

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
1	B W Cundle	93 Cornfoot Street Wanganui	Submitter requests Council to stop wasting good rate payer money on unnecessary things. No Mayor worth \$95k a year and expenses the Councillor's get is too much. Reduce spending and lower rates also. Don't include things that are of no interest or use to some of us.	No decision requested.	NS
2	C R Hiles-Smith	8 Patete Place Wanganui	Taupo Quay roadway narrowing - pedestrian flows not great except for Saturdays. Disagrees with restricting traffic flows as it is an important arterial route thru the city. City cannot afford changes as proposed to the Somme Parade/Taupo Quay area.	Retain the existing roading hierarchy to retain Taupo Quay as an Arterial Road.	N
3	Dr Alan Malcolm Donoghue Lucanus Gynaecology	Wicksteed Specialist Centre P O Box 4215 Wanganui	Submitter objects to PC21 to change zone of Wicksteed Street. The activity and buildings in Wicksteed Street are better suited to the Central Commercial zone than the proposed Central Edge Commercial Zone. It is unnecessary and discriminatory against the long established commercial activity in the area.	Submitter seeks that the properties on the southwest side of Wicksteed Street between Guyton & Ingestre be retained in the current zone of Central Commercial Zone.	Y
4	Susan Cooke on behalf of The Guyton Group	On behalf of The Guyton Group P O Box 353 Whanganui 4540	The Guyton Group would like to submit in conjunction with all other submissions concerning the proposed Guyton Street redevelopment. The Group presentation would take 20 minutes. 3 roundabouts at intersections of Guyton & Wicksteed, Guyton & Victoria, Guyton & St Hill Streets; Traffic calming humps doubling as pedestrian crossings; Angle parking on one side of the street; A Gateway Sculpture corner of Wicksteed/Guyton; Chain of lights linking the gateway sculpture; Life-size James K Baxter bronze sculpture; A river of poetry beginning at the sculpture; Upright poetry plaque near St Hill Street Also see D-200349 Roundabout and Pedestrian Crossing Photo and D-200671 Guyton Street redevelopment powerpoint presentation.	Seek to have the proposed Guyton Street Development incorporated into the District Plan.	Y

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
5	Barbara Lett	13 Churton Street Wanganui	<p>Submitter objects to closing main road that works extremely well and will create more traffic in Glasgow, Guyton, Ingestre & Dublin (PC21)</p> <p>The 'market people' use Taupo Quay for 2-4 hours per week only - not worth any consideration.</p>	No explicit decision requested. Retain the existing roading hierarchy to retain Taupo Quay as an Arterial Road.	Y
6	Stephen Paul Lace	199 Wicksteed Street P O Box 880 Wanganui	<p>Submitter objects to PC21 classification of a significant portion of the 8 block old CBD area to the proposed Central Edge Commercial Zone. This would remove property rights that property owners believed they were acquiring when they purchased those properties likely to be affected. Including the current ability to build extensively on any site unaffected by height recession planes as now proposed. Also the requirement to provide car parking will inevitably result in multiple disruptions to a tidy & continuous street frontage.</p> <p>Before PC21 is seriously considered the implications of the Christchurch earthquake should be taken into account.</p> <p>Submitter opposes any change in designation that would impose height recession planes as indicated and also opposes the implied obligation to provide parking at affected owners in Wicksteed Street.</p>	<p>Defer any decisions on Plan Change 21 until the implications of the Christchurch Earthquake can be taken into account.</p> <p>Oppose any change in the designation that would impose height recession planes as indicated in the consultation material to my and all affected properties and also oppose the implied obligation to provide parking at 199 Wicksteed Street and also other affected owners.</p>	Y
7	George William Powell	8 Downes Avenue Springvale Wanganui	Submission is that any decision that Council makes should ensure normal domestic & light commercial vehicles can continue to pass through the arts and commercial zone without hindrance or obstacle particularly along Taupo Quay which is an important inner city route.	Do not impede the normal domestic and light commercial vehicle use of Taupo Quay through the Arts and Commerce zone. Large Commercial vehicles have other options.	N
8	G J Lambert	P O Box 969 Wanganui	Submitter (owner at 190 St Hill Street) objects to any changes PC21 and believes he should have been contacted about any changes.	No explicit decision requested. 190 St Hill Street should revert back to the operative zoning of central commercial.	Y

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
9	G E Bullock	13 Toi Street Wanganui	<p>Submission on old town heritage overlay zone and earthquake proofing:</p> <ul style="list-style-type: none"> * Upgrading old buildings to new standards may not be the best option for Wanganui. * 2 storied buildings no longer required. * More economic to build new buildings and not to earthquake proof existing buildings * Flexibility of Town Plan is too rigid and needs relaxing to accommodate the owners of these * Future wellbeing of Wanganui must take into account property owners and tenants economic needs * If building must be retained and earthquake proofed, true and genuine feature should be all that is taken into consideration. 	No explicit decision requested.	NS
10	Collective of Taupo Quay Building Owners (#35-49)	c/- 35 Moutoa Quay Whanganui	<p>Submission from a group of owners agree with Council's vision for this area (PC21) however it imposes restrictions that they believe impinge on their existing rights as property owners and will affect their ability to generate revenue that can be used to support further development, and will decrease the commercial value of their properties. It is hard to understand how visitor accommodation can have a negative impact on this area. Also the restriction on height for new buildings also seems incongruous with the vision for the zone and is unnecessarily restrictive. Do not agree with the restrictions on parking/housing vehicle on their properties because it is a clear breach of existing rights. Owners also have access to parking at the river/Moutoa Quay end of their buildings and want to make it known to Council that this needs to be retained as does their access in to this area and into their properties.</p> <p>Submitters support the Council to value and develop the riverfront as a natural focus for their community, but want to make the point that they do not wish this to be at their expense.</p>	<p>No explicit decision requested.</p> <p>Reconsider the listed permitted activities</p> <p>Increase the maximum building height in the Riverfront zone from 7.5m to 10m</p> <p>Reduce the restriction on parking/housing vehicles on the ground floor.</p>	Y

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
11	Bruce Henry Dickson	P O Box 4078 Wanganui	<p>Submitter does not believe that the creation of the Central Edge Commercial Zone is necessary as the previous zones were sufficient to manage development and objects to :</p> <p>1. The new requirement to provide parking to area previously zoned Central Commercial, and 2. The new requirement to impose a height restriction on street boundaries established by 2 metre height + 45 deg angle.</p>	I believe that these two rules will dramatically alter the form of future development which has been established historically and detract from the Wanganui Heritage environment. The rules will disadvantage current landowners and reduce potential site development and options.	Y
12	Janet Baddeley	P O Box 733 Wanganui	<p>Submitter (Apartment 25/2 Victoria Avenue) objects to PC21 raising the noise level - it won't make a more vibrant area, the end of the recession will do that! The Council gave Resource Consents for apartments in this block so unless they are going to soundproof them all, and double glaze the windows the noise level should stay as is.</p>	Leave the noise levels as is, as it can be heard across the river by several homes I know of.	Y
13	Bruce Henry Dickson on behalf of Mainstreet Wanganui	P O Box 4078 Wanganui	<p>Submitter does not believe that the creation of the Central Edge Commercial Zone is necessary as the previous zones were sufficient to manage development and objects to :</p> <p>1. The new requirement to provide parking to area previously zoned Central Commercial, and 2. The new requirement to impose a height restriction on street boundaries established by 2 metre height + 45 deg angle.</p>	We believe that the two rules identified above will dramatically alter the form of future development and will alter the current situation and established environment. We believe also that these rules will disadvantage landowners and reduce potential for site development.	Y

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
14	Glenn Young Universal College of Learning (UCOL)	Facilities Manager Universal College of Learning Private Bag 11022 Palmerston North	<p>Submitter seeks:</p> <p>Recognition and acknowledgement of the significance of UCOL's educational activities and facilities to the Central City and Riverfront areas of Wanganui be provided in the policy and/or explanatory sections of PC21. At very least UCOL seeks that explicit reference be made to UCOL's educational activities in 'Policy P89' and the introduction to 'Z20 Arts and Commerce Zone' in the list of 'Important Characteristics in the Arts and Commerce Zone;</p> <p>That proposed Rules 243c, R243d, R221f and R221g be deleted or withdrawn;</p> <p>The relevance and/or applicability of the Flood Level Event Lines, shown on the Operative Planning Maps, to the provisions (in particular the rules) proposed by PC21 for the Arts and Commerce Zone, be stated or otherwise confirmed that they do not apply to this zone;</p> <p>That an explanatory statement of policy be introduced to the DP which makes the nature and extent of the relationship between the Riverfront Zone and the Riverfront Zone-Outline Plan unequivocally clear.</p>	<p>That tacit recognition and acknowledgement of the significance of UCOL's educational activities and facilities to the Central City and Riverfront areas of Wanganui be provided in the policy and/or explanatory sections of PPC21. At the very least UCOL seeks that explicit reference be made to UCOL's educational activities in "Policy P89" and the introduction to " Z20 Arts and Commerce" in the list of important characteristics in the "Arts and Commerce Zone". That Proposed Rule R243 c, R243 d, R221F and R221g be deleted or withdrawn.</p> <p>That the relevance and/or applicability of the Flood Level Event Lines, shown on the Operative Planning Maps, to the provisions (in particular the rules) proposed by PPC21 for the Arts and Commerce zone, be stated or otherwise confirmed that they do not apply to this zone.</p> <p>That an explanatory statement or policy be introduced to the District Plan which makes the nature and extent of the relationship between the Riverfront zone and the Riverfront - Outline Plan unequivocally clear.</p>	Y

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
15	Buchanan Gray on behalf of Wanganui Motors (1963) Limited	Mr Buchanan Buchanan Gray Lawyers on behalf of Wanganui Motors (1963) Limited P O Box 24057 Wellington	Wanganui Motors opposes PC21 insofar as it proposes to rezone the land because: 1. Wanganui Motors 1963 Ltd is the owner/occupier of the land. 2. Wanganui Motors 1963 Ltd's aspirations for possible future redevelopment of the land would be unreasonably constrained as a consequence of the proposed rezoning. 3. The land should appropriately retain its current zoning as St Hill Str provides the most practical and established zone boundary position between the Central Commercial Area and the Outer Commercial Area within this part of Wanganui City. 4. It is neither warranted or necessary to propose rezoning of an area of land along one side of Ridgway Str within the current Outer Commercial Zone. 5. Retaining the Outer Commercial zoning of the land will not preclude achievement of both the protection and enhancement of central city area amenity values as sought by PC21 should the identified land be redeveloped in accordance with the operation District Plan zoning provisions applying to it.	Wanganui Motors 1963 Ltd's submission is to keep the 'Outer Commercial Zone' in place for the land on the north-western side of Ridgway Street between St Hill Street and Trafalgar Place.	Y
16	L M Terry	Warrengeat Road R D 2 Wanganui	Submission is that Wanganui cannot afford to remove Somme Parade from being a main arterial route. If Somme Parade and Taupo Quay are closed to through traffic the congestion on alternative routes will result in increased travelling time. Taupo Quay as a pedestrian present is not justified as the greatest volume of traffic occurs during the weekdays. During the weekend traffic volumes are less. Fuel wastage will increase pollution and the result is a poorer city both economically and socially if the proposed plan to impede traffic flow is proceeded with.	No explicit decision requested.	N

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
17	Stephen Palmer	18 Shakespeare Road Bastia Hill Wanganui 4500	<p>Submission is that: creating new planning zones, with defined rules, is undesirable and has not worked in the past. Believes there should be a single Central Commercial Zone with policies that set out general principles for maintaining a compact CBD, encouraging adaptive re-use of heritage buildings, creating new buildings that are in harmony and scale with the existing environment, preserving the waterfront and making a pleasant pedestrian environment.</p> <p>Production and sale of artistic works should be allowed anywhere in the commercial zones.</p> <p>Market is anarchic - trying to govern it with formal rules will probably be its death knell. Covered market area not viable unless it operates full time - who is going to pay the rent for a permanent covered market?</p> <p>Taupo Quay is a major traffic artery that interconnects with other arterial roads, so why upset that in favour of pedestrians who do not exist except on Saturday.</p> <p>Submitter agrees with proposal to discourage traffic from Somme Parade.</p>	<p>No new planning zones and delete the existing Old Town and Riverbank Overlay zones.</p> <p>Replace most rules with policies that allow the planners to engage with developers through discussion rather than the adversarial resource consent applications and to make mutually agreed decisions that will maintain a compact CBD, encourage adaptive re-use or heritage buildings, create new buildings that are in harmony and scale with the existing environment, preserve the waterfront and make a pleasant pedestrian environment.</p> <p>(Formal consent applications would still be required where agreement could no be reached or where a proposed development will conflict with the policies or have significant adverse effects)</p> <p>Delete rules relating to set backs and gaps between buildings.</p> <p>Encourage the use of Dublin Street, Bell Street, Taupo Quay and St Hill Street as a two-way ring road system to circumnavigate and access the CBD.</p>	Y
18	David Sidney Burnham	5B Putiki Drive Wanganui	Designating the area from 5A Putiki Drive	That the area from 5A Putiki Drive south be designated as residential because the Council and roads board have spent a large sum of money to make the area beautiful and should be clear of all commercial activity except the section used by Totalspan Limited.	N
19	Kritzo Venter on behalf of Infrastructure WDC	Wanganui District Council P O Box 637 Wanganui	Submission on behalf of Infrastructure regarding the new building on the waterfront which currently runs over Council's main interceptor waste water line. Council wishes to be consulted on any future design/development of these buildings.	No explicit decision requested.	NS
20	Steve Ellis Old Town Properties	c/- Old Town Properties P O Box 772 Wanganui	Submitter relates to 26 St Hill Street and the Central Edge Commercial Zone. The new proposal penalises the useable land size for a commercial site and retail activity. Along that frontage are 5 sites, 3 of which go to front boundary edge already - one is a 60-70 space car park and the other being 26 St Hill Street. It makes no sense to limit the activity on that one site.C24	We would like R228 not to apply to the bottom end of St Hill Street , currently under the Heritage Overlay zone. This should be a discretionary ruling.	Y

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
21	Julian Harkness Wanganui District Council	Wanganui District Council P O Box 637 Wanganui	<p>Planning Maps Urban 21,22 Rural 18 and the Map Legend - colour on the maps identifying the properties proposed to be zoned Central Edge Commercial is the same as that identifying the Coastal Residential Zone. This will lead to confusion.</p> <p>Rule R218 Parking Loading and Access - This rule limits the establishment of car parking for residential activities.</p>	<p>That the land zoned Central Edge Commercial be identified with a colour that clearly identifies it as a specific zone.</p> <p>That Rule 218 be amended to read: "R218 Parking, Loading and Access (Outline Plan) Rules Number: R218.</p> <p>1. Parking - Vehicle parking is not permitted, except within the car parking area identified on the Outline Plan. This rule does not apply to car parking that is required for residential activity by Rule R24, which is accessed from a service lane.</p> <p><i>Reason</i> <i>To encourage the Riverfront Zone to be built intensively, and to be developed in an integrated and comprehensive way.</i></p> <p>2. Loading and Access - Every activity that adjoins a service lane* shall provide one loading bay* that complies with the loading bay standards in General Rule - Transportation (Rule R24).</p> <p><i>Reason</i> <i>To ensure traffic flow is not impeded by service vehicles.</i></p>	Y
22	James Leon Ennis	24 Hipango Terrace Wanganui	<p>Submitters comments:</p> <ul style="list-style-type: none"> * Development of the riverbank area is to be encouraged. * The arterial status and function of Taupo Quay is retained. * Taupo Quay is set up so that it can be fully/partially closed when required. * Pedestrian count across Taupo Quay will remain low. * Additional off-street parking is required. * Motoua Quay can be used as a servicing street for the riverfront developments and should be the pedestrian controlled environment. * Traffic improvements to the intersection with Taupo Quay next to the riverboat centre would be desirable. * There is a lack of suitable parking for caravans or vehicles with trailers near the Information Centre. 	Retain the current status and function of Taupo Quay.	Y

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
23	Andrew & Lynda Deighton	25 Drews Avenue Wanganui	<p>Submitters are opposed to the increased sound emissions of 65dBA at ALL times. By increasing the sound emissions will not be conducive to residential/apartment living. By restricting the level and hours of noise emissions would be a compromise between vibrancy and quality of lifestyle in this zone.</p> <p>D-201022 - Submitters are also opposed to only allow buildings to a Gross Size of 200m2. This will greatly reduce the value of the land and certainly any redevelopment.</p>	<p>Restrict the level and hours of noise emissions.</p> <p>To allow buildings larger than 200m2 to be built, or allow more than one building.</p>	Y
24	Keith G Cullimore	73 Puriri Street Wanganui	<p>Submitters amendment to PC 20 & 21 is that every property owner should have "Laissez faire" which means "let alone". Recognise right of every citizen to do what he/she wants to do with their property.</p>	No explicit decision requested.	NS
25	Wendy Pettigrew	396 State Highway 4 Upokongaro R D 5 Wanganui 4575	<p>Submitter has no overall objection to the re-zoning as proposed but there is little recognition that the whole of the original Wanganui Borough was surveyed and planned by NZ Company surveyors. Town layout and streets, including many street names, all date from 1842. Section sizes and orientation have all contributed to the development of the character of the central part of Wanganui so is just as important as the heritage buildings. PC also makes no mention of the Old Town Conservation Overlay Zone.</p> <p>There are inconsistencies in the definitions of the zones and their characteristics. The policies for Central Comm & Arts & Comm both define the areas as having no gaps between buildings. There are existing "gaps" in both these zones.</p>	<p>No explicit decision requested.</p> <p>Plan change should have mentioned the Old Town Overlay zone.</p> <p>Reconsider why are gaps between buildings seen as bad.</p> <p>The Central Edge Commercial zone should reference heritage buildings.</p> <p>The Central Commercial and Central Edge Commercial should permit Professional and Administrative Offices.</p> <p>There are more View Shafts that require protection.</p>	NS

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
			<p>Central Edge Commercial Zone does not mention heritage buildings and yet there are a number already in this zone. The permitted activities in the Central Commercial and Central Edge Commercial Zone do not include Professional and Administrative Offices - yet these are permitted in the Arts & Commerce Zone. There are already a large number of Professional & Administrative Offices already in both these 2 zones. Important to have mix of permitted activities in all 3 zones.</p> <p>Identification of a few view shafts - most views down to the Whanganui River - there are many more which should be identified. Maintaining these view shafts and not obstructing them with signage or buildings is important.</p>		
26	E M Lewin	252 Taupo Quay Wanganui 4501	<p>Submitter supports in principle PC21 but have concerns in the following areas:</p> <p>5.1 Acknowledges the importance of the Whanganui River and the need to create a Premier Public Space but the Riverfront Plan allows for the erection of buildings 2 1/2 storeys high!</p> <p>5.2 Concern with the loss of visual and physical connections between the central city area and the Whanganui River is at odds with Riverfront Plan which permits new buildings of 2 1/2 storey height!</p> <p>5.4 R211 - they should NOT be party or wholly residential (k)</p> <p>5.4 R221 - Not sure what criteria is for (e) on site vehicle parking. Riverfront Plan makes some provision for parking.</p> <p>5.4 R218,224,231,240 - Great concern about parking arrangements.</p> <p>5.4 R219 - It is essential that any plan for this area should be publicly notified.</p>	<p>That any plan for the development of the Riverfront area be publicly notified.</p> <p>That a re-think of the "extra" buildings in a Public Space should be considered.</p>	N

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
27	Kenneth Lance Crafar	16 West Way Durie Hill Wanganui 4500	Submission is that a pedestrian crossing is unjustified and will be a traffic hazard with blind corners adjacent. It will promote further road closures due to Treaty claims. Treaty of Waitangi claims can only be between Sovereign nations by definition, not ethnicities and is contrary to international law and human rights and democratic principle.	Provision of a pedestrian crossing or road closure or diversion between the Whanganui River and Moutoa gardens will lead to the loss of a major and essential link between city and suburbs and is unjustified and should NOT occur.	Y
28	New Zealand Historic Places Trust	Sonia Dolan Heritage Advisor - Planning New Zealand Historic Places Trust Pouhere Taonga PO Box 2629 Wellington 6140	<p>Submitter supports the general intention of the Plan Change.</p> <p>Notes that the Plan Change has little regard to heritage issues.</p> <p>Seeks that the Plan Change is amended to provide for the protection of historic heritage as an issue.</p> <p>Commends the change where the objectives for the Arts and Commerce align with the Old Town Overlay zone.</p> <p>Objectives O20 and O21 do not refer to heritage values.</p> <p>O23 is not consistent with each of the zones characteristics in relation to heritage.</p> <p>Seeks the inclusion of a new objective within the zones that provides for the identification and protection of historic heritage as an essential part of the characteristics of the area.</p> <p>Policies 86,87,88, 89, and 90 do not recognise the heritage characteristics that are apparent within the zones. Policy 85 also does not identify that there are individual heritage places that should be formally recognised.</p> <p>Continued overleaf</p>	<p>That heritage issues be identified given the importance of historic heritage with the CBD.</p> <p>The heritage values be acknowledged in the objectives within all of the zones that make up the central city.</p> <p>Policies 85,86,87,89 and 90 should recognise heritage places and areas which form part of the defined character of these zones.</p> <p>Policies 93 and 95 require non-regulatory methods.</p> <p>There needs to be consistency with the description characteristics for each of the zones to adequately reflect the heritage elements in all zones.</p> <p>Additional criteria in relation to heritage matters for the signage rules.</p> <p>Greater attention should be given to incentives to avoid neglect or demolition of heritage features, rather than applying a non-complying status.</p> <p>Consider a new rule making the creation of vacant land or open parking lots non-complying as is the case in Wellington.</p> <p>There needs to be a stronger linkage between the individual heritage rules, the Old town Conservation overlay and the commercial zoning.</p>	Y

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
			<p>Policies 93 and 95 should also identify non-regulatory tools that can achieve these policies. District Plans need to provide positive incentives for owners of listed heritage items.</p> <p>The range of non-regulatory incentives include: Heritage Grants and loans, Rates relief, Tax relief, Public purchase and revolving acquisitions, Insurance rebates, and Urban design, events and promotions.</p> <p>Supports the introduction of the View Shafts.</p> <p>Supports the definition of Display Frontage Streets.</p> <p>Zone descriptions need to be consistent to adequately reflect the heritage elements of all zones. NZHPT request that the following text be added to the important characteristics: Important characteristics in the ____ zone are: The presence of heritage sites and buildings; And for where appropriate the zone may include: Natural and cultural heritage features</p> <p>Signage as a Restricted discretionary activity - needs an assessment criteria to consider the effect on heritage matters</p> <p>Continued overleaf</p>	<p>List more individual heritage buildings that are presently covered by the Old Town Conservation Overlay zone. Include much more cross referencing to ensure readers are alerted to other relevant chapters of the District Plan.</p> <p>That Council implement Heritage Policy 12 and a map of probable pre-1900 settlement within the CBD should be created.</p> <p>Any development within the historic zone should automatically require an archaeological assessment. Use the predictive layer approach adopted by Gisborne CBD.</p> <p>There should be corresponding changes to issues, objectives, policies and rules to better manage significant archaeological sites.</p> <p>Continued overleaf</p>	

Proposed Plan Change 21 - Wanganui District Plan Central City and Riverfront - Submissions

Sub No.	Name	Address	Submission	Decision Requested	Wishes to be heard
			<p>Blanket rule for inadequately maintained buildings as a Non-complying activity - NZHPT supports the maintenance of buildings but considers that not-regulatory methods such as incentives are a better way. D30</p> <p>Suggests that a vacant lot or car park is made a Non-complying activity.</p> <p>Encourages consideration of adding further individual buildings, located in the Old Town Overlay, in the heritage list.</p> <p>The proposed plan change does not provide a coherent framework for management or protection of significant archaeological sites</p> <p>NZHPT request that a map of probable pre-1900 settlement within the CBD is prepared and new development in the historic town centre is assessed for its potential effect on archaeological values. This can be integrated with Heritage Policy 12.</p> <p>There needs to be a stronger linkage between the heritage issues, objectives, policies methods and rules within the current chapters of the Plan, namely the general rules chapter, cultural heritage chapter and old town chapter, and the proposed new chapters. Cross referencing is an essential tool for achieving this.</p> <p>Also see D-201982</p>		