character and scale of the building and are not visually dominant.</p> <p>iii. Materials, form and colour.</p> <p>iv. Works minimise alteration to <u>Whether the additions or alterations minimise effects on street elevations.</u></p> <p>Effect on existing heritage fabric and values.</p>	<p>1 The areas concerned are defined by the mapped locations of the items and lots.</p> <p>2 It is considered more appropriate that new works are visually distinct so the development of a building is clear.</p> <p>3 "Original" deleted as many buildings have successive additions which may be part of current heritage character.</p>	<p>That Submission 10 point be accepted in part</p> <p>Change to plan R289</p> <p>Controlled activities</p> <p>b. Works and maintenance that do not comply with the meaning of minor works and maintenance*</p> <p>Restricted Discretionary Activities</p> <p>In determining what conditions, if any, to impose, Council shall restrict its discretion to:</p> <ol style="list-style-type: none"> The compatibility with the fabric and design of the building, but visually distinct enough to be recognised as new work. The relationship of the additions or alterations to the original architectural style, character and scale of the building and are not visually dominant. Materials, form and colour. Whether the additions or alterations minimise effects on street elevations. Effect on existing heritage fabric and values.

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9	David William Sewell	The submitter objects to R289 - with respect to private dwellings, the requirement to engage a suitably qualified person to prepare a conservation plan. This entails additional cost and infringes property rights.	Submitter seeks: 4a. Council to remove any reference to suitably qualified heritage conservators.	The requirement to have a conservation plan or report prepared by a suitably qualified person applies only to interior work where the interior is listed. It is appropriate for work on such interiors to be governed by such reports.	That Submission 9 from David Sewell be rejected , Further submission 5 from NZHPT be accepted No change to plan
FS5	New Zealand Historic Places Trust	The submitter opposes in part Sub #9 (David William Sewell).	Retain requirement for suitably qualified persons to prepare conservation plans	Note: The interior of Field House is not listed.	
9	David William Sewell	The submitter objects to R289 requirements to publicly notify applications for demolition.	Submitter seeks: 4b(1) Transfer Field House from Appendix H2 Class B to Class C or alternatively: 4b(2) Delete Demolition from Discretionary Activities (ie no public notification for demolition consent) or alternatively: 4b(3) Provide a new Appendix H Class for private dwellings that allows for the property rights of individual rate payers and adequately addresses the problems faced by private individuals who own Heritage Houses.	4b(2) Demolition is the ultimate loss of heritage so it is appropriate that it be publicly notified. However, the note following the rule leaves room for special circumstances by stating discretionary activities will <i>generally</i> be notified ie they will not always or automatically be notified. Policies have been introduced to make clear the use of modern materials is generally appropriate, provided their appearance is similar to the original.	That Submission 9 from David Sewell 4b(2) be rejected , and Further submission 5 from NZHPT be accepted No change to plan
FS5	New Zealand Historic Places Trust	The submitter opposes in part Sub #9 (David William Sewell).	Field House remain Category B (H2) Demolition remain discretionary Retain public notification for demolition applications Not create new category Provide incentives	Consideration was given to creating a separate group of the 16 existing listed residential properties but it was decided the proposed rules were appropriate for these dwellings.	
11	Wanganui District Council	R288 Note Non-complying Activities are the demolition or relocation of buildings or work where there is no conservation plan (or not being followed). As this will result in Council having to seek expert Heritage advice and additional work, Council should charge for this time. By charging for non-complying activities, this will encourage applicants to get the conservation report and comply with it, in order to be exempt from Council fees.	Non-Complying Note: Other than for demolition, the <i>Council</i> 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.	Resource consent fees can be avoided by acquiring an appropriate report.	That Submission 11 point be accepted . Change to plan Amend note to R288 Non-Complying Note: Non-complying activities will generally be publicly notified.
11	Wanganui District Council	Amend R288 R289 There was no obligation to comply with the conservation report, unless stated in the resource consent before adding the requirement to comply with the plan to this rule.	Discretionary Activities a. Interior structural works associated with earthquake strengthening, interior alterations and/or additions in a building listed for interior values ... provided that, for major physical alterations, a conservation report* shall be prepared by <i>and implemented by</i> 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 and <i>implemented by persons</i> suitably qualified in heritage conservation prior to the physical works being undertaken	The point is that a plan or report is to be implemented. Implementation will only be possible by people with whatever skills are appropriate.	That Submission 11 point be accepted in part Change to plan Appropriate changes to R288, and 289 a. Interior structural works associated with earthquake strengthening, interior alterations and/or additions in a building listed for interior values ... 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 and implemented.

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11	Wanganui District Council	Note at R288 R289 R290	The <i>Council</i> will waive resource consent fees for Discretionary activities associated with the use and development of Class A inventory features, <i>unless a rule in the underlying zone is also breached.</i>	Current policy is that Council will pay for the processing of consents for heritage items as long as the development complies with the underlying zone rules. This will be retained in order to achieve the outcomes of the underlying zone rules as well as heritage.	That Submission 11 point be accepted Change to plan Note on R288, R289 and R290 to begin: The <i>Council</i> will waive resource consent fees for Discretionary activities associated with the use and development of Class (A, B, C) inventory items, unless a zone rule is breached.
11	Wanganui District Council	R290 Note Note: The <i>Council</i> 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.	Add 'partial' demolition.	Later additions may detract from a building so partial demolition can provide enhancement.	That Submission 11 point be accepted Change to plan R290 Controlled Activities: The following are controlled activities for Class C items: a. Demolition, partial demolition or relocation Note: The <i>Council</i> will waive resource consent fees associated with the use and development of Class C inventory items for controlled activities for relocation or partial demolition provided the relocation or partial demolition results in the enhancement of the Inventory item. Applications may be publicly notified.
10	New Zealand Historic Places Trust	R 290 Relocate all items on Appendix H3 that are also on the NZHPT Register to Appendix H2, so that more comprehensive rules apply.	See individual items below	See individual items below	See individual items below
10	New Zealand Historic Places Trust		Old Town: Reinstate introductory material on history and importance.	34 The addition of introductory material will be of assistance.	That Submission 10 point be accepted Change to plan Add below 051 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.
10	New Zealand Historic		Significantly modify R291. R291 General Rule - Old Town Overlay Area	1 The wording of R291 is complicated and as written would be difficult to use and administer. The main source of the	That Submission 10 point be accepted in part

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
	Places Trust		<p>Note: Precedence of Rules at bottom Additional Note: For the avoidance of doubt, this Rule applies to all buildings and structures within the Overlay area. Permitted Activities: The following are permitted activities <u>within</u> the Old Town Overlay <u>area</u>: 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: ± the works are not within a building listed for interior values in Appendix H1 or H2. c. Alterations or additions to buildings not listed in Appendix Hi 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 <u>within</u> the Old Town Overlay <u>area</u>: 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. 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. 5. <u>Consistency with the Urban Design Guidelines.</u> Restricted Discretionary Activities: a. <u>Erection of new structures.</u> b. Demolition or relocation of building provided the building is not listed in Appendix H1, or H2 or <u>H4 as a contributory building.</u> Matters of discretion to be added. ??? Restricted Discretionary Activities: The following are restricted discretionary activities <u>within</u> the Old Town Overlay <u>area</u>: a. <u>Alterations or additions that affect the exterior footprint of a building listed in Appendix H1, H2 or H4, provided that a conservation report shall be prepared by a person suitably qualified in heritage conservation.</u> b. Demolition, partial demolition or relocation of a contributory buildings listed in Appendix H4 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 precinct.</p>	<p>complication is the division of the Heritage inventory in H1, H2 etc. The complication will be removed if the Inventory List is consolidated, with the assigned Class or Group being the determining factor for rules coverage. This will leave a small amount of additional material to deal with additional Old Town requirements.</p> <p>2 The classes will be: Class A item or Group Class B item or Group Class C item or Group Class BR (ie residential) item or Precinct Class SCA (ie Special Character Area, see Sub 11) Contributory item</p> <p>3 There is no intention that this rule should cover all buildings in the Old Town area, except for replacements ie buildings that are not listed in any of the heritage classes or appendices may be demolished. Replacement buildings will be required to be designed with regard to their context.</p>	<p>Change to plan 1. Delete all references to H1, H2, H3, H4 and H5 and substitute appropriate Class designations. 2. Amend R291 as follows</p> <p>R291 General Rule - Old Town Overlay Area Note: Precedence of Rules at bottom Permitted Activities: The following are permitted activities in the Old Town Overlay area: a. Minor works and maintenance* b. Alterations or additions to buildings not listed in the Appendix Heritage inventory and provided the works do not change or alter the external physical footprint or appearance of the building.</p> <p>Controlled Activities: The following are controlled activities in the Old Town Overlay area: a. Alterations or additions that affect the exterior footprint or appearance of buildings not in the Appendix Heritage Inventory. 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. 5. Consistency with the Urban Design Guidelines.</p> <p>Restricted Discretionary Activities: The following are restricted discretionary activities in the Old Town Overlay: a. Erection of new structures. b. Demolition, partial demolition or relocation of contributory buildings. In determining what conditions, if any, to impose. Council shall restrict its discretion to: 1. Whether new structures 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. 5. Consistency with the Urban Design Guidelines. In lieu of these refer to the policies and objectives for the Old Town.</p>

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
			<p>Non-Complying Activities a. Alterations or additions that affect the exterior footprint of a building listed in Appendix H1, H2 or H4 where a conservation report is not provided. b. Demolition, partial demolition or relocation of buildings listed in Appendix H1 and H2.</p> <p>The remainder of the rule requires review in the light of the changes sought above.</p>		
11	Wanganui District Council	R291 Controlled Activities c. Demolition of building Control ... 5. What the building will be replaced with and if it will contribute to the surrounding area.	Amend R291 in accordance with Policy 172 c. and d. and Method 333.		That Submission 11 point be accepted in part Change to plan R291 As above NZHPT Submission 10
4	Universal College of Learning	Submission relates to R291 General Rule - Old Town Area in which submitter is directly affected by PC29. Submitter generally accepts the Plan Change but considers the wording 'Note ...' relating to notification is not adequate. This statement does not make clear how notification will be determined in respect of the different categories of activity. Submitter seeks to have the basis for notification clearly identified in the District Plan. "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."	Submitter considers there should be no requirement to notify an application. The wording of the 'Note' be changed to clearly specify what type of application and activity is to be notified and under what circumstances. If the above is not deemed acceptable by Council, the submitter requests that the District Plan specify that the notification provisions of the RMA will be relied upon as the basis for determining the nature and extent of notification.	Notification will always be considered for activities such as demolition. However, there will be no automatic notification, as there can be circumstances where it is not warranted.	That Submission 4 from UCOL be rejected , and Further submission 5 from NZHPT be accepted in part No change to plan
FS5	New Zealand Historic Places Trust	The submitter opposes Sub #4 (Universal College of Learning) Supports in part	Clarification of notification process within rule 291 and use of wording 'note'		
10	New Zealand Historic Places Trust		Modifications to R 292 Reword the rule and matters of discretion as set out below: 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 and affect the exterior footprint or appearance of the building provided the building is not listed in Appendix	Helpful clarification	That Submission 10 point be accepted Change to plan R292 Permitted Activities: The following are permitted activities: a. Minor works and maintenance* b. Alterations and additions that are not visible from the street. Controlled Activities: The following are controlled activities for Class BR residential inventory items: a. Alterations or additions that are visible from the street and affect the exterior footprint or appearance of the building.

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
			<p>H1 or H2</p> <p>b. Erection of new structures visible from the street frontage.</p> <p>In determining what conditions, if any, to impose, Council shall limit its control to:</p> <ol style="list-style-type: none"> 1. Whether Additions or alterations reflect the original architectural style, character and scale. 2. Effect on existing heritage fabric and values. 3. Precinct values. 		<p>b. Erection of new structures visible from the street.</p> <p>In determining what conditions, if any, to impose, Council shall limit its control to:</p> <ol style="list-style-type: none"> 1. Whether additions or alterations reflect the original architectural style, character and scale. 2. Effect on existing heritage fabric and values. 3. Precinct values.
			Other Rules		
11	Wanganui District Council	Introduce specific provision for Turere Place, focusing on the street rather than the houses.		<p>1 The heritage significance of Turere Place is mostly in the layout of the street, the lack of front fencing, curbing and style of foot paths, rather than the style of the houses. In addition, it is believed the open character of the street is partly protected by fencing covenants on the titles of the properties.</p> <p>2 Although no other submissions were made on the matter, concerns had been expressed that the plan provisions would have an undue impact and are unnecessary.</p> <p>3 As the result of further consultation with residents, provisions for Special Character Areas will be introduced into the Plan.</p> <p>4 The street reserve and other public spaces will be part of the SCA.</p>	<p>That Submission 11 point be accepted in part</p> <p>Change to the plan: Amend P169 and P170</p> <p>P169 Residential heritage precinct or special character area protection Ensure that identified precinct or special character area values are protected in residential areas while owner's enjoyment and use of the property is not unnecessarily restricted.¹</p> <p>P170 Adverse effects on residential heritage precinct or special character area values Avoid, remedy or mitigate adverse effects on residential precinct or special character area values by ensuring alterations or additions to the dwelling facades visible from a street frontage retain the identified style, scale and character of the original architectural style.</p> <p>Add Rzzz after R292</p> <p>Rzzz General Rule – Class SCA Special Character Area Inventory Items</p> <p>The following rules apply to Class SCA items and precincts listed in Appendix Heritage Inventory</p> <p>Permitted Activities:</p> <p>The following are permitted activities:</p> <ol style="list-style-type: none"> a. Minor works and maintenance* b. Alterations and additions that are not visible from the street <p>Controlled Activities:</p>

¹ Submission 10

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
					<p>The following are controlled activities for Class SCA residential inventory items:</p> <ol style="list-style-type: none"> a. Alterations or additions that are visible from the street and affect the exterior footprint or appearance of the building b. Erection of new structures visible from the street <p>In determining what conditions, if any, to impose, Council shall limit its control to:</p> <ol style="list-style-type: none"> 1. Whether additions or alterations reflect the original architectural style, character and scale 2. Precinct values <p>Restricted Discretionary Activities:</p> <p>The following are restricted discretionary activities for Class SCA residential inventory items:</p> <ol style="list-style-type: none"> a. Demolition, partial demolition or relocation <p>In determining what conditions, if any, to impose, Council shall restrict its discretion to:</p> <ol style="list-style-type: none"> 1. Special character values of nearby buildings or the streetscape setting or the precinct. 2. Colours, materials and design of replacement structure. <p>Note: The Council will waive resource consent fees associated with the use and development of Special Character Area residential inventory items. Discretionary applications may be publicly notified.</p> <p><i>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</i></p>

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
					<i>items are likely to fall within the definition of an archaeological site under the Historic Places Act 1993.</i> Amend planning maps with new symbol for SCA items
			Inventory		
10	New Zealand Historic Places Trust	NZHPT generally supports Plan Change 29, while requesting a number of changes. These cover technical amendments, clarifications of intent and specific changes for individual heritage items.	Ensure the heritage inventory complies with Regional Policy Statement 7-11(c)	Add a column to the heritage inventory which links to each individual inventory item report. While the reports are not part of the plan (to allow timely updating) their content provides the basis for listing decisions. Note: no Horizons submission.	That Submission 10 point be accepted Change to Plan Add a column to the Heritage Inventory which links to each individual inventory item report.
10	New Zealand Historic Places Trust	Heritage Inventory List Appendices H1 to H5: Provide introduction; minor corrections and technical changes		To avoid confusion with numbering from previous plans, the present numbering will be retained, with un-used numbers noted.	That Submission 10 point be accepted in part Change to plan Subject to other submissions classifications will be amended, items removed and all items listed numerically, with the location, name, District Plan classification and NZHPT status plus a link to the individual item report, which is not part of the plan. Heritage Inventory Appendix Introduction to read: The Heritage Inventory records the location, name, District Plan classification and number and NZHPT status of buildings and items subject to the heritage rules. Each entry has a link to the Heritage report which indicates the significance of the item.
11	Wanganui District Council	H1 – H5 Reorder and renumber			
			Individual Listings		
				In addressing submissions on individual heritage listings the options are to rely completely on the results of the heritage research project and recommendations, and thus reject all such submissions, or to consider the particular setting and circumstances of each item to allow additional local consideration. The latter option has been chosen. Although the research undertaken was a major project, it was, in the context of such work, done on a limited budget and in a very short timeframe. It therefore needs to be acknowledged that there will be shortcomings in some of the expert recommendations made.	
8	Whanganui Regional Heritage Trust		Change to Class B: St Peter's Church Lychgate 12 75 Koromiko Road	1 Has Cat 2 NZHPT listing. Rare English tiles. Considered finest example in Wellington Diocese. Against: unknown architect. Later date than St Peter's	That Submission 8 point and Submission 10 point be accepted

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
	Board			building.	Change to Plan
10	New Zealand Historic Places Trust		Promote all H3 NZHPT items to H2 St Peter's Church Lychgate 12	2 Being of 1866 construction, St Peter's would likely be Class A, except for its relocation in 1922. The Lychgate is of the same era as the relocation, so is be considered to be integral to the church, and therefore warranting Class B.	Change 12 St Peter's Lychgate from Class C to Class B
9	David William Sewell		Submitter seeks: 4b(1) Transfer Field House (item 45) 246 Somme Parade from Appendix H2 Class B to Class C or alternatively 4b(2) Delete Demolition from Discretionary Activities 4b(3) Provide a new Appendix H Class for private dwellings that allows for the property rights of individual rate payers and adequately addresses the problems faced by private individuals who own Heritage Houses.	4b (1) Expert opinion is that Field House should have this classification. It has been listed by Council for many years and is prominent in its location.	That Submission 9 point 4b(1) from David Sewell be rejected , and that Further submission 5 point be accepted . No change to plan
FS5	New Zealand Historic Places Trust	The submitter opposes in part Sub #9 (David William Sewell).	Field House remain Category B Retain public notification for demolition applications Not create new category Provide incentives		
8	Whanganui Regional Heritage Trust Board		Change to Class B: Braves Softball Club Rooms 47 29 Puriri Street	Has Cat 2 NZHPT listing. At one stage a children's TB sanatorium, the only known in New Zealand. The varied uses of this building over 100 years all have historic resonances.	That Submission 8 and 10 points be accepted Change to plan
10	New Zealand Historic Places Trust		Promote all H3 NZHPT items to H2 Braves Softball Club Rooms 47		Change 47 Braves Softball Club Rooms from Class C to Class B
8	Whanganui Regional Heritage Trust Board		Change to Class B: Walford House 49 30 Liverpool Street	Has Cat 2 NZHPT listing. Additional information received shows the building is almost certainly older than first believed.	That Submission 8 and 10 points be accepted Change to plan
10	New Zealand Historic Places Trust		Promote all H3 NZHPT items to H2 , Walford House 49		Change 49 Walford House from Class C to Class B
1	Tony Harrison	Inventory List Appendix H2 List No 50 Riverlands 'Dwelling'. List states protection to the interior of the above property. Submitter opposes this because interior has recently been refurbished and holds no value or reason to be added to this list.	List No 50 ' Riverlands ' to remove the "interior" from the list.	1 Interior not currently listed. Interiors should only be listed as the result of in depth systematic research. Interiors were not part of the research brief. This suggestion was inadvertently included. The researcher approves of the removal of this interior listing.	That Submission 1 from Tony Harrison, submission 8 point from WRHT, further submission 2 point from Grant Robinson be accepted , and that Further submission 5 points from NZHPT be rejected
8	Whanganui Regional Heritage Trust Board		Riverlands item 50 - remove "interior"	2 It is acknowledged that issues arising from the cost of insurance have created particular problems for the owners of heritage buildings. This appears to have become a national issue in the wake of the Canterbury earthquakes.	Change to plan Remove "Interior" from 50 Riverlands listing
FS5	New Zealand Historic Places Trust	The submitter opposes in part Sub #8 (Whanganui Regional Heritage Trust Board) on the basis that Council carry out further research to determine the 'interior' of Riverlands house in collaboration with NZHPT.	Subject to further research Riverlands 'interior' be retained.	3 The Council or possibly Government may need to investigate the need to in part meet the gap between normal and heritage premiums.	

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
FS5	New Zealand Historic Places Trust	The submitter opposes Sub #1. (Tony Harrison)	Subject to further research 'interior' be retained		
FS2	Peter Grant Robinson	Submitter supports Sub #1 (Tony Harrison), because the financial and value aspects of having their properties listed and the more general aspects of what may happen in future.	Submitter seeks Council to defer going any further with PC29 at this time until the pending Government legislation arising out of the Canterbury earthquakes is known. Then revisit PC29 in the light of that legislation.		
5	Tony Harrison	Submission relates to Built Heritage Inventory List Appendix H2 List No 50 "Riverlands" (Dwelling). Heritage listing has made it impossible to obtain insurance, which could result in a small damaging event causing the demolition of the whole building.	Submitter seeks removal of List No 50 - "Riverlands" from the Inventory List.	1 The identification of this property is the result a systematic study undertaken by a recognised expert. The property has been listed for many years. 2 It is acknowledged that the retention of heritage involves significant costs to building owners, often above those of demolition and replacement. Owners are in effect bearing a private cost of the public good. While it is reasonable to expect owners to meet some of the public good cost, it is an Annual Plan matter to determine whether the public should contribute to part of the cost also.	That Submission 5 from Tony Harrison , and Further submission 1 point from Larry and Sue Jones be rejected , Further submission 5 point from NZHPT be accepted No change to plan, retain item 50 Riverlands Note inclusion of new Policy clarifying use of modern materials: PYYY Heritage Damage If a heritage item is damaged, replacement components may be of different materials, but should be of similar appearance.
FS5	New Zealand Historic Places Trust	The submitter opposes Sub #5 (Tony Harrison)	Retain Riverlands listing		
FS1	Larry & Sue Jones	Submitter supports Sub #5 (Tony Harrison).	Submitter seeks: 1. That the PC29 insofar as it applies to residential dwellings be withdrawn given the failure to adequately consult with affected landowners and to carry out a sufficient evaluation pursuant to the provisions of section 32 of the RMA and the established legal test relevant to that evaluation. 2. That if not withdrawn in its entirety, PC29 only apply to residential dwellings where the landowner consents, or where a residential dwelling is listed on the NZHPT register. 3. That the rules, objectives and policies inconsistent with this approach, not apply to residential properties where there is no landowner consent and it is not listed on the NZHPT register. 4. To the extent that the objectives, policies, methods and rules fail to apply the approaches described above, PC29 must be contrary to the purposes and principles of the Act and therefore it must be withdrawn. 5. In the event that relief sought is not granted, that our property at 49 College Street be deleted from the register in Appendix H5 to PC29 for the reasons otherwise advanced.	3 There are few buildings of this age or character visible in the District. 4 This property has been listed for many years and expert opinion confirms its significance as part of a systematic study.	
8	Whanganui Regional Heritage Trust Board		Change to Class B: Bayley House 55 45 Bell Street	Has Cat 2 NZHPT listing. Unusual architectural features, Good example of Eastlake Bay villa. Association with an early Kai Iwi farming family. Prominent site.	That Submission 8 point and Submission 10 point be accepted Change to Plan
10	New Zealand Historic Places Trust		Promote all H3 NZHPT items to H2, Bayley House 55		Change 55 Bayley House from Class C to Class B
8	Whanganui Regional		Change to Class B: St Laurence's Church 350 12 Gibson Street	The church was designed locally. One of few significant buildings in Aramoho. One of the oldest churches in the	That Submission 8 point and Submission 10 point be accepted

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
	Heritage Trust Board			district.	Change to Plan Change 350 St Laurence's Church from Class C to Class B
8	Whanganui Regional Heritage Trust Board		Change to Class B Mangamahu Church 352	Designed locally. Considered iconic for Mangamahu. One of the oldest churches in the district.	That Submission 8 point and Submission 10 point be accepted Change to Plan Change 352 Mangamahu Church from Class C to Class B
8	Whanganui Regional Heritage Trust Board		Change to Class B: Westmere Memorial Church 363 SH3	Has Cat 2 NZHPT listing. Only WW1 memorial church in the district. Only church designed by T Battle.	That Submission 8 point and Submission 10 point be accepted Change to Plan
10	New Zealand Historic Places Trust		Promote all H3 NZHPT items to H2 Westmere Memorial Church 363		Change 363 Westmere Memorial Church from Class C to Class B
8	Whanganui Regional Heritage Trust Board		Change to Class A: Empress Building 408. 36-38 Ridgway Street	First office building designed by Ford, a nationally significant architect.	That Submission 8 point and Submission 10 point be accepted Change to Plan Change 408 Empress Building from Class B to Class A
8	Whanganui Regional Heritage Trust Board		Change to Class B: Martin and Vernon 413 45 Taupo Quay	We have limited information on this building beyond its design and use as a transport depot. However, given its location within the Old Town and the buildings in its vicinity, a grading of Contributory is appropriate.	That Submission 8 point and Submission 10 point be accepted in part Change to Plan
10	New Zealand Historic Places Trust		Promote H4 'no listing' items to Class B Martin and Vernon 413		Change 413 Martin and Vernon from no listing to Contributory
8	Whanganui Regional Heritage Trust Board		Change to Class B: Drummonds 414 17 Taupo Quay	This is the last remaining heritage element in this part of Taupo Quay.	That Submission 8 point and Submission 10 point be accepted in part Change to Plan
10	New Zealand Historic Places Trust		Promote H4 'no listing' items to Class B Drummonds 414		Change 414 Drummonds from no listing to Contributory
8	Whanganui Regional Heritage Trust Board		Change to Class B: Tram Shed 415 Taupo Quay	Although subject to relocation and a significant change of use, the building has strong links to early retailing in Wanganui. Given its location within the Old Town and the buildings in its vicinity, a grading of Contributory is appropriate.	That Submission 8 point and Submission 10 point be accepted in part Change to plan
10	New Zealand Historic Places Trust		Promote H4 'no listing' items to Class B Tram Shed 415		Change 415 Tram Shed from no listing to Contributory
8	Whanganui Regional Heritage Trust Board		Change to Class B: Bacon Factory 416 37 Taupo Quay	Additional information provided to the hearing enabled reconsideration of this item.	That Submission 8 point and Submission 10 point be accepted Change to Plan
10	New Zealand Historic Places Trust		Promote H4 'no listing' items to Class B Bacon Factory 416		Change 416 Bacon Factory from no listing to Class B

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
8	Whanganui Regional Heritage Trust Board		Change to Class B: Fitzherbert Marshall and Hutton 424 41 Drews avenue	This building is strongly linked, both physically and functionally with the Exeter Chambers which is Class B.	That Submission 8 point and Submission 10 point be accepted
10	New Zealand Historic Places Trust		Promote H4 'no listing' items to Class B Fitzherbert Marshall and Hutton 424		Change to Plan Change 424 Fitzherbert Marshall and Hutton from no listing to Class B
8	Whanganui Regional Heritage Trust Board		Change to Class B: Hoods 427 25 Drews Avenue	Standing almost in the centre of the Old Town and Drews Avenue, this building could be considered as holding together the heritage character of this part of the Old Town. The building is locally well regarded.	That Submission 8 point and Submission 10 point be accepted
10	New Zealand Historic Places Trust		Promote H4 'no listing' items to Class B Hoods 427		Change to Plan Change 427 Hood's from no listing to Class B
8	Whanganui Regional Heritage Trust Board		Change to Class B: AD Willis factory 428 19 Drews Avenue	Although this building has associations with architect T Battle and printing firm AD Willis, it has lost much of its character, with the brick frontage plastered over.	That Submission 8 point and Submission 10 point be accepted in part
10	New Zealand Historic Places Trust		Promote H4 'no listing' items to Class B AD Willis factory 428		Change to plan Change 428 AD Willis from no listing to Contributory
8	Whanganui Regional Heritage Trust Board		Change to Class C at least: Waitohi School 3 Wanganui Intermediate School	Has Cat 2 NZHPT listing. This is a remnant of building done for the Wanganui Education Board but is now well removed from its original context.	That Submission 8 point and Submission 10 point be accepted
10	New Zealand Historic Places Trust		Incorporate "Non Appendix" items into appropriate appendices: 3, Waitohi School Building No listing, Cat 2, 996, Existing		Change to plan Change 3 Waitohi School from no listing to Class C
8	Whanganui Regional Heritage Trust Board		Change to Class C at least: Wyley's Bridge 366.	Class C status will ensure full recording prior to any demolition. Unlike some other retained bridges, Wyley's Bridge will not provide continued access where it would not otherwise exist.	That Submission 8 point and Submission 10 point be accepted
10	New Zealand Historic Places Trust		Incorporate "Non Appendix" items into appropriate appendices: 366, Wyley's Bridge No listing, Suggested		Change to plan Change 366 Wyley's Bridge from no listing to Class C
8	Whanganui Regional Heritage Trust Board		List as contributory: HI Jones 435. 25 Victoria Avenue	Although the façade has been modified, the building makes a significant contribution to this part of the Old Town. The association with the long running firm of HI Jones was also considered.	That Submission 8 point be accepted in part and Submission 10 point be accepted
10	New Zealand Historic Places Trust		Promote H4 'no listing' items to Class B HI Jones 435		Change to plan Change 435 HI Jones from no listing to Class B
10	New Zealand Historic Places Trust		Combine Bushy Park homestead, stable and grounds into one listing in H1	Homestead NZHPT Cat 1, Stables Cat 2 The stables are considered as integral to the Bushy Park site, of as much interest than the house. It is unclear what effect including the grounds would have.	That Submission 10 point be accepted in part
					Change to Plan Combine Bushy Park homestead and stable into one listing as Class A Note: Recommended that NZHPT update its registration appropriately.
10	New Zealand		Add Henson brickworks to H2	Although at the beginning of this review it was intended that	That Submission 10 point be accepted

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
	Historic Places Trust			archaeological sites would be dealt with in phase 5, there is sufficient structure remaining of the Henson Brick works for it to remain in the built heritage list.	Change to Plan Change 61 Henson Brickworks from no listing to Class B
10	New Zealand Historic Places Trust		Reconsider Putiki Church and Hall	The Putiki Church is included as a Class A item (79). The hall was not considered in this review but could be in the future.	That Submission 10 point be rejected No change to plan
10	New Zealand Historic Places Trust		Reconsider Ahu Ahu Ohu	It would be inappropriate to include this item at this stage of the plan change process. It should be considered in the near future.	That Submission 10 point be rejected No change to plan
10	New Zealand Historic Places Trust		Reconsider Snell Golden Mile	More information is needed as to the intent of this request. Regardless, it would be inappropriate to include it at this stage of the plan change process. Could be considered in the future.	That Submission 10 point be rejected No change to plan
10	New Zealand Historic Places Trust		Reconsider Kowhai Park Children's Playground	Some consideration was given to this item. It would be inappropriate to include it at this stage of the plan change process. It should be considered in the future.	That Submission 10 point be rejected No change to plan
10	New Zealand Historic Places Trust		Reconsider Durie Hill Garden suburb.	Some consideration was given to this item. It would be inappropriate to include it at this stage of the plan change process. It should be considered in the future.	That Submission 10 point be rejected No change to plan
10	New Zealand Historic Places Trust		Incorporate "Non Appendix" items into appropriate appendices Interesting Item and Groups 3, Waitohi School Building Existing, No listing, Cat 2, 996, see above 72, Residences 8,10,12 and 14 Glasgow St Existing, No listing 77, Residence 3 Tulloch Street Existing, No listing 349, Former chapel 48 Moana Street Suggested, No listing 354, Holly Lodge / Titchfield 71b Waireka Rd Suggested, No listing 355, Major Brassey house 27 Brassey Rd Suggested, No listing 357, Fordell Hotel Suggested, No listing 366, Wyley's Bridge Suggested, No listing, see above 367, Pilot House, Castlecliff Suggested, No listing Items researched and Rejected Henson Brick Works (Rural review), Existing, Cat 2, 958, see above Tram underpass, Aramoho Rail Bridge Suggested, No Listing Mission plaque Mission Road Suggested, No Listing Cherrybank (Jock McGregor) 84 Wakefield St Suggested, No Listing City Marina OTCZ, Suggested, No Listing Red Lion Hotel Suggested, No Listing Wanganui East, shops Moana Street Suggested, No Listing, Aramoho Hotel Suggested, No Listing Ranana War Memorial Hall Suggested, No Listing	No basis is given for the submission except that two of the items are NZHPT registered. Following hearings these and one other item have been upgraded. All of the other items have been given due expert consideration and rejected.	That Submission 10 Incorporate "Non Appendix" items into appropriate appendices rejected No change to plan other than items treated elsewhere.

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			Jetties - Imlay, Coal Suggested, No Listing Hatrick Wharf OTCZ, Suggested, No Listing		
8	Whanganui Regional Heritage Trust Board	The submitter requests a number of corrections and clarifications.		There will be both immediate and ongoing editing to individual heritage reports, which are not part of the Plan.	That Submission 8 point on corrections to individual heritage item reports be accepted No change to plan
3	Larry & Sue Jones	Submitter objects to 49 College Street being included as a single dwelling making it more costly to maintain, more difficult to sell, and difficult for a new owner to accept.	Item 456 The following decisions are sought from the Council: 1. That the property at 49 College Street is withdrawn as a single listing from the proposed built heritage classification schedule as tabled in the Draft District Plan (PC29). 2. And that the Council investigate the potential heritage protection for a group of properties in College Estate to ascertain if their "heritage" would support them being included as "Built Heritage" in the Wanganui District Plan.	1 Additional information provided with regard to this building reduced the case for its status as an exemplar of the Neo-Georgian style. 2 It is acknowledged that the retention of heritage involves significant costs to building owners, often above those of demolition and replacement. Owners are in effect bearing a private cost of the public good. While it is reasonable to expect owners to meet some of the public good cost, it is an Annual Plan matter to determine whether the public should contribute to part of the cost also. A systematic identification of valued heritage is an important component and basis for such discussion. 3 Council needs to make full use of the methods in the plan to build a strong collaborative relationship with owners of heritage buildings. 4 There is potential for future consideration of the College Estate area, by it would not be appropriate to introduce it at this stage in the plan change process. 5 Although voluntary protection has some merit, as has accoutred elsewhere, it does not result in a systematic scheme of protection appropriate to the requirements of the RMA.	That Submission 3 from Larry and Sue Jones be accepted in part , and Further submission 5 point from NZHPT be accepted in part Change to plan Change 456 – 49 College Street from Class B to Class C
FS5	New Zealand Historic Places Trust	The submitter opposes Sub #3 (Larry and Sue Jones)	That Council retains listing 49 College Street		
6	George John Churton	Submitter opposes PC29 because home is not old enough to be considered a heritage home.	Item 439 Submitter does not wish to see any new plans and is leaving this with Solicitor.	The identification of this property is the result a systematic study undertaken by a recognised expert. While the house in an identified precinct, it has been rated on its individual merit as a representative of its particular style.	That Submission 6 from George Churton on 26 Godwin Crescent be rejected , and Further submission 5 point from NZHPT be accepted
FS5	New Zealand Historic Places Trust	The submitter opposes Sub #6 (George John Churton)	Retain listing for 26 Godwin Crescent		No change to plan
7	Wanganui Furniture Limited T/A Wanganui Furnishers	Submitter objects to the listing of Item 402 on the Heritage Inventory List. Lacks visibility.	Item 402 Submitter seeks removal from the Heritage Inventory List.	1 The identification of this property is the result a systematic study undertaken by a recognised expert. However, the very low visibility of this item does not justify the imposition on the owner, but the Class C classification ensures its history will be recorded.	That Submission 7 and Further Submissions 3 from Wanganui Furniture, Further submissions 1 from Larry and Sue Jones, 4 from Bronwyn Paul and 2 from Peter Robinson be accepted in part , and Further submission 5 point from NZHPT be accepted in part
FS3	Wanganui Furniture Limited T/A Wanganui Furnishers	Submitter supports Sub #7 (Wanganui Furniture Limited)	Submitter seeks removal of Item 402 from the Heritage Inventory List.	2 It is acknowledged that the retention of heritage involves significant costs to building owners, often above those of demolition and replacement. Owners are in effect bearing a private cost of the public good. While it is reasonable to	Change to plan Change 402 Dental Studio to Class C

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
FS5	New Zealand Historic Places Trust	The submitter opposes Sub #7 (Wanganui Furniture Limited)	Retain listing of item 402	expect owners to meet some of the public good cost, it is an Annual Plan matter to determine whether the public should contribute to part of the cost also. A systematic identification of valued heritage is an important component and basis for such discussion.	
FS1	Larry & Sue Jones	Submitter supports Sub #7 (Wanganui Furniture Limited t/a Wanganui Furnishers)	Submitter seeks: 1. That the PC29 insofar as it applies to residential dwellings be withdrawn given the failure to adequately consult with affected landowners and to carry out a sufficient evaluation pursuant to the provisions of section 32 of the RMA and the established legal test relevant to that evaluation. 2. That if not withdrawn in its entirety, PC29 only apply to residential dwellings where the landowner consents, or where a residential dwelling is listed on the NZHPT register. 3. That the rules, objectives and policies inconsistent with this approach, not apply to residential properties where there is no landowner consent and it is not listed on the NZHPT register. 4. To the extent that the objectives, policies, methods and rules fail to apply the approaches described above, PC29 must be contrary to the purposes and principles of the Act and therefore it must be withdrawn.	3 Council needs to make full use of the methods in the plan to build a strong collaborative relationship with owners of heritage buildings.	
FS4	Bronwyn Anne Paul	Submitter supports Sub #7 (Wanganui Furniture Limited) item (i) and item (iii) because more consultation with building owners is required to learn the resource and commitment of heritage building owners.	Submitter seeks Council to collaboratively approach with the view that our heritage must be preserved and can only be done within the financial means available and not taking a "you must" attitude.		
FS2	Peter Grant Robinson	Submitter supports Sub #7 (Wanganui Furniture Limited t/a Wanganui Furnishers), Submitter supports Sub #1 (John Anderson) because the financial and value aspects of having their properties listed and the more general aspects of what may happen in future.	Submitter seeks Council to defer going any further with PC29 at this time until the pending Government legislation arising out of the Canterbury earthquakes is known. Then revisit PC29 in the light of that legislation.		
			Other		
10	New Zealand Historic Places Trust		Include rules in the Plan Change which manage advertising and signage in accordance with heritage best practice. Such rules would strictly limit the size, height and number of permitted signs and retain discretionary control over all larger or unusually-placed signage. Signage guidance should also be incorporated in the enhanced Central Business District Design Guidelines.	Not possible to introduce at this stage in the plan change process. To be considered for the future.	That Submission 10 point re signage be rejected No change to plan
10	New Zealand Historic Places Trust		Include rules in the Plan Change which would enable consideration and evaluation of all subdivision affecting sites containing heritage items in terms of effects on the heritage values, and in the wider heritage context in the Old Town Overlay area.	There is provision in the subdivisions section of the plan to cover this matter.	That Submission 10 point be rejected No change to plan

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10	New Zealand Historic Places Trust		<p>Add a section on information requirements for applications which sets out the details that would normally be required, for example:</p> <ul style="list-style-type: none"> - preliminary design drawings - specification of materials, colours - photomontages or visual simulations showing how an addition or alteration would relate to the existing heritage item, or how a new structure would relate to the existing heritage item, and/or the precinct, group or wider context - where a conservation plan is not provided, a statement of how the proposal aligns with the ICOMOS Charter and achieves an appropriate outcome in historic heritage terms. 	<p>Information requirements are covered under Overview/Resource Consents/Information Requirements/Land use consents and on Resource Consent forms.</p>	<p>That Submission 10 point be rejected No change to plan</p>

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
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Council Resolution	Address	Salute	Email	Heard	Joint
	32 Riverbank Road R D 3 Wanganui	Mr Harrison	riverlands32@gmail.com	N	N
	30 Kent Road Wanganui	Ms Green		N	Y
	49 College Street Wanganui 4500	Mr & Mrs Jones	lsjonesnz@gmail.com	N <i>Would like to be present for hearings</i>	Y
	Glenn Young Private Bag 11022 Palmerston North 4442	Mr Young	g.young@ucol.ac.nz	Y	Y
	32 Riverbank Road R D 3 Wanganui	Mr Harrison	riverlands32@gmail.com	Y	N
	26 Godwin Crescent Wanganui 4500	Mr Churton		N	N
	P O Box 154 Wanganui 4500	Sir/Madam	wangafurn@xtra.co.nz	Y	Y

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions	
		Wendy Pettigrew Chair P O Box 402 Wanganui 4540	Ms Pettigrew	whanganui.heritagetrust@gmail.com	Y	NS
		246 Somme Parade Aramoho Wanganui 4500	Mr Sewell	dwssewell@hotmail.com	Y	N
		Sonia Dolan Heritage Adviser - Planning P O Box 2629 Wellington 6140	Ms Dolan	sdolan@historic.org.nz	Y	NS
		P O Box 637 Wanganui			Y	

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions		Council's Decisions on Submissions
		49 College Street Wanganui 4500	Mr & Mrs Jones	lsjonesnz@gmail.com	Y	Y
		Robinson & Associates P O Box 84 Wanganui 4540	Mr Robinson	robinson.assoc@vodafone.co.nz	Y	Y
		P O Box 154 Wanganui 4500	Sir/Madam	wangafurn@xtra.co.nz	Y	Y
		136 St Hill Street Wanganui 4500	Ms Paul	bronwyn@wanganui-security.co.nz	NS	Y

Sub No.	Name	Submission Summary	Decision Requested	Council's Reasons for Decisions on Submissions	Council's Decisions on Submissions
	Sonia Dolan Heritage Adviser - Planning P O Box 2629 Wellington 6140	Ms Dolan	sdolan@historic.org.nz	Y	NS