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.
- 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.
- The need, for cultural, economic and social reasons, to protect the historic heritage values of the Old Town.
- The need to protect historic heritage District-wide Heritage and not only historic heritage in the Central Business District.
- 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.
- 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 polices 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 polices 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).
- 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 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 us 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 out weighed 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: Coasts 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 affective 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 tot eh 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.

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 <u>non-heritage</u> buildings will be facilitated, <u>overcoming the main difficulty with the previous zone.</u>

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:

a. 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.

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