

Appendix H

RECORDS IN RESPECT OF CONSULTATION

Wiremu Kingi Te Awe Awe
1180A Rangiotu Rd
RD 7 Palmerston North 4477

Kua kaupapa i au Te aroha
MO koutou e whakaotl
I've laid down the foundation of love built on
peace Go forth and do likewise.

5 April 2018

To whom it may concern

We write in support of the strengthening and enhancing of the All Saints Anglican Church on the Square, Sir Mason Durie has confirmed that Rangitane Iwi we have had an association with the Parish and the church since its first days in this city, beginning in 1875. We regard the church as one of our spiritual homes and a base for community activities.

We believe strongly that it must be preserved and strengthened and that enhancement will enable it to be further used for our community for decades to come. We do not have an issue with the alteration of the front to provide a more open entrance, in fact this js one enhancement we very much agree with.

The church is an integral part of the landscape of the city, that includes the memorial to our ancestor, Te Peetie Te Awe Awe, Paramount Chief. The church is a place of peace and is finked to our Marae in the Square, Te Marac O Hine, the daughter of peace.

When the work on the church is completed, the city and our Iwi will have a renewed additional facility for community use. Naku noa



Wiremu Kingi Te Awe Awe
Kaumatua o Rangitane



HERITAGE NEW ZEALAND
POUHERE TAONGA

Tairangahia a tua whakarere;
Tatakihia nga reanga o amuri ake nei
Honouring the past; Inspiring the future

26 July 2018

Nigel Dixon
All Saints Church
nigelvoxhumana@gmail.com

Formal Comments on Plans for All Saints Church Palmerston North Strengthening, Demolitions and New Porch Canopy Additions

Thank you for briefing Heritage New Zealand about the resource consent application for works to the All Saints Church, Palmerston North. Heritage New Zealand has reviewed the current proposals and is able to offer the following comments.

All Saints Church is a category 1 historic place entered on the New Zealand Heritage List /Rārangi Kōrero and recognised through its heritage listing as a place of outstanding or special historic importance. The List Entry can be seen on our website at <http://www.heritage.org.nz/the-list/details/191>. It is listed on the Council inventory.

The church has a conservation plan, written by Ian Bowman in 2017.

Proposals

The proposals in the documents are for strengthening, partial demolition, and alteration of the existing church, and the new additions to the front of the church. The proposals have been developed over several years and discussed with Heritage New Zealand at intervals since 2014.

Heritage New Zealand is pleased to have been consulted about the proposals and offers the following advice based on best practice principles for heritage¹ and the specific advice for All Saints Church found in its conservation plan.

Seismic Resilience

A large section of the proposed work is for seismic resilience measures. The seismic repair of the church and its parts is necessary to enable the church to be used in the future. Heritage New Zealand applauds this approach.

In increasing the structural resilience, there will be some change to the fabric of the church. However Heritage New Zealand's principle for repairs has that:

Repair of material or of a site should generally be with original or similar materials. However, repair of technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished.

¹ Sustainable Management of Historic Heritage, Heritage New Zealand 2007, Information Sheets 11 & 12

Heritage New Zealand believes that the alterations where seismic measures are added are a compromise that can be accepted to safeguard the building for the future. I note that the work has been designed to avoid adverse impact as much as possible on the heritage values of the building – even though there will be effects on the building.

External Additions - New Porch Canopy

The proposals include a large canopy addition to the front and west side of the building which will form an entrance, a café and a enclosed meeting area in front of the church.

Heritage New Zealand has been briefed and fully understands the aspirations for the future of the church in constructing the canopy. The ability of the church to engage with the community is desirable and there will be many benefits to the community where the church engages people in its pastoral activities.

Further, Heritage New Zealand endorses adapting historic places for maintaining continuity of use or new uses where it is necessary to ensure the place retains liveability and utility. Adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value.

Heritage New Zealand's principles for the additions to a building state that the project should:

Retain surviving internal and external heritage fabric as far as possible and disturb, distort or obscure it as little as possible. Avoid work that will compromise or obscure fabric of heritage value.

Respect the design, form, scale, materials, workmanship, patina of age, colours, contents, location, curtilage and setting, including alterations that have heritage value.

Ensure any new work is of a scale and location that it does not dominate the heritage place, and respects its setting.

The proposals for the additions are unusual for a church, and possibly whimsical, or a fantasy. However they are also engaging, striking and unambiguously new. Looking at the effects dispassionately, the additions are not damaging (for the most part), or obscuring, or out of proportion to the building. The form and design is certainly dissimilar, but the scale, materials and empathetic manner, as the porch envelopes the corner of the church, allow the church to be seen in a more friendly light.

The church is almost completely visible – even though this is a large addition on the front of a category 1 heritage building. The conservation plan policy on external additions states that:

Where any external additions are contemplated for the church, these shall be located in such a manner that they do not impact on the heritage values of the church, including visibility of and views from and of the street elevation. (Policy 6.1.1.11)

This policy does not prevent additions to the front of the church but asks that they not affect heritage values. The heritage values must be taken on balance. For instance:

- While the additions do impact on the front view, they are unlikely to change the viewers appreciation of the church adversely, and
- While the additions extend the footprint of the church, the porch canopy is ultimately reversible, and

- While the arrival at the church is through a new door and a new space, the functions of the church remain the same. The additional functions of the porch canopy will extend the activities of the church beyond those that usually happen within its brick walls.

I believe that, on balance, the heritage impact of the addition of the Porch Canopy is not major in an adverse way. It is for these reasons that Heritage New Zealand supports the Porch Canopy addition.

Demolition

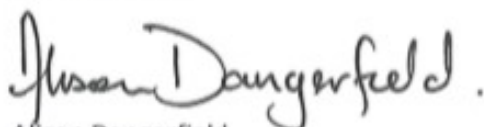
The proposals include demolition of the Baptistery in order to have a wide and direct opening of the church façade, creating full visibility into the church. There will be adverse effects on the heritage values of the church as the Baptistery is a significant feature of the front façade. The reuse of the windows elsewhere will mitigate the effects, however because:

- The Baptistery is a significant feature of the church front façade, and
- The proposal is not consistent with the conservation plan or best practice principles, and
- The demolition is irreversible

it is worth being entirely sure that there is no alternative possible solution that avoids demolition of the Baptistery.

Thank you for the opportunity to provide this advice.

Yours sincerely



Alison Dangerfield
Area Manager

Affected Persons Approval

Resource Management Act 1991 | Section 95



PART A | to be completed by applicant

Applicant's Name: **All Saints Church Palmerston North**

I have applied to the Palmerston North City Council for a Resource Consent to:
(Describe activity and reason why consent is required)

The strengthening and entrance extension as shown in the attachments (Cover letter, A220, A310, A311, A312)

Telephone: **06 358 2203**

Fax:

PROJECT LOCATION

Name/Place: **All Saints Church**

Address/Locality: **338 Church Street, Palmerston North**

Legal Description: **Pt (2of2) Land Assessed at 14740/52200 - PT Sec 838**

PART B | to be completed by person or organisation giving approval

Full Name of Person/Organisation: **WALLACE PROPERTY COMPANY LIMITED**

Position (if applicable - eg. for organisation): **DEVELOPMENT MANAGER**

Telephone: **021 450 657** I am the owner / occupier of the following property:

Address: **THE GRAND BUILDING, 333-341 CHURCH STREET, PALMERSTON NORTH**
41-44 THE SQUARE, PALMERSTON NORTH

Legal Description: **WNC1 / 902**

I HEREBY ACKNOWLEDGE:

1. I have been shown a copy of the above application and any other relevant details;
2. I have signed a copy of all the relevant plans or drawings, which are attached hereto (copies of the signed plans are to be lodged with the application) and;
3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991, and;
4. I authorise the applicant to give this written approval to the Palmerston North City Council, and;
5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interests with respect to this proposal.

NOTE:

- It is NOT appropriate to impose conditions on this form.
- If you request any conditions to your approval, please ask the applicant to amend their application to reflect these changes.
- You are entitled to refuse to give your written approval.
- You can withdraw your approval at any time up until Council issues a decision. You must advise Council in writing that your approval has been withdrawn. You should also let the applicant know.

If you are in any doubt, do not hesitate to contact a member of the Resource Consents staff as the Palmerston North City Council to discuss the proposal.

Signed:

TIM FITZ-HERBERT
Property Manager
Palmerston North

Date:

10/07/18

On behalf of:

WALLACE PROPERTY COMPANY LTD