

**BEFORE THE HEARING COMMISSIONER**

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**In the Matter of:**      The Resource Management  
Act 1991

**And**                      Proposed Rangitikei District  
Plan Change 2016

**Application by:**      Rangitikei District Council

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**Section 42A of the Resource Management Act 1991 Report by**

**Greg Carlyon**

**Heritage**

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Dated: 20 June 2016

## **1.0 Introduction**

- 1.1 My name is Greg John Carlyon. I am a Resource Management and Planning Practitioner at The Catalyst Group. I am also a Director of the company, which was formed in late 2011.
- 1.2 I have assisted Rangitikei District Council (RDC) with the 2016 Plan change process since its inception, and am the reporting officer for the Heritage provisions of the Plan change.
- 1.3 I hold a Bachelor of Regional Planning from Massey University. I am a certified Resource Management Act decision maker and Chair for hearing panels, and am a member of the Resource Management Law Association in New Zealand.
- 1.4 I have been working as a Resource Management Practitioner in a variety of roles since 1991. This includes experience with Crown agencies, local authorities and more recently a private client base in my role with The Catalyst Group. From the period 1998 through to the present, I have been extensively involved with the development of district and regional plans. That includes the second generation Whanganui, Ruapehu and Rangitikei District Plans. While Group Manager responsible for the Resource Management functions for Manawatu-Whanganui Regional Council through until 2011, I led development of the One Plan, which is New Zealand's first fully integrated suite of planning instruments at the regional council level. I have appeared before the Environment Court on multiple occasions as an expert witness.
- 1.5 During development of the operative RDC District Plan, The Catalyst Group acted as the primary planning adviser to the council team. Our group joined the process post-notification, and assisted with preparation of Section 42A reports and substantial amendments to the plan. This included the current Heritage provisions.
- 1.6 Within our practice, we have been increasingly engaged over the past four years, to review the Resource Management functions of unitary and territorial authorities for the purposes of determining if their resource management functions are delivered in an effective, efficient and transparent manner to the community. Our most recent clients in this respect included Westland District, Nelson City and South Taranaki District

councils. Over the past 12 months I have been involved in central government projects relating to the development of the National Environmental Offsets Framework, and as a reviewer for the Parliamentary Commissioner's response to the current round of amendments to the Resource Management Act 1991 (the Act).

## **2.0 Code of Conduct**

- 2.1 I confirm that I have read the Expert Witness Code of Conduct, set out in the Environment Court's practice note 2014. I have complied with the Code of Conduct in preparing this evidence, and I agree to comply with it while appearing before the Hearing Panel. Except where I state that I am relying on the statements of another person, this evidence is within my own area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence. When undertaking this evidence, I am not acting in an advocacy capacity for RDC or any other party.

## **3.0 Scope of Evidence**

- 3.1 This Section 42A report relates to proposed changes to the operative Rangitikei District Plan 2013. In February 2016, Rangitikei District Council (RDC) proposed a series of changes to the operative plan. These changes followed policy effectiveness monitoring undertaken by Ms Katrina Gray and a series of workshops with District Councillors through May to November. 2015.
- 3.2 Ms Gray's report addresses a series of general matters, with a particular focus on addressing Natural Hazards. She is supported in this element of her Section 42A report by Mr Alistair Beveridge, who undertook technical work in relation to flooding matters. This Section 42A report is confined to Heritage matters, with changes proposed for sections of the plan, including; A3 Objectives and Policies, and B10 Historic Heritage, with its supporting schedules at C3A and B. These elements of the plan are provided at Annex A. They are marked up following the same methodology identified by Ms Gray in her evidence at paragraph 1.2.

3.3 I have addressed the following matters in this Section 42A report:

- Overview
- Consultation
- Statutory Assessment
- Submissions
- Summary and Recommendations

#### **4.0 Overview of the proposed changes to the Heritage provisions of the operative Rangitikei District Plan**

4.1 Rangitikei District contains an increasingly valuable collection of built heritage. There is recognition in the community at large that the heritage buildings located in the towns of Bulls, Marton and Taihape provide nationally representative examples of provincial architecture at both the individual building and precinct level. This is particularly the case for Marton Township, which contains a largely intact commercial retail precinct, in the vicinity of 100 years old. The specific heritage values for sites of significance within the district are identified in Schedule 3CA and Schedule 3CB (proposed as an addition to the operative Rangitikei District Plan). The values identified in these schedules are supported by significant work undertaken by Mr Ian Bowman (listed in Annex B) and through the listing process undertaken by Heritage New Zealand and its predecessor.

4.2 While there is a statutory imperative at section 5, and particularly section 6(f) of the Resource Management Act 1991, to recognise and provide for the protection of heritage, there is also a very real recognition of the threats faced to commercial heritage buildings. General neglect, deferred maintenance, and more recently the recognition that the significant majority of commercial heritage buildings are earthquake prone, requires a comprehensive integrated approach from RDC. There are no known heritage buildings within the district that meet the government guidelines for earthquake prone buildings. This includes both private and public buildings.

4.3 The changes proposed to the plan seek to acknowledge heritage values into the future, and to broaden the recognition of heritage values beyond management of heritage at an individual building level to the precinct level. At the present time, this new approach will be confined to Marton Township.

- 4.4 The proposed changes seek to refine the policies in support of the reframed objectives by specifically identifying values for listed heritage buildings. This will assist decision making, where upgrade maintenance or demolition of listed buildings is sought. The policies also promote a requirement for consideration of overall precinct values within Marton Township. The precinct is identified in the figure at Annex C.
- 4.5 Recent experience for both building owners and RDC has highlighted the potentially significant cost and conflict, that can emerge for various proposals to alter, upgrade or demolish heritage buildings.

## **5.0 Consultation**

- 5.1 Prior to notifying Plan changes, engagement with the submitters identified in this report was not undertaken. Heritage New Zealand and Federated Farmers of New Zealand were advised of the impending Plan change process, but only in general terms. There was no sharing of draft provisions prior to adoption by RDC.
- 5.2 The inability to fully engage with key stakeholders and interested parties was limited by the tight timeframes for the proposed Plan change notification, as directed by RDC in its resolution in late 2015.
- 5.3 Following notification, significant efforts were made to engage with submitters to the Plan change process, with a substantial number of meetings and work undertaken with submitters through the period April-May 2016. Meetings with Federated Farmers of New Zealand were concluded at a general level, with the submitter reserving their position in relation to protection of private property rights from excessive regulation. Ms Gray met with Mr Robert Snijders on a number of occasions in relation to his submission. I am not aware of any substantive change as a consequence of those discussions. In relation to the New Zealand Institute of Architects Western Branch and Heritage New Zealand, a useful pre-hearing workshop highlighted changes to the notified heritage provisions, which would be advanced to the panel as an agreed position between Heritage New Zealand, New Zealand Institute of Architects Western Branch and reporting officers for RDC. These amended provisions are defined at AnnexE.

- 5.4 In addition to meetings with submitters to the Plan, RDC attempted to run meetings for building owners within the Marton Heritage precinct. Attendance at this session was limited, with few outcomes of value. Property owners identified their broad concerns with the cost of maintaining Heritage buildings with substantial deferred maintenance, and sought maximum flexibility for demolition or alteration to building fabric. The participants in that workshop are not submitters within this process.

## 6.0 Statutory Framework

- 6.1 The purpose of the Act is set out at section 5.

### 5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
- (a) **sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and***
  - (b) **safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and***
  - (c) **avoiding, remedying, or mitigating any adverse effects of activities on the environment.***

- 6.2 Alongside section 5, Part 2 of the Act includes section 6, Matters of National Importance, Section 7 – Other Matters, and Section 8 – The Treaty of Waitangi. These elements set out a range of matters that RDC need to recognise, provide for and have regard to when considering submissions. Particularly relevant to this Section 42A report is section 6(f), the Protection of historic heritage from inappropriate subdivision, use and development. The plan must support RDC to carry out its functions under section 31 of the Act.

### **31 Functions of territorial authorities under this Act**

*(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*

*(a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*

*(b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*

*(i) the avoidance or mitigation of natural hazards; and*

*(ii) the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances; and*

*(iia) the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land:*

*(iii) the maintenance of indigenous biological diversity:*

*(c) [Repealed]*

*(d) the control of the emission of noise and the mitigation of the effects of noise:*

*(e) the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes:*

*(f) any other functions specified in this Act.*

6.3 The Plan must also give effect to any National Policy Statement and any New Zealand Coastal Policy Statement, section 75(3)(a) and (b). There is no relevant statement for consideration in relation to Heritage Matters.

6.4 The Plan must give effect to the Regional Policy Statement, section 73(3)(c) and must not be inconsistent with any regional plan, section 75(4).

6.5 In the Manawatu-Wanganui region, the Regional Policy Statement and regional planning matters are addressed in the One Plan. The One Plan became fully operative on 19 December 2014. The relevant provisions of the One Plan are, the Historic Heritage Objective 6-3.

*Objective 6-3, Historic Heritage:*

*Protect historic heritage<sup>^</sup> from activities that would significantly reduce heritage qualities.*

*Policy 6-11:*

*Historic heritage<sup>^</sup> The Regional Coastal Plan<sup>^</sup> and district plans<sup>^</sup> must, without limiting the responsibilities of local authorities to address historic heritage<sup>^</sup> under the RMA, include provisions to protect from inappropriate subdivision, use and development historic heritage<sup>^</sup> of national significance, which may include places of special or outstanding heritage value registered as Category 1 historic places, wāhi tapu, and wāhi tapu areas under the Historic*

*Places Act 1993 and give due consideration to the implementation of a management framework for other places of historic heritage.*

*Policy 6-12, Historic Heritage Identification:*

*(a) Territorial Authorities^ must develop and maintain a schedule of known historic heritage^ for their district to be included in their district plan^.*

*(b) The Regional Council must develop and maintain a schedule of known historic heritage^ for the coastal marine area^ to be included in the Regional Coastal Plan^.*

*(c) Historic heritage^ schedules must include a statement of the qualities that contribute to each site\*.*

*Method 6-10, Proactive Identification of Historic Heritage:*

*Description: The aim of this method is to determine an approach to provide for the proactive identification of historic heritage resources within the Region and should be read in conjunction with Method 8-4. The approach may include the development of a Region-wide database or list of areas with a high potential for containing unidentified historic heritage sites\* and structures, amendments or variations to existing regional or Territorial Authority plans, or agreed partnerships for funding and carrying out surveys. Who: Regional Council, Territorial Authorities, Heritage New Zealand, New Zealand Archaeological Association, hāpu\* and iwi\* and landowners. Links to Policy/Method: This method implements Policies 6-11 and 6-12 and Method 8-4. Targets An approach is agreed upon within two years of this Plan becoming operative.*

6.6 These provisions make it clear that the primary responsibility for the protection of built heritage rests with territorial authorities, with the exception of regional council responsibility for Heritage Matters in the coastal marine area.

6.7 In my view, RDC's approach is entirely consistent with the direction provided by the One Plan, and is given effect to by virtue of objectives, policies and rules which are proactive in meeting the requirements of section 6(f) and s5 of the Resource Management Act 1991. This approach is further supported by the inclusion of specific schedules and clear identification of heritage values at an individual building level.

6.8 In making a determination on the appropriateness of the proposed Plan changes, decision makers must account for the following matters:

*1. The objectives of the Plan are to be evaluated by the extent to which they:*

*a. Are the most appropriate way to achieve the purpose of the RMA (s32(1)(a)); and*

*b. Assist the Council to carry out its functions in order to achieve the purpose of the RMA (s72);  
and*

*c. Are in accordance with the provisions of part 2 of the RMA (s74(1)).*



*2. The policies, rules, or other methods in the Plan are to be evaluated by the extent to which they: a. Are the most appropriate way to achieve the objectives of the Plan (s32(1)(b)); and b. Assist the Council to carry out its functions in order to achieve the purpose of the RMA (s72); and c. Are in accordance with the provisions of part 2 of the RMA (s74(1)); and d. (If a rule) achieve the objectives and policies of the Plan (s76(1)(b)).*

## **7.0 Submissions**

- 7.1 This section identifies the submissions, summarises the decisions requested, summarises engagement with submitters and makes recommendations for consideration by the decision maker. The recommendations are made in light of the relevant statutory matters, identified in the previous section.
- 7.2 Submissions to the Heritage provisions of the proposed Plan changes 2016, were received from Federated Farmers of New Zealand, Heritage New Zealand, New Zealand Institute of Architects Western Branch, and Mr Robert Snijders. A further submission was received from the New Zealand Institute of Architects Western Branch. A summary of submissions by the four parties, along with the decision sought is provided at Annex D.

## **8.0 Analysis by Submitter**

- 8.1 The New Zealand Institute of Architects Western Branch (the Institute) highlights the significant costs of maintaining heritage infrastructure and seeks general provisions that ensure the broad range of considerations are taken into account during decision making, for individual consent activities. While supporting preservation of significant heritage buildings, the Institute was particularly keen to see social, cultural and economic wellbeing sitting inside the objective and supporting policies. The Institute helpfully promoted an alternative policy response for A3-16.3, which required consideration of market conditions, cost effective options for upgrade and the contribution heritage infrastructure makes to townscape.
- 8.2 Mr Snijders highlighted a number of editorial changes and strongly promoted the use of definitive language within objectives and policies. He raised concerns that the policy

programme being advanced for Heritage by RDC at this time was being promulgated for the purposes of easing the path for the demolition of buildings. He was particularly concerned that RDC was acting as an agent in its own cause, as RDC moves to purchase heritage buildings for the purposes of redevelopment into a community facility at the Cobbler's site in central Marton Township. Mr Snijders held the concerns of the New Zealand Institute of Architects Western Branch and Heritage New Zealand in relation to making offsets work, where effects on heritage could not be avoided, remedied or mitigated. Mr Snijders also raised the suggestion that building facades for Category 2 listed buildings should be protected as a priority in order to maintain the heritage streetscape.

- 8.3 Federated Farmers of New Zealand (Federated Farmers) opposed amendments to the policy A3 16.1, with a recommendation to maintain the status quo position. They further highlighted that schedule 3(c)(b) should have been promulgated after full engagement with individual building owners potentially affected by the Plan provisions. Federated Farmers maintain a position that resource consent costs associated with maintaining heritage should be borne by RDC and Heritage New Zealand.
- 8.4 Heritage New Zealand supported the addition of schedule C3B with amendments, raised concerns that offsetting has the potential to cannibalise heritage at the streetscape level, and expressed concern with the lack of clarity in relation to the design panel and heritage precinct concepts within the Plan. Heritage New Zealand proposed useful amendments to the Plan framework in support of their submissions.
- 8.5 As highlighted earlier in my evidence, following engagement with a limited number of building owners in the Marton heritage precinct, and New Zealand Institute of Architects Western Branch and Heritage New Zealand, amendments to the Plan provisions, as identified in Annex E, were agreed. The provisions as drafted, meet the requirements of the Regional Policy Statement and Regional Plan in relation to Heritage, give effect to section 6(f) and s5 of the Resource Management Act 1991. They also provide for the reasonable interests of property owners and the wider stakeholder community with the introduction of a design panel and potential for heritage offsets.
- 8.6 I provide the following commentary on those matters. In relation to the design panel, I am satisfied that the amendments proposed and agreed in pre-hearings, will provide for rigorous assessment and feedback to council decision making processes. The

representation on the design panel is expert in nature, and provides the very real potential that conflict will be reduced where sensitive redevelopment proposals are advanced.

8.7 In relation to heritage offsets, there has been concern raised by submitters that this approach will “cannibalise” heritage values. There is also a broad concern that offsets will be the first port of call for applicants where there is a statutory imperative to avoid, remedy or mitigate effects.

8.8 In my view, the policy at A1-1.8 and A1-1.9 does not allow this position to emerge.

8.9 There are a number of fundamental principles in relation to offsetting. These include:

1. Offsets address remaining impacts. This can only occur after a thorough analysis and attempts to avoid, remedy or mitigate effects.
2. Offsets cannot reward poor performance. This includes deferred maintenance, neglect by other actions, etc.
3. Offsets must be determined using sound methodologies. In my view, this will include qualitative and quantitative analysis by heritage specialists.
4. Offsets should produce net gains. With the addition of the amended text at A1-1.9, this position is secured.
5. Offsets must be enduring. It is recognised that the loss of heritage values may be permanent. As such, agreed offset propositions must be secured in perpetuity by appropriate legal mechanisms.
6. Offsets should be agreed prior to loss of values occurring.
7. Offsets must be quantified with their benefits thoroughly determined by appropriate experts.
8. Offsets must be targeted. Any proposal for an offset must contemplate replacement of values in the vicinity of the site (heritage precinct) where values are to be lost, with a replacement of physical heritage and historical value of greater worth. It cannot be anticipated that values lost at one site could be replicated or retained at another site where there is no historical connection.
9. Offsets must be enforceable. The use of bonds, consent conditions, covenants and contracts must be utilised to ensure offsets are delivered in line with commitments

made in consent processes. It follows that they should be monitored and reported to key stakeholders for the purposes of ensuring net heritage gains are achieved.

- 8.10 In the event any party seeks to undertake an offset, it is my view the policy framework, as drafted, is appropriate. The opportunity to any party, wishing to offset, is available. But not without a high level of commitment to robust assessment and identification of net gain propositions.
- 8.11 In relation to the Plan change proposals for acknowledgement of a Heritage precinct within Marton Township, I recommend retention of the policy wording at A1-1.6 and A1-1.7. These provisions meet the clearly expressed requirement for recognition of Heritage values at a precinct level. It is appropriate to move the conversation on heritage away from individual structures to the associated collection of buildings that makes up the precinct. I am satisfied that there is no additional imposition of regulatory burden on parties with buildings not listed in schedule C3A and (b). A number of parties suggested addition of provisions in relation to design and aesthetics for non-listed buildings. In my view, that is out of scope with the Plan changes, and may be a consideration for future plan changes.

## **9.0 Summary and Recommendations**

- 9.1 In my view, the requirements of section 5, section 6(f), directions via the Regional Policy Statement and Regional Plan, are met through the proposals advanced and amended during the 2016 Plan change process.
- 9.2 I recommend adoption of the amended text at Annex E to replace the notified changes, dated February 2016.
- 9.3 I acknowledge the positive contribution and feedback of submitters, building owners and statutory agencies to this process.

A handwritten signature in blue ink, consisting of a stylized 'G' followed by a vertical line and a small hook at the bottom.

**Greg Carlyon**

20 June 2016

## Annex A

### Proposed Plan Change - Heritage

#### Heritage Protection

**Issue 16** *Achieve the management and protection of historic heritage while ensuring that new possibilities and new uses of that heritage are not constrained in a way that impedes the social, economic and cultural wellbeing of communities.*

**Objective 16** Identify examples of historic, cultural and other sites that reflect the District's heritage and cultural amenity, and provide for the management of those resources in a way that sustains the social, cultural and economic wellbeing of current and future communities.

Objective 16B Recognise and provide for the protection of identified heritage values at building and heritage precinct levels.

#### Policies

**A3-16.1** Evaluate-Of-any application for the destruction or modification of heritage, the extent to which the replacement activities provide for the economic, social and cultural wellbeing of the affected community.

A3-16.2 Ensure known examples of *historic heritage*\* are recognised in the *District*\*, and listed in Schedule C3A.

A3-16.3 Enable the protection, conservation or adaptive reuse of *historic heritage*\* and heritage values listed in Schedule C3A and C3B of the Plan.

A3-16.4 The values for buildings contained in Schedule C3B are recognised and provided for in resource consent decision-making.

A3-16.5 Proposals to redevelop buildings in the Marton heritage precinct (as listed in Schedule C3B) shall assess the impacts on overall precinct values.

A3-16.6 Proposals to redevelop buildings in the Marton heritage precinct (as listed in schedule C3B) shall be assessed by a design panel facilitated by Council to inform resource consent decision-making processes.

A3-3.6.7 Provide for heritage offsets where adverse effects on heritage values cannot be avoided, remedied or mitigated, and the offset is an overall heritage gain.

A3-16.8 An offset considered in accordance with Policy A3-16.7 must provide for a net gain in heritage values, via:

- a) protection of like heritage values within the heritage precinct the applicant's site is located in, and

- b) use of appropriate mechanisms (e.g. covenant) to ensure long-term security of the values being offset, and
- c) the heritage protection outcomes achieved are greater than would have been achieved had the offset not taken place, and
- d) the methodology for considering the offset is sufficiently robust to assess offset values at the scale of activity proposed.

## **B10 Historic Heritage**

### **Permitted Activities**

B10.1-1 The following are permitted activities, provided they comply with the standards in the relevant zone and the general rules and standards as stated above:

- a) repair and maintenance of any heritage items listed in Schedule C3A and C3B.
- b) protection and conservation of historic sites, including installation of fencing to exclude stock;
- c) earthquake strengthening work that does not affect the external appearance of any building identified in Schedule C3A.
- d) Any activity covered by the KiwiRail designations D144 and D145 (schedule C5) for the Main Trunk Line as listed in Schedule C3A.

### **Controlled Activities**

B10.1-2 The following are controlled activities^:

- a) earthquake strengthening work that affects the external appearance of any building identified in Schedule C3A.

B10.1-3 The matters over which Council reserves control are:

- a) the heritage contribution of the part of the *building\** or *site\** to be affected by any earthquake strengthening work.
- b) the degree of change necessary to earthquake strengthen the heritage item to the required standard
- c) the restoration or repair work needed to the heritage site on completion of the earthquake strengthening work

## **Restricted Discretionary Activities**

B10.1-4 The following are restricted discretionary activities: any activity involving the *alteration*\*, excavation, or modification of a heritage item listed in Schedule C3A and B;

- a) subdivision" of any site listed in Schedule C3;
- b) any new *building*\* or structure' on a site listed in Schedule C3;

B10.1-5 The matters over which the Council will exercise its discretion will be limited to:

- a) the effect on the *heritage values*\* of the activity;
- b) the cultural effects associated with the loss of *heritage values*\*, including any diminution in the relationship between Tangata Whenua^ and their sites of cultural significance;
- c) the benefits of the activity, including maintenance of the ongoing viability of the remaining heritage item.

## **Discretionary Activities**

B10.1-6 The following are discretionary activities:

- a) relocation or demolition of any heritage item listed in schedule C3A and C3B.
- b) any activity that would otherwise be a permitted, controlled or restricted discretionary activity", but which fails to comply with any one or more of the standards for that rule or the general rules and standards as stated above;



### Schedule C3A — Historic Heritage

No.	Item	Map no.
H1	Makohine Railway Viaduct <i>Ironworks Road, Ohingaiti</i>	21
H2	Merchiston Station Homestead <i>Putorino Road, Rata</i>	16
H3	Westoe Homestead <i>Kakariki Road, Kakariki</i>	7
H4	Merchiston Station Homestead Fountain <i>Putorino Road, Rata</i>	16
H5	Overton Homestead <i>State Highway 1, Marton</i>	11
H6	Wheriko Church (Anglican) <i>Parewanui Road, Parewanui</i>	3
H7	Marton Courthouse (Former) <i>23 High Street, Marton</i>	82
H8	St Margaret's Church <i>47 Hula Street, Taihape</i>	112
H9	House <i>15A Daniell Street, Bulls</i>	71
H10	Lancewood <i>170 High Street, Bulls</i>	73
H11	Lethenty <i>25 Daniel Street, Bulls</i>	71
H12	Lethenty Water Tower <i>25 Daniel Street, Bulls</i>	71
H13	Bulls Public Library <i>High Street, Bulls</i>	74
H14	Rangiatea <i>Greatford Road, Bulls</i>	7
H15	Rangiatea Stables <i>Greatford Road, Bulls</i>	4, 7
H16	St Andrews Anglican Church <i>198 Bridge Street, Bulls</i>	71
H17	St Martins Church <i>Willis Street, Greatford</i>	7
H18	Abraham and Williams Building <i>304-310 Broadway, Marton</i>	82
H19	Advocate Building <i>26-28 High Street, Marton</i>	82

No.	Item	Map no.
H20	Club Hotel <i>cnr High Street and Stewart Street, Marton</i>	82
H21	Cobbler Building <i>cnr 314-318 Broadway and 4-10 High Street, Marton</i>	82
H22	Davenport Brothers' Building <i>310-312 Broadway, Marton</i>	82
H23	Hannan's Marton Hotel <i>255-265 Broadway, Marton</i>	82
H24	Hilton's Buildings <i>286 Broadway, Marton</i>	82
H25	J.J. MacDonald Building <i>256-258 Broadway, Marton</i>	82
H26	Nielson's Engineering Works <i>8 Hammond Street, Marton</i>	82
H27	Commercial Building <i>212 Broadway, Marton</i>	82
H28	St Stephen's Church <i>23-27 Maunder Street, Marton</i>	82
H29	Sash and Door Building <i>296-302 Broadway, Marton</i>	82
H30	Lock-up (Former) <i>107 Bridge Street, Bulls</i>	74
H31	Bulls Courthouse (Former) <i>cnr Bridge Street and Dalziel Street, Bulls</i>	74
H32	Pukehou <i>Scotts Ferry Road, Bulls</i>	
H33	Bank of New Zealand (Former) <i>12-14 High Street, Marton</i>	82
H34	Captain Cook Pioneer Memorial Cottage <i>399-407 Wellington Road, Marton</i>	87
H35	Marton Rest Room <i>27 High Street, Marton</i>	82
H36	Granary (Former) <i>3 High Street, Marton</i>	82
H37	Marton Post Office (Former) <i>249-253 Broadway, Marton</i>	82
H38	Public Trust Office Building <i>20 High Street, Marton</i>	82
H39	Batley Memorial Chapel <i>Wherewhere Road, Moawhango</i>	

No.	Item	Map no.
H40	Huntermville Post Office (Former) <i>10 Bruce Street, Huntermville</i>	107
H41	Maungaraupi Homestead <i>Leedstown Road, Marton</i>	12, 16
H42	Pa <i>Rangitikei</i>	
H43	Gunfighter Pa <i>Rangitikei</i>	54
H44	Redoubt (Ross'/Waitatapia) <i>Rangitikei</i>	
H45	Redoubt (Willis) <i>Rangitikei</i>	
H46	Te Awamate (Swamp Pa) <i>Forest Road, Parewanui</i>	
H47	Huntermville Masonic Lodge (Rangitira Lodge) <i>Bruce Street, Huntermville</i>	
H48	Scott's Ferry Site <i>Parewanui Road, Port of Rangitikei, Parewanui</i>	<b>1</b>
H49	Taihapa Majestic Theatre <i>Tui Street, TaMope</i>	112
H50	Springvale Suspension Bridge (Erewhon Bridge) <i>Napier—Taihapa Road, Taihapa</i>	53
H51	Memorial to Bess <i>Forest Road, Bulls</i>	
H52	St Mary's Church <i>53 Hula Street, Taihapa</i>	<b>112</b>
H53	Flock House Homestead and McKelvie Flagpole <i>Parewanui Road, Parewanui</i>	1
H54	Marton Park Historic Area <i>Follett Street, Marton</i>	82
H55	Parewanui Presbyterian Cemetery <i>Dalrymple Road, Bulls</i>	
H56	McManaway's Pataka and Waka <i>Te Houhou Road, McManaway's Farm, Rata</i>	
H57	Te Aputa Pa <i>Near Man gakuakeke Road and Upper Kawhatau Road</i>	
H58	Brandon Hall Homestead <i>Brandon Hall Road, RD 1, Bulls</i>	
H59	Arahina Historic Area (former Girl Guide Centre) <i>457-459 Wellington Road, Marton</i>	92

No.	Item	Map no.
H60	Korihirau Pa and Omanono Pa (Rihirau) <i>Otara Road, Ohingaiti</i>	
H61	North Island Main Trunk (NIMT) Historic Area <i>Makohine Viaduct to Taumarunui Railway Station, North Island</i> <i>Main Trunk, Makohine; Taumarunui</i>	21, 22, 29, 35, 40, 41, 46, 47, 109, 111, 112, 114, 120, 121, 122

Note: The sites in Schedule C3 identify general values only. The NZHPT registration report and/or NZAA site record contain these specific values and delineated area for which protection is sought.

### Schedule 3CB — Heritage Values

No.	Building Name and Address	HNZ 1..tg	Significance	Physical Values	Historic & Cultural Values
H7	Former Court House 23 High Street	Category 1	High national significance	Rare example of small building in the Edwardian Baroque style Physical elements: o brickwork elevations o facade —cement rendered decorative elements including pediment, cornice, balled finials, pilasters, window architraves, sill course o timber door and window joinery o chimneys	Distinctive Marton building
H18	Abraham and Williams 304-310 Broadway	Category 2	Moderate local significance	Physical elements: o exposed brickwork piers, walls, parapet o rendered parapet, cornices, pediments, window heads jambs, sills and architraves, scroll brackets, shield decorative elements o timber joinery and flagpole o veranda and supports	
H19	Advocate	Category 2	Moderate local	Physical elements: o brickwork to elevations and	

	<u>building</u>		<u>significance</u>	<u>entry</u>	
	26-28 High Street			o rendered window and door heads	
				o timber double hung sash window metal downpipes	
				o rendered entry steps	
				o "Advocate" sign over the entry metal vents to the base	
H20	Club Hotel	Category 2	Moderate	Good example of Edwardian	
			local	Free Classical style	
	<u>17 High Street</u>		<u>significance</u>	Physical elements:	
				o brickwork to elevations	
				o rendered base, window and door heads and sills, other original decorative	
				o elements of cornice, parapet copings, finials, quoins, keystones, swag, lettering, cartouche	
				o timber fixed and opening double hung sash window	
				o timber panelled doors	
				o rendered chimneys and pots	
				o rendered entry steps	
				metal vents to the base	
H21	Cobbler	Category 2	<u>High</u>	Archetypal example of	Excellent example
	<u>Building</u>		<u>regional</u>	Edwardian Free style	of local architect
			<u>significance</u>	Physical elements:	Robin Hood's
	314-318 Broadway			o brickwork	work
				o rough cast cement render	
				o tiled roundels	
				o tiled shopfronts	
				o timber window and door joinery	
				o stained glass	
				o timber framed veranda with metal supports	
				o pressed metal ceilings over shop entries	
				concrete and brick chimneys	
H22	<u>Davenport</u>	Category 2	Moderate	Physical elements:	
	<u>building</u>		local	o rendered brickwork to	
			<u>significance</u>	elevations with	
	312 Broadway			balustrading, pediment,	
				window architraves, cornice,	
				end brackets, pilasters, sill course	
				timber double hung sash window	
H23	Hannan's	Category 2	Moderate	Physical elements:	
	<u>Marton</u>		local	o <u>rendered concrete with</u>	

	Hotel		significance	decorative elements	
	255-256 Broadway			o steel window joinery	
				o timber window and door joinery	
				o balconies with steel balustrading	
				brick chimneys	
H24	Hilton's Building	Category 2	Moderate	Physical elements:	
	286 Broadway		local	o brickwork to elevations	
			significance	o rendered parapet and pediment details, cornice, shield with "1902", window architraves and sill course and door heads and sills, other original decorative elements of cornice, parapet copings, finials, quoins, keystones, swag, lettering, cartouche	
				o timber double hung sash window	
				o timber shopfront	
				o veranda with wrought iron decoration	
H25	JJ McDonald building	Category 2	Moderate	Physical elements:	
	256-258 Broadway		local	o cement rendered brickwork	
			significance	o rendered parapet and pediment details, cornice, lettering with "Merchant JJ McDonald Tailor and Habit-Maker", window architraves and sill course, pilasters, cornice, string courses and other original decorative elements	
				o timber double hung sash window	
				o tiled and timber shopfronts	
				o steel windows above the veranda	
				o veranda	
H27	Rangitikei Floriste	Category 2	Moderate	Physical elements:	
	212 Broadway		focal	o street and side elevation	
			significance	comprising timber rusticated weatherboard exterior with timber detailing	
				o timber parapet and cornice	
				o timber joinery and shopfront	
				o veranda	
				o chimney	

H29	Sash and Door Company	Category 2	Moderate local significance	Physical elements: o exposed brickwork piers, walls, parapet o rendered parapet, cornice, pediment, pilaster capitals, central window keystone, "Sash and Door Buildings" and "Estd. 1907" o timber joinery o above veranda windows o veranda and supports	
H33	Former BNZ	Category 2	High local significance	Well-executed example of the Edwardian Italianate Palazzo style Physical elements: o rendered plain and decorative walls o timber doors and toplight o timber fixed, casement and double hung sash windows chimney pots o metal wall vents	
H35	Plunket and Ladies' Restroom	Category 2	Moderate local significance	Physical elements: o rough-cast render o timber window and door joinery a brick columns Marseille tile roofing o exposed rafter ends o subfloor vents o copper guttering and downpipes "Marton Rest Room" sign	One of only 2 listed Plunket and women's restroom buildings in New Zealand
H36	Former Granary	Category 2	High local significance	Physical elements: o weatherboards o bargeboards first floor timber joinery and panelled ground floor doors roof	Earliest surviving building in central Marton
H37	Former Post Office	Category 2	High regional significance	Excellent example of New Zealand influenced Stripped Classical style Physical elements: o rendered concrete with decorative columns o steel window joinery o signage o clock o balcony with steel balustrading metal spandrel panels with circular motif	

1-138	Former	Category 2	Moderate	Excellent example of the Inter-	One of only 5
	Public		local	War Beaux Art style	listed Public Trust
	Trust		significance	Physical elements:	buildings in New
				o rendered elevations and	Zealand
	20 High			detailing timber joinery	
	Street			o timber panelled doors	
				o rendered chimneys and pots	
				Marseille tile roofing	
				metal vents to the base	



## **Annex B**

Bowman I. 2014. Heritage Assessment - Abraham and Williams building, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Advocate Building, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Club Hotel, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Cobbler Building, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Court House, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Davenport Brothers building, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Former Bank of New Zealand, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Former Granary, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Former Post Office, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Hannan's Marton Hotel, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Hilton's buildings, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - JJ MacDonald building, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Plunket and Ladies' Rest Rooms, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Public Trust building, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

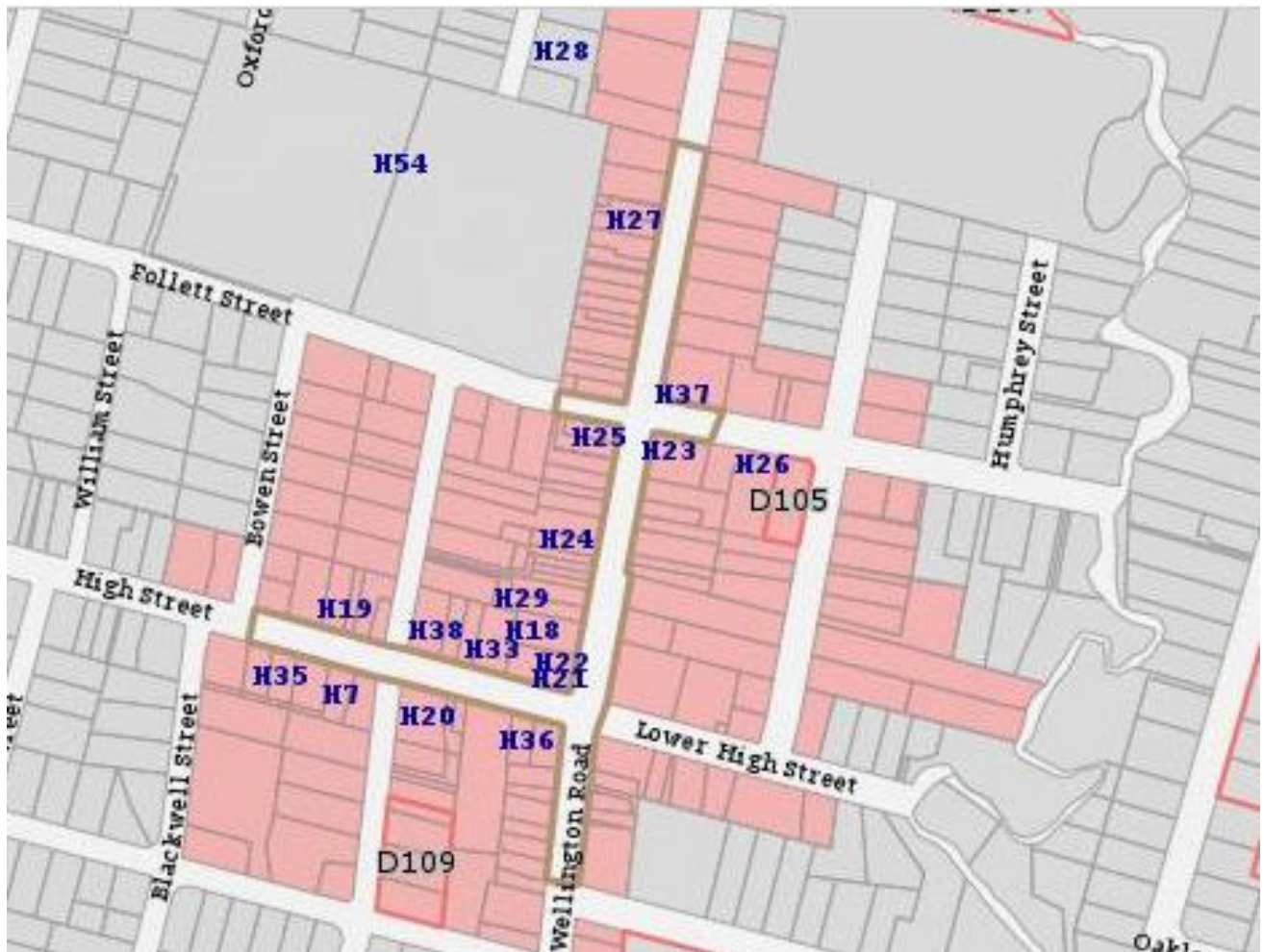
Bowman I. 2014. Heritage Assessment - Rangitikei Floriste, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

Bowman I. 2014. Heritage Assessment - Sash and Door building, Marton. Client report prepared for Heritage New Zealand (HNZ) and Rangitikei District Council (RDC).

## Annex C

### Marton Township Heritage Precinct

Note: Codes (e.g. H28) correlate with Table of Sites at Schedule C3A



## Annex D

### Summary of Submissions and Decisions Sought for Heritage Provisions

<u>Submission number</u>	<u>Submitter</u>	<u>Topic</u>	<u>Address for service</u>	<u>Support/ oppose/ amend</u>	<u>Wishes to be heard</u>
007	NZIA Western Branch	Heritage <u>Planning Maps — Natural Hazards</u> <u>Natural Hazards</u> Removal of buildings and dwellings	<u>C/- Proarch Consultants</u> <u>306 Church Street West</u> <u>Palmerston North 4440</u>	Amend	Yes

#### Submission

##### *Natural Hazards*

Support simplification measures and the removal of unnecessary planning barriers to development.

Ease of access to information is important for the NZIA members.

Concern that the proposed removal of the natural hazard layers and permitted activity standards is not supported by technical reports in the section 32 analysis.

Key for the flooding maps is confusing. *Heritage*

Strengthening works can be a significant cost.

Support the preservation of significant heritage buildings, but are concerned about the elevation of heritage matters above other considerations when it is demonstrated that it is not economically feasible to retain a building.

Assessment of the effect of a proposal at a precinct level is perceived as counterproductive to change.

- Manawatu District Plan Change 46 decision provided useful matters to consider economic impacts; market conditions affecting feasibility of adaptive reuse, the economics of a range of reasonably practical options, the contribution that any replacement building may make to the vitality and vibrancy of the town centre.

Concern that the buildings in Schedule C3B have only been subject to an external visual inspection and there is no consideration in the section 32 assessment of the effects of earthquake-prone status of the buildings, or the economic cost to building owners of the proposed additional protection under the District Plan.

Building consent for the removal of buildings may not be required in many cases, but it would be prudent to retain reference to the Building Act. **Decision requested**

Flooding map key be clarified, with separate keys for the existing and proposed maps.

District Plan map layers remain as part of the District Plan as a non-statutory layer. **OR**

If the layers are removed, that they are made easily and freely available through another method.

Amend the first guidance note under section B8 as follows: **Rangitikei District holds information on natural hazards (liquefaction, ground shaking, active fault lines, landslide and the Taihape Slip Zone) which are not**

**shown on District Plan Maps, but are available (insert location here). Plan users should consult these maps to advise of any known hazards site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and /or reports may be required in support of any building consent application.**

The heritage precinct is removed and Schedule C3B is deleted.

The reference to social, cultural, and economic well-being in Objective 16 and Policy A3-16.1 remains.

If the precinct is retained in the Plan, that Policy A3-16.3 be further modified as follows:

Enable the protection, conservation, or adaptive reuse of historic heritage and heritage values listed in Schedule C3A and C3B of the Plan **where it can be demonstrated that such works are economically viable.**

The following points are included as additional matters for discretion under Rule B10.1-5:

**i. Market conditions affecting feasibility of adaptive reuse; and The economics of a range of reasonably practical**

**options and The contribution that any replacement building might make to the vitality and vibrancy of the**

**town centre.**

An advice note be included in Rule B1.17 as follows:

**Advice Note: Consent under the Building Act may be required for the demolition or removal of buildings. Please refer to Schedule 1 of the Building Act**

**2004 or contact a Council Building Officer for advice.**

<u>Submission number</u>	<u>Submitter</u>	<u>Topic</u>	<u>Address for service</u>	<u>Support/ oppose/ amend</u>	<u>Wishes to be heard</u>
<u>008</u>	<u>Robert Snijders</u>	<u>Heritage provisions</u> <u>Commercial zone</u> <u>Signage</u> <u>Residential zone</u>	<u>5 Grey Street</u> <u>Marton 4710</u>	<u>Oppose/Amend</u>	<u>Yes</u>

## Submission

### General

There are a number of spelling and grammatical errors which needs to be addressed.

Diagrams could help support wordy descriptions.

Avoid using 'may' as it could lead to misinterpretation. Words such as 'shall' and 'must' should be used.

P.120 —Tracking curve does not appear correct. Requires an example for a milk tanker.

P216 —Clarity definition of habitable rooms and relate to building setback.

P.91 — Minimum dimension between dwellings that could be waived through mutual consent would be more appropriate. *Residential*

P.24 — height of buildings should be restricted to the same as those surrounding it.

P.51 — Residential building height should be dictated by height of neighbouring properties.

P.67 — Daylight setback should include sunlight. Recession plane should be 2.4 metres. All buildings should be included in daylight setback rule.

P.68 — Building setback should consider ROW access. Diagrams should be used.

### Heritage/Commercial

Provisions required to discourage large vehicles from travelling through shopping precincts.

Substitute Heritage New Zealand where appropriate.

P.25 — Council is trying to change rules to facilitate their own development. Concern about adhoc development and the need for a height policy for frontage/streetscapes.

P.35 & 36 — Objective 16B identifies for the protection of heritage, however, the amendments call for the demolition to suit Council's needs.

P.35 & 36 There is no text on how offsetting will work, if not correctly implemented heritage will be lost.

P.35 & 36— Any demolition of heritage buildings should include the replacement of the facade so the street scene is protected.

P.35 & 36 —Wording of policies A3-16.1 to A3-16.8 need to be strengthened.

P123 — Ruapehu District Council has a more robust statement on Historic Heritage.

Concern expressed about consultation with Heritage New Zealand.

P138 — 142 — Schedule should be expanded to what is protected e.g. elevations and should be created by a third party to ensure it is not influenced by the Council to gain advantage.

P.76 — B4.2-2 — screen could be clear glass to enhance the customer's experience.

P.76 —Verandas — similar provisions should be required to apply to building design and massing.

P.76 — Diagrams should be inserted.

#### Signage

Signage policies should be in a single section (81.11).

The table on p.58 should be supported by diagrams.

P.58 — 61 — A premise should not be allowed an unlimited number of signs.

- The area in Flood 1 should be removed because the area is elevated 3 -4 metres above ground level, historical approval has been given for subdivision and building, council has an obligation to limit flooding in the northern drain.

#### Decision requested

Remove the 'indicative flood zone/river channel' hazard zone from 40 Pukepapa Road, Lot 2 DP 421066.

<u>Submission number</u>	<u>Submitter</u>	<u>Topic</u>	<u>Address for service</u>	<u>Support/ oppose/ amend</u>	<u>Wishes to be heard</u>
<u>017</u>	<u>Federated Farmers of New Zealand</u>	<u>Setbacks</u> <u>Heritage</u> <u>Signage</u> <u>Veranda</u> <u>Effluent storage</u> <u>Natural hazards</u> <u>Definitions</u>	<u>PO Box 945</u> <u>Palmerston North 4340</u>	<u>Support/Oppose</u>	<u>Yes</u>

#### Submission

Support the aims of the Plan for protecting and supporting current and future primary production activities from incompatible development.

Provisions are poorly drafted, section 32 report is inadequate to justify the costs and benefits of the proposed approach.

Are likely to be unintended consequences as a result of the proposed changes. PART

#### A: ISSUES, OBJECTIVES AND POLICIES

Support in part Policy A2-7.9 — Natural Environment - amendment is poorly written and needs clarity.

Oppose Policy A3-16.1 — Cultural Heritage and Character - amendment is poorly written and the policy is best retained as is.



Oppose Rule 84.4 — Pedestrian Verandas—amendment is poorly written and needs clarity.

Support Rules B6.1 and 7.1— Building Setback — will provide for farm buildings to be constructed where appropriate. Amendment needs clarity.

Support Rules B6.2 and 7.2 — Dwelling Setback — support dwellings being located further from boundaries than other farm buildings. New houses can be sensitive activities that need to be managed. Amendment needs clarity.

Support in part Rules B6.4 and 7.4— Location of Effluent Storage and Treatment Activities - support amendment from residential boundary to dwelling. Concerns about b, c, and d, it being unclear what the rule is intended to manage, it is considered to be a Regional Council issue. Concern with the use of the term treatment and the potential for subdivision to result in compliance issues.

Support Rule B7.5— Dwelling Separation — supports clarification.

Support Rule B8.1-1— Natural Hazard Area 2 (Flooding) — natural hazard provisions should not capture farm buildings or fences. Primary production is appropriate for land subjection to natural hazards. Risk tolerance needs to be incorporated into provisions.

Oppose Rule B8.1-2 — Natural Hazard Area 2 (Flooding) — natural hazard rules should exclude farm buildings and structures, including fences.

Support Rule B8.3— Natural Hazard Area (Landslide)/ B8.4 Natural Hazard Area 1&2 (Ground Shaking and Liquefaction)/ B8.5 Natural Hazard Area — Active Fault — the scale of the information makes the extent of the hazard difficult to understand. Concern about the accuracy and validity of the maps. Geotechnical assessment is overly onerous.

Schedule 3CB — Support the acknowledgement of heritage values, but impacts on resource users must be addressed. Owner consent should be sought. Resource consent costs that result from the reasonable use of the buildings should be borne by Rangitikei District Council and Heritage New Zealand.

Oppose - Definitions— unsure of reasoning behind the removal of farm sheds from the building definition. **Decision requested**

Policy A2-7.9 — Amend as follows:

Avoid signage in the Rural and Rural Living Zones where ~~it~~ is not related to a business, service, or activity that is located within the Rangitikei District.

Policy A3-16.1 - Retain the policy as per the operative Plan as follows:

**Evaluate in any application for the destruction or modification of heritage, the extent to which the replacement activities provide for the economic, social and cultural well-being of the affected community.**

Rule B4.4 Pedestrian Veranda - Amend as follows:

All permanent buildings **set back from the road** in the case of retail activiticr; within the retail shopping core ~~which-may-be-set-bas14-fr-iam-the-FGad-fr.ontage~~ shall provide **a veranda** a veranda must be provided along the main frontage of the building,where pedestrians gain entry. ~~To-the-lauilding,or-wher-e facasticable,in-any-other-Gase.~~

Rule B6.1-1 - Building Setback -Amend as follows: On sites **that contain** 5,000m<sup>2</sup> or more all buildings must not be located any closer than:

Rule B6.2-1 - Dwelling Setback - Amend as follows:

On sites **that contain** less than 5,000m<sup>2</sup>er--m-efe all dwellings must not be located any closer than:

Rule B6.2-2 - Dwelling Setback - Amend as follows:

On sites **that contain** 5,000m<sup>2</sup> or more all dwellings must not be located any closer than:

Rule B6.4 and 7.4- Location of Effluent Storage and Treatment Activities -Amend as follows:

All areas used for the storage and treatment of effluent generated from primary production activities must meet the following separation distances: a) 300

metres from any residential boundary dwelling, marae or place of assembly **located on a property under separate ownership. la)**—FA-metres-from-any-Fead-

betiadacy

<u>Submission number</u>	<u>Submitter</u>	<u>Topic</u>	<u>Address for service</u>	<u>Support/ oppose/ amend</u>	<u>Wishes to be heard</u>
<u>019</u>	<u>Heritage New Zealand</u>	<u>Heritage</u> <u>General provisions</u> <u>Signage</u>	<u>Central Region</u> <u>Heritage New Zealand</u> <u>PO Box 2629</u> <u>Wellington 6140</u>		<u>Yes</u>
<p><b><u>Submission</u></b></p> <p><u>Supports, in principle, the proposed Schedule C3B, Marton Heritage Precinct, Marton Design Panel and the concept of offsetting for heritage.</u></p> <p><u>Concern that offsetting could have a 'cannibalising effect' on heritage values in Marton. Could lead to a reduction of heritage values in Marton, risks dilution of the iconic streetscape of Broadway and High Street as offsets may be spread around Marton.</u></p> <p><u>Concern regarding the lack of direction for the Marton Design Panel and Heritage Precinct. Both should be given clearly stated objectives and policies which are tied to B10 Historic Heritage Discretionary Activity rules.</u></p> <p><b><u>Decision requested</u></b></p> <p><u>Statutory Acknowledgement — Update references to the Heritage New Zealand Pouhere Act 2014, and to specific sections within the Act as per the updated Ngati Apa (North Island) Claims Settlement Act 2010.</u></p> <p><u>A3 Cultural Heritage and Character</u></p> <p><u>Retain the follow provisions as notified in the Proposed Rangitikei District Plan 2016:</u></p> <p><u>Objective 16B</u> <u>Policy A3-16.2</u></p> <p><u>Amend —Schedule C3B —to include Ian Bowman's assessment of Historical and Cultural values for each building.</u></p>					

Amend — Policy A3-16.5 — by either amending the policy as below, or if the heritage precinct concept remains, develop objectives and policies for the precinct and show the extent on planning maps.

A3-16.5 Proposals to redevelop **heritage** buildings in-the Marton **heritage precinct** (as listed in Schedule C3B) shall assess the impacts on overall **precinct Marton heritage** values.

Amend — Policy A3-16.6 — include clear objectives and policies for the Design Panel which are tied to B10 Historic Heritage Discretionary rules. Include objective 16B as a primary objective for the Design Panel.

Amend — Policy A3-16.7 — provide a definition for overall heritage gain.

Amend — Policy A3-16.8 — add (e) and (f) as shown below.

**A3-16.8fe) heritage offsets must be achieved before any work is started on the heritage site.**

**A3-16.8{f) monetary contributions, conservation plans, and any non-physical heritage offsets will only be measured by the physical heritage offset they have achieved.**

## ***B1 General Rules and Standards***

Amend - B1.11 — as follows:

Maximum sign face area (per sign):

No maximum face area \*

**\*Signage cannot cover identified Physical Values (as listed in Schedule C3B) except on facia boards and existing unscheduled signs.**

Amend — B1.8-7 — Amend all references to the Historic Places Act to Heritage New Zealand Pouhere Taonga Act 2014. Amend the term "modify, damage or destroy" with "modify or destroy".

<p><u>Whole plan</u></p> <p><u>Amend — Provide clear references to the intended schedule by stating C3A or C3B or both.</u></p> <p><u>Amend — Rename New Zealand Historic Places Trust with Heritage New Zealand Pouhere Taonga, abbreviated to Heritage New Zealand after the first mention in the introduction.</u></p>					
<b><u>Submission number</u></b>	<b><u>Submitter</u></b>	<b><u>Topic</u></b>	<b><u>Address for service</u></b>	<b><u>Support/ oppose/ amend</u></b>	<b><u>Wishes to be heard</u></b>
<u>020</u>	<u>Carolyn Bates</u>	<u>Natural hazards</u>	<u>7 Dalrymple Place</u> <u>Marton 4710</u>	<u>Support/amend</u>	<u>No</u>
<p><b><u>Submission</u></b></p> <p><u>Format of the flood maps are difficult to read, should be at a scale of no less than 1:25,000.</u></p> <p><u>There is no advantage of changing the colours used.</u></p> <p><u>All known hazards should be available.</u></p> <p><u>If further information is provided it should be available via LIMs</u></p> <p><u>Support changes to allow buildings to be closer to boundaries — will provide improved access for delivery vehicles</u></p> <p><u>Support changes to allow residential uses above business premises — it will improve passive security. <b>Decision</b></u></p> <p><b><u>requested</u></b></p> <p><u>Mapping scale should be no less than 1:25,000.</u></p>					

## Annex E

### Heritage Protection

Issue 16      *Achieve the management and protection of historic heritage while ensuring that new possibilities and new uses of that heritage are not constrained in a way that impedes the social, economic and cultural wellbeing of communities.*

**Objective 1 Identify examples of historic, cultural and other sites that reflect the District's heritage and cultural amenity<sup>^</sup>, and provide for the management of those resources in a way that sustains the social, cultural and economic wellbeing of current and future communities.**

**Objective 16B Recognise and provide for the protection of identified heritage values at building and heritage precinct levels.**

### Policies

- A1-1.1 Evaluate ~~in~~ any application for the destruction or modification of heritage, the extent to which the replacement activities provide for the economic, social and cultural wellbeing of the affected community.
- A1-1.2 Ensure known examples of *historic heritage*\* are recognised in the *District*\*, and listed in Schedule C3A.
- A1-1.3 Enable the protection, conservation or adaptive reuse of *historic heritage*\* and the protection and conservation of heritage values listed in Schedule C3A and C3B of the Plan.
- A1-1.4 The historical, cultural and physical heritage values for buildings contained in Schedule C3B are recognised and provided for in resource consent decision-making.
- A1-1.5 Interior heritage values and exterior heritage values (other than the façade) are given regard to in resource consent decision making..
- A1-1.6 Proposals to redevelop heritage buildings in the Marton heritage precinct (as listed in Schedule C3B) shall assess the impacts on overall precinct values.
- A1-1.7 Proposals to redevelop buildings in the Marton heritage precinct (as listed in schedule C3B) shall be assessed by a design panel.

Note: the design panel is:

- Formed on a case-by-case basis for each project.
- Council funded.
- An Expert panel, comprised of at least three experts and a Council appointed facilitator including, but not limited to:

- Nominee from the New Zealand Institute of Architects Western Branch.
- Nominee from Heritage New Zealand and/or the Whanganui Regional Heritage Trust
- Experts from the fields of architecture, urban design, or building engineering (particularly earthquake prone buildings) as required.
- Able to provide verbal and written advice to applicants and decision makers.
- Required to apply the objectives and policies of the Rangitikei District Plan heritage provisions as the foundation for reporting.

A1-1.8 If after considering the economics of a range of reasonably practical options, the adverse effects of a proposal cannot reasonably be avoided, remedied or mitigated, heritage offsets will be considered.

A1-1.9 An offset considered in accordance with Policy A1-1.8 must provide for a net gain in physical heritage and historical values by:

- a) the use of appropriate mechanisms (e.g. covenant) to ensure long-term security of the values being offset, and
- b) the use of a robust methodology to determine if the offset provides a net gain in physical heritage and historical values, when considering the loss of physical heritage and historical values and the proposed offset. The methodology used shall be consistent with the following offsetting principles:

## **Schedule C3B – Heritage Values**

The buildings listed in Schedule 3CB, due to their being of a similar period, scale, height, style and use of materials, collectively provide a homogenous built form to the town, and in combination provide the architectural character of Marton’s heritage precinct.

Information presented in Schedule 3CB is derived from a 2014 heritage value assessment and evaluation exercise undertaken by Ian Bowman, architect and conservator, of statutorily recognised buildings within Marton’s town centre. This exercise was based upon research supplied by Heritage New Zealand and Rangitikei District Council into the physical and social history of each building and an outline description of the buildings, and visual inspections of each building’s exterior (usually limited to just the street façade, the rear elevation and the roof). As such, the architectural values of the remainder of the buildings (e.g. sides, and interior) were not assessed or evaluated. Rangitikei District Council holds individual reports on each of the 16 buildings listed.

<u>No.</u>	<u>Building Name</u>	<u>Address</u>	<u>HNZ Listing</u>	<u>Significance</u>	<u>Physical Hertiage Values</u>	<u>Historical &amp; Cultural Values</u>
<u>H7</u>	<u>Former Court House</u>	<u>23 High Street</u>	<u>Category 1</u>	<u>High national significance</u>	<ul style="list-style-type: none"> <li>• <u>brickwork elevations</u></li> <li>• <u>cement rendered decorative elements including pediment, cornice, balled finials, pilasters, window architraves, sill course, swags</u></li> <li>• <u>timber door and window joinery</u></li> <li>• <u>chimneys</u></li> <li>• <u>rear elevation</u></li> <li>• <u>roof</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Rare example of small building in the Edwardian Baroque style</u></li> <li>• <u>Distinctive Marton building, with unique architectural styling</u></li> <li>• <u>Example of Government Architect John Campbell's work</u></li> </ul>
<u>H21</u>	<u>Cobbler Building</u>	<u>314-318 Broadway</u>	<u>Category 2</u>	<u>High regional significance</u>	<ul style="list-style-type: none"> <li>• <u>brickwork</u></li> <li>• <u>rough cast cement render</u></li> <li>• <u>tiled roundels</u></li> <li>• <u>tiled shopfronts</u></li> <li>• <u>timber window and door joinery</u></li> <li>• <u>stained glass</u></li> <li>• <u>timber framed veranda with metal supports</u></li> <li>• <u>pressed metal ceilings over shop entries</u></li> <li>• <u>concrete and brick chimneys</u></li> <li>• <u>rear elevation</u></li> <li>• <u>roof</u></li> <li>• <u>toliet block</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Archetypal example of Edwardian Free style</u></li> <li>• <u>Excellent example of local architect Robin Hood's work</u></li> <li>• <u>Significant landmark due to location, scale and form</u></li> </ul>
<u>H37</u>	<u>Former Post Office</u>	<u>249-253 Broadway</u>	<u>Category 2</u>	<u>High regional significance</u>	<ul style="list-style-type: none"> <li>• <u>rendered concrete with decorative columns</u></li> <li>• <u>steel window joinery</u></li> <li>• <u>signage</u></li> <li>• <u>clock</u></li> <li>• <u>balcony with steel balustrading</u></li> <li>• <u>metal spandrel panels with circular motif</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Excellent example of New Zealand influenced Stripped Classical style</u></li> <li>• <u>Significant landmark due to location, scale and form</u></li> </ul>



<a href="#">H36</a>	<a href="#">Former Granary</a>	<a href="#">3 High Street</a>	<a href="#">Category 2</a>	<a href="#">High local significance</a>	<ul style="list-style-type: none"> <li><a href="#">weatherboards</a></li> <li><a href="#">bargeboards</a></li> <li><a href="#">first floor timber joinery and panelled ground floor doors</a></li> <li><a href="#">roof</a></li> <li><a href="#">rear elevation</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">Earliest surviving building in central Marton</a></li> <li><a href="#">Association with early dignitary and businessman William Tennant</a></li> </ul>
<a href="#">H33</a>	<a href="#">Former BNZ</a>	<a href="#">12-14 High Street</a>	<a href="#">Category 2</a>	<a href="#">High local significance</a>	<ul style="list-style-type: none"> <li><a href="#">rendered plain and decorative walls</a></li> <li><a href="#">timber doors and toplight</a></li> <li><a href="#">timber fixed, casement and double hung sash windows</a></li> <li><a href="#">chimney pots</a></li> <li><a href="#">metal wall vents</a></li> <li><a href="#">rear elevation</a></li> <li><a href="#">roof</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">Well-executed example of the Edwardian Italianate Palazzo style</a></li> <li><a href="#">Example of local architect Joshua Charlesworth's work</a></li> </ul>
<a href="#">H38</a>	<a href="#">Former Public Trust</a>	<a href="#">20 High Street</a>	<a href="#">Category 2</a>	<a href="#">Moderate local significance</a>	<ul style="list-style-type: none"> <li><a href="#">rendered elevations and detailing</a></li> <li><a href="#">timber joinery</a></li> <li><a href="#">timber panelled doors</a></li> <li><a href="#">rendered chimneys and pots</a></li> <li><a href="#">Marseille tile roofing</a></li> <li><a href="#">metal vents to the base</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">Excellent example of the Inter-War Beaux Art style</a></li> <li><a href="#">One of only 5 listed Public Trust buildings in New Zealand</a></li> <li><a href="#">Example of national architects Akins and Mitchell's work</a></li> </ul>
<a href="#">H35</a>	<a href="#">Plunket and Ladies' Restroom</a>	<a href="#">27 High Street</a>	<a href="#">Category 2</a>	<a href="#">Moderate local significance</a>	<ul style="list-style-type: none"> <li><a href="#">rough-cast render</a></li> <li><a href="#">timber window and door joinery</a></li> <li><a href="#">brick columns</a></li> <li><a href="#">Marseille tile roofing</a></li> <li><a href="#">exposed rafter ends</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">One of only 2 listed Plunket and women's restroom buildings in New Zealand</a></li> </ul>

					<ul style="list-style-type: none"> <li>• <a href="#">subfloor vents</a></li> <li>• <a href="#">copper guttering and downpipes</a></li> <li>• <a href="#">"Marton Rest Room" sign</a></li> <li>• <a href="#">rear elevation</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Building opened by Sir Truby King (founder of New Zealand Plunket Society)</a></li> <li>• <a href="#">Still used as a public restroom</a></li> </ul>
<a href="#">H23</a>	<a href="#">Hannan's Marton Hotel</a>	<a href="#">255-256 Broadway</a>	<a href="#">Category 2</a>	<a href="#">Moderate local significance</a>	<ul style="list-style-type: none"> <li>• <a href="#">rendered concrete with decorative elements</a></li> <li>• <a href="#">steel window joinery</a></li> <li>• <a href="#">timber window and door joinery</a></li> <li>• <a href="#">balconies with steel balustrading</a></li> <li>• <a href="#">brick chimneys</a></li> <li>• <a href="#">roof</a></li> <li>• <a href="#">rear elevation</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Significant landmark due to location, scale and form</a></li> </ul>
<a href="#">H20</a>	<a href="#">Club Hotel</a>	<a href="#">17 High Street</a>	<a href="#">Category 2</a>	<a href="#">Moderate local significance</a>	<ul style="list-style-type: none"> <li>• <a href="#">brickwork to elevations</a></li> <li>• <a href="#">rendered base, window and door heads and sills, other original decorative elements of cornice, parapet copings, finials, quoins, keystones, swag, lettering, cartouche</a></li> <li>• <a href="#">timber fixed and opening double hung sash window</a></li> <li>• <a href="#">timber panelled doors</a></li> <li>• <a href="#">rendered chimneys and pots</a></li> <li>• <a href="#">rendered entry steps</a></li> <li>• <a href="#">metal vents to the base</a></li> <li>• <a href="#">rear elevation</a></li> <li>• <a href="#">roof</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Good example of Edwardian Free Classical style</a></li> <li>• <a href="#">Prominent landmark due to location, scale and form</a></li> </ul>
<a href="#">H18</a>	<a href="#">Abraham and Williams</a>	<a href="#">304-310 Broadway</a>	<a href="#">Category 2</a>	<a href="#">Moderate local significance</a>	<ul style="list-style-type: none"> <li>• <a href="#">exposed brickwork piers, walls, parapet</a></li> <li>• <a href="#">rendered parapet, cornices, pediments, window heads jambs,</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Example of local architect WT Higgins' work</a></li> </ul>

					<ul style="list-style-type: none"> <li><u>sills and architraves, scroll brackets, shield decorative elements</u></li> <li><u>timber joinery and flagpole</u></li> <li><u>veranda and supports</u></li> </ul>	
<u>H19</u>	<u>Advocate building</u>	<u>26-28 High Street</u>	<u>Category 2</u>	<u>Moderate local significance</u>	<ul style="list-style-type: none"> <li><u>:</u></li> <li><u>brickwork to elevations and entry</u></li> <li><u>rendered window and door heads</u></li> <li><u>timber double hung sash window</u></li> <li><u>metal downpipes</u></li> <li><u>rendered entry steps</u></li> <li><u>"Advocate" sign over the entry</u></li> <li><u>metal vents to the base</u></li> <li><u>rear elevation</u></li> <li><u>roof</u></li> </ul>	<ul style="list-style-type: none"> <li><u>The last remaining building associated with the Rangitikei Manawatu region's earliest newspaper</u></li> </ul>
<u>H24</u>	<u>Hilton's Building</u>	<u>286 Broadway</u>	<u>Category 2</u>	<u>Moderate local significance</u>	<ul style="list-style-type: none"> <li><u>brickwork to elevations</u></li> <li><u>rendered parapet and pediment details, cornice, shield with "1902", window architraves and sill course and door heads and sills, other original decorative elements of cornice, parapet copings, finials, quoins, keystones, swag, lettering, cartouche</u></li> <li><u>timber double hung sash window</u></li> <li><u>timber shopfront</u></li> <li><u>veranda with wrought iron decoration</u></li> </ul>	<ul style="list-style-type: none"> <li><u>primary contributor to the archaeological character of Martin.</u></li> </ul>
<u>H25</u>	<u>JJ McDonald building</u>	<u>256-258 Broadway</u>	<u>Category 2</u>	<u>Moderate local significance</u>	<ul style="list-style-type: none"> <li><u>cement rendered brickwork</u></li> <li><u>rendered parapet and pediment details, cornice, lettering with "Merchant JJ McDonald Tailor and Habit-Maker", window architraves and sill</u></li> </ul>	<ul style="list-style-type: none"> <li><u>Prominent landmark due to location, scale and form</u></li> </ul>

					<u>course, pilasters, cornice, string courses and other original decorative elements</u> <ul style="list-style-type: none"> <li><u>timber double hung sash window</u></li> <li><u>tiled and timber shopfronts</u></li> <li><u>steel windows above the veranda</u></li> <li><u>veranda</u></li> <li><u>rear elevation</u></li> <li><u>roof</u></li> </ul>	
<u>H22</u>	<u>Davenport building</u>	<u>312 Broadway</u>	<u>Category 2</u>	<u>Moderate local significance</u>	<ul style="list-style-type: none"> <li><u>rendered brickwork to elevations with balustrading, pediment, window architraves, cornice, end brackets, pilasters, sill course</u></li> <li><u>timber double hung sash window</u></li> <li><u>rear elevation</u></li> <li><u>roof</u></li> </ul>	<ul style="list-style-type: none"> <li><u>primary contributor to the archaeological character of Martin.</u></li> </ul>
<u>H27</u>	<u>Rangitikei Floriste</u>	<u>212 Broadway</u>	<u>Category 2</u>	<u>Moderate local significance</u>	<ul style="list-style-type: none"> <li><u>street and side elevation comprising timber rusticated weatherboard exterior with timber detailing</u></li> <li><u>timber parapet and cornice</u></li> <li><u>timber joinery and shopfront</u></li> <li><u>veranda</u></li> <li><u>chimney</u></li> <li><u>rear elevation</u></li> <li><u>roof</u></li> </ul>	<ul style="list-style-type: none"> <li><u>One of few non-masonry commercial buildings in Marton</u></li> <li><u>Example of several buildings in Marton constructed by Zajonskowski Brothers</u></li> </ul>

<u>H29</u>	<u>Sash and Door Company</u>	<u>296-302 Broadway</u>	<u>Category 2</u>	<u>Moderate local significance</u>	<ul style="list-style-type: none"> <li>• <u>:</u></li> <li>• <u>exposed brickwork piers, walls, parapet</u></li> <li>• <u>rendered parapet, cornice, pediment, pilaster capitals, central window keystone, "Sash and Door Buildings" and "Estd. 1907"</u></li> <li>• <u>timber joinery</u></li> <li>• <u>above veranda windows</u></li> <li>• <u>veranda and supports</u></li> <li>• <u>rear elevation</u></li> <li>• <u>roof</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Example of several buildings in Marton constructed by Zajonskowski Brothers</u></li> </ul>
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