

Appendix I

ASSESSMENT OF RELEVANT OBJECTIVES AND POLICIES OF THE DISTRICT PLAN

Assessment of Relevant Objectives and Policies of the District Plan

Provision	Assessment
<p>CITY VIEW OBJECTIVES</p> <p>10. The visual appeal of the City is enhanced.</p> <p>11. The principles of good urban design are given effect to for all new subdivisions, urban intensification and major building developments, particularly those located within the City Centre or fronting key transportation routes.</p> <p>14. The City Centre remains the primary focus for retail, office, commercial and cultural activities within the City.</p> <p>16. The historic heritage of the City is researched, identified and preserved within the context of sustainable management.</p> <p>19. The effects of natural hazards are avoided or mitigated taking into account the effects of climate change and the significant social disruption caused by natural hazard events.</p> <p>23. Infrastructure operates in a safe and efficient manner, and the effects of activities which could impact on the safe and efficient operation of this infrastructure are avoided, remedied or mitigated.</p>	<p>The retention of this heritage building, and the proposed functionality and public space improvements will help to ensure the visual appeal of the city, in particular the city centre is enhanced. The changes to the building entrance are intended to make the All Saint's Church more people friendly and inviting, whilst protecting the building's iconic architecture. The proposal is considered to be consistent with the urban design initiatives within the Urban Design Strategy for Palmerston North (2010).</p> <p>The proposal reflects the mixed-use character desired in the city centre. The retention and enhancement of the church building helps to ensure the primary focus of the city centre includes cultural activities.</p> <p>The historic heritage of the All Saint's Church has been researched and identified (refer to the Conservation Plan prepared by Ian Bowman at Appendix B) and will be preserved within the context of sustainable management. To be a sustainable use of the land, the building must be used and be upgraded so that it meets the current earthquake protection standards, and the entrance to the church building changed to meet the needs of parishioners and the wider community.</p> <p>The alternations to the site frontage, including the encroachment of the canopy and landscaping features into the road reserve will not adversely affect the safe and efficient operation of the road network, including its use by pedestrians.</p> <p>The proposal achieves these objectives.</p>

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OVERARCHING BUSINESS ZONE OBJECTIVES AND POLICIES

OBJECTIVE 1 To enable the sustainable use and development of physical resources by reinforcing the existing hierarchy of business areas within the City.

<p>Policy 1.2 To reinforce the existing hierarchy of business zones as an important element of the District Plan's strategy to sustainably manage the use and development of physical resources.</p>	<p>The proposed building extension and earthquake strengthening works reinforce the existing hierarchy of the business zone by enabling the All Saint's Church, a community/cultural activity, to continue to function within the Inner Business Zone, which has the clear objective of being an interesting and diverse part of the City. The earthquake strengthening and improvements to the functionality of the building entrance are considered to result in the sustainable use of an existing physical resource.</p> <p>The proposal achieves the objective and is consistent with the policy.</p>
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INNER BUSINESS ZONE OBJECTIVES AND POLICIES	
<p>OBJECTIVE 1 To enable a wide range and diversity of business, community and cultural activities in the Inner Business Zone while managing the adverse effects of incompatible activities.</p> <p>OBJECTIVE 2 To enable the efficient use and continued viability of the existing physical resources of the Inner Business Zone.</p> <p>OBJECTIVE 3 The Inner Business Zone is the economic, social and cultural focus of the City and provides for the greatest diversity, scale and intensity of activities and development.</p>	
<p>Policies</p> <p>1.1 To provide for a wide range of activities within the Inner Business Zone provided the performance standards specified in the Plan are satisfied.</p> <p>1.2 To promote the ability to change the use of buildings by ensuring frequent entries are provided at the street edge and the provision of ground level stud heights that are sufficient to allow for retrofitting for other uses.</p> <p>1.5 To ensure that appropriate on-site measures are taken to protect residential and any other noise sensitive activities that locate within the Inner Business Zone from any intrusive noise effects.</p> <p>1.6 To discourage the establishment of activities which will have an adverse effect on the amenity values associated with the Inner Business Zone.</p> <p>2.1 To maintain and enhance the multi-functional nature of the city centre by providing for a diverse range of activities within the Inner Business Zone.</p> <p>2.3 To require as a key aspect of maintaining the continued vitality and economic viability of the Inner Business Zone well designed public spaces and buildings which are:</p> <ul style="list-style-type: none"> • Fit for purpose • Comfortable • Safe • Attractive • Accessible • Durable <p>3.1 To enable the greatest diversity, scale and intensity of activities to occur in the Inner Business Zone.</p> <p>3.2 To provide for the greatest concentration and scale of buildings to occur in the Inner Business Zone.</p> <p>3.3 To promote an enhanced pedestrian orientated mixed use environment that maintains the compact, convenient and vibrant character of the Inner Business Zone.</p> <p>3.4 To reinforce the compactness and convenience of access within the Inner Business Zone.</p>	<p>The retention and redevelopment of the All Saint's Church helps ensure the primary focus of the city centre includes cultural and community activities, as well as business and commercial activities. It also represents an efficient use of an existing physical resource as the earthquake strengthening and entrance works will ensure the continued viability of the heritage building and Church and community activities in the zone.</p> <p>Several of the Inner Business Zone performance standards in the Plan are not satisfied, including building heights. This is due to the special characteristics of the heritage building that are not directly aligned with some of the business activity objectives and policies of the zone, which are primarily aimed at commercial activities. One example of this is Policy 1.2 where the change in use of buildings is promoted by ensuring entrances can be retrofitted for other uses. This policy should not apply to the All Saint's Church which is a heritage building not intended, nor desired, to be used for any purpose other than as a place of worship or for community gatherings.</p> <p>There are no known noise sensitive activities located in the vicinity of the subject site.</p> <p>There will be no change to the activities provided for within the All Saint's Church building, however the canopied entrance to the church has the ability to be used as a public space for community and cultural performances and gatherings. These activities will not have an adverse effect on the amenity values associated with the Inner Business Zone, rather they are expected to activate the street frontage, enhance visual and pedestrian amenity and increase public interaction.</p> <p>The extension to the All Saint's Church, including the canopied entrance, has been carefully designed so that it is fit for purpose, is comfortable and safe, attractive, accessible and durable.</p> <p>The proposal therefore achieves these objectives and is consistent with the policies.</p>

<p>OBJECTIVE 4 The Inner Business Zone has a pedestrian focused environment that is pleasant, safe, convenient, compact and interconnected.</p>	
<p>Policies</p> <p>4.1 To provide a high level of pedestrian convenience and safety while minimising the adverse environmental effects of vehicle traffic.</p> <p>4.2 To ensure that a core pedestrian area is provided in the Inner Business Zone that is compact, conveniently interconnected, pleasant, safe and has a high level of landscape design.</p> <p>4.3 To ensure that building development in the Inner Business Zone maintains and enhances a safe, convenient and pleasant pedestrian environment.</p> <p>4.4 To promote building frontages that include publicly relevant activity and strong visual connections with the street.</p>	<p>The new entrance to the All Saint's Church has been specifically designed so that it activates the street frontage and is pedestrian friendly and accessible. The canopy extends over the footpath into the public realm and provides a strong visual connection to the street. Hard landscaping elements are proposed along the Church Street frontage, providing a linkage between the existing heritage building and the street, further enhancing the visual amenity of the public space.</p> <p>The new building frontage will have a strong visual connection with the street as it offers views into the church, further strengthening pedestrian amenity in the Inner Business Zone.</p> <p>The proposal achieves the objective and is consistent with these policies.</p>

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OBJECTIVE 5
Activities and development recognise and enhance those characteristics, features and areas within the Inner Business Zone that contribute positively to the City's distinctive character and sense of place.

<p>Policies</p> <p>5.1 To promote a sense of place in parts of the Inner Business Zone that have a recognisable identity.</p> <p>5.2 To preserve the present compact and convenient urban form of the Inner Business Zone.</p> <p>5.3 To encourage tall buildings to be located within the Inner Business Zone.</p> <p>5.4 To promote building development in the Inner Business Zone which respects the historic character of surrounding buildings or heritage areas.</p>	<p>The All Saint's Church is a landmark building in the City centre and the proposed building extension is respectful of the heritage character of both the church and surrounding heritage buildings, including the adjacent Square Edge building and the Grand Hotel.</p> <p>There will be an obvious change to the setting of the All Saints Church and neighbouring historic heritage sites (the Grand Hotel, the Square Edge and The Square itself), through the addition of the new lobby wing and landscaping. The group of heritage buildings in close proximity and around the Square are representative of differing architectural styles existing in New Zealand from the late 19th century to the last quarter of the 20th century. Occasional examples of more recent architecture, including tall commercial buildings in modern architectural forms, are also present. The Heritage Expert (refer Appendix E) concludes that while there will be a change to the setting of the neighbouring heritage buildings, the scale of the proposed additions will not compete with them, and the viewer's ability to experience and appreciate them will not be affected.</p> <p>The proposal achieves the objective and is consistent with these policies.</p>
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OBJECTIVE 6
All buildings in the Inner Business Zone contribute to a high quality public environment, particularly those buildings fronting the Square.

<p>Policies</p> <p>6.1 To enhance the public environment of the Inner Business Zone by guiding the design of new building development, and enhancing the accessibility and usability of buildings, and their relationship with public space and publicly used private space.</p> <p>6.2 To require high quality building design within the Inner Business Zone that acknowledges, and responds to, the context of the site and surrounding environment.</p> <p>6.3 To enhance the visual quality and design of ground floor level developments fronting streets, public space and pedestrian thoroughfares, in particular to require all buildings to be built to the street edge, and characterised by active street edge treatments, particularly those sites fronting The Square.</p> <p>6.4 To require the provision of continuous shelter along all Pedestrian Streets (see Appendix 20A.4, Transportation Section), and ensure pedestrian shelter is provided in a way that creates an environment that will attract pedestrians.</p> <p>6.5 To ensure that in providing pedestrian shelter any adverse effects on the architectural integrity of a building to which the shelter is being affixed, and any effects on public amenity, public safety and the informal surveillance of public spaces are managed.</p> <p>6.6 To ensure the design of new buildings and any addition or alteration of existing buildings reduces the actual and potential threats to personal safety and security, and that public spaces, including privately owned spaces that are characterised by patterns of public use, are suitably designed and lit.</p>	<p>The proposal, which includes a public foyer space along the Church Street frontage will contribute to a high quality public environment on the periphery of The Square. The All Saint's Church building currently has constraints around functionality and accessibility which are to be resolved through the proposed design.</p> <p>The new addition is designed to respond to the architectural language of the existing building by incorporating gothic architectural conventions for entrances and 'tree' forms for structural columns without attempting to emulate the particular characteristics of the Edwardian Gothic revival style. Active street edge treatments are proposed including quality hard landscaping features and glass foyer walls. The new entrance canopy will provide shelter for church users.</p> <p>Public safety will be protected by way of appropriate design, lighting, and passive and formal surveillance. A reception desk accessible from the street is proposed as part of the new entrance facility, and will allow the Church to function more effectively, as it will have a daily presence on the street frontage to help those in need. Currently the Church office is located at the back of the building and is almost invisible to persons visiting the Church.</p> <p>The proposal achieves the objective and is consistent with these policies.</p>
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<p>OBJECTIVE 9 To retain and protect heritage buildings and areas and respect the setting of heritage items and identified heritage areas in the Inner Business Zone.</p> <p>Policies</p> <p>9.2 To protect buildings, structures, spaces and other features that contribute to the value of heritage areas from demolition, destruction or relocation.</p> <p>9.3 To maintain and enhance the heritage values, qualities and character of identified heritage areas.</p> <p>9.4 To ensure additions and alterations to existing buildings, any new buildings or subdivision do not compromise the context, setting and streetscape value of adjacent heritage buildings and areas, through the management of building bulk and height.</p>	<p>The proposed building extension and earthquake strengthening works enable the retention and continued use of the All Saint's Church building, which is currently unable to be used due to unacceptable earthquake risk. Whilst the baptistry and masonry parapets will be removed as part of the development, the heritage values of the building will remain.</p> <p>As previously mentioned, the new addition is designed to respond to the architectural language of the existing building by incorporating gothic architectural conventions for entrances and 'tree' forms for structural columns without attempting to emulate the particular characteristics of the Edwardian Gothic revival style. It is clearly differentiated as a new addition. Its modern form and detailing avoids competition with the range of architectural styles and forms from the early 20th century in the immediate vicinity of the church. In the wider context of the Square it can be seen as a continuation of the architectural development of the Palmerston North Town Centre.</p> <p>The proposal achieves the objective and is consistent with these policies.</p>
<p>BUILDINGS AND OBJECTS OF CULTURAL HERITAGE VALUE</p>	
<p>OBJECTIVE 1 To ensure that buildings and objects of cultural heritage value to Palmerston North are appropriately protected and conserved.</p>	
<p>Policies</p> <p>1.3 To discourage the demolition or relocation of scheduled heritage buildings and objects.</p> <p>1.4 To recognize that relocation or partial demolition may be appropriate to ensure long term sustainable use of the scheduled building or object, in circumstances where:</p> <ul style="list-style-type: none"> • It can be demonstrated that relocation or partial demolition will result in the overall retention of significant heritage values; and • Decisions on resource consent applications for the relocation or partial demolition of a scheduled building or object are informed by a thorough analysis of the alternative options available, including social, cultural, economic and environmental costs and benefits. <p>1.5 To encourage the continued use or adaptive reuse of scheduled buildings.</p> <p>1.6 To avoid, remedy or mitigate the effects of activities or development which could impair or destroy the cultural heritage values associated with scheduled buildings and objects.</p> <p>1.7 To encourage and support owners of heritage buildings to undertake alterations to improve structural performance, fire safety and physical access that will aid building conservation and use</p>	<p>The proposal meets this objective through the seismic upgrading and retention of the existing scheduled building so that it can continue to be used. The proposal does require some alterations to occur to the physical fabric, but this is necessary to re-establish an optimal use in terms of compatibility with the original function of the place and with the community which values it most strongly. Overall, these changes do not affect the values for which the place has been recognised to the degree that it would no longer meet the criteria for inclusion as a Category 1 heritage building in the PNCC District Plan.</p> <p>The proposal actively seeks to retain the building for future long-term use and appreciation, and to avoid the risk of demolition which may arise in the future if it cannot be seismically upgraded and used by the parish and its community.</p> <p>Once the church is back in use, the new facilities will provide a significant benefit and opportunity to promote public awareness and understanding of the heritage values of the building. There will be increased opportunity for the building to support the mission and values of the Anglican Church and the parish community which strongly identifies with the building.</p> <p>The proposal to improve the public realm will also create a more vibrant point of interest and</p>

while minimizing the significant loss of associated heritage values.

1.8 To promote public awareness and understanding of the value of heritage and heritage conservation.

destination at the south-west corner of the main town square. This will draw additional visitors to the area, complementing the current use of the Square Edge and Grand Hotel heritage buildings in this location, and The Square itself.

The proposal achieves the objective and is consistent with these policies.

ROADS, PARKING AND ACCESS

OBJECTIVE 1

To maintain and enhance the safe and efficient functioning of the roading network.

Policy

1.4 To have regard to the particular safety needs of cyclists and pedestrians.

The Inner Business Zone, and in particular those properties surrounding The Square have a high level of pedestrian movements. The existing All Saint's Church entrance effectively closes off the Church from the street. Adequate lighting and appropriately designed hard landscaping is proposed to enhance pedestrian experience.

The proposal achieves the objective and is consistent with the policy.

<p>NATURAL HAZARDS</p>	
<p>OBJECTIVE 2 To control the type of development on land which is or might be affected by natural hazards. Policy 2.2 To establish appropriate controls to avoid, remedy or mitigate the effects of natural hazards.</p>	<p>The proposed building earthquake strengthening works enable the retention and continued use of the All Saint's Church building, which has not been used since 2013 due to unacceptable earthquake risk. The proposal achieves the objective and is consistent with the policy.</p>

Assessment of Relevant Objectives and Policies of the District Plan

Provision	Assessment
<p>CITY VIEW OBJECTIVES</p> <p>10. The visual appeal of the City is enhanced.</p> <p>11. The principles of good urban design are given effect to for all new subdivisions, urban intensification and major building developments, particularly those located within the City Centre or fronting key transportation routes.</p> <p>14. The City Centre remains the primary focus for retail, office, commercial and cultural activities within the City.</p> <p>16. The historic heritage of the City is researched, identified and preserved within the context of sustainable management.</p> <p>19. The effects of natural hazards are avoided or mitigated taking into account the effects of climate change and the significant social disruption caused by natural hazard events.</p> <p>23. Infrastructure operates in a safe and efficient manner, and the effects of activities which could impact on the safe and efficient operation of this infrastructure are avoided, remedied or mitigated.</p>	<p>The retention of this heritage building, and the proposed functionality and public space improvements will help to ensure the visual appeal of the city, in particular the city centre is enhanced.</p> <p>The changes to the building entrance are intended to make the All Saint's Church more people friendly and inviting, whilst protecting the building's iconic architecture. The proposal is considered to be consistent with the urban design initiatives within the Urban Design Strategy for Palmerston North (2010).</p> <p>The proposal reflects the mixed-use character desired in the city centre. The retention and enhancement of the church building helps to ensure the primary focus of the city centre includes cultural activities.</p> <p>The historic heritage of the All Saint's Church has been researched and identified (refer to the Conservation Plan prepared by Ian Bowman at Appendix B) and will be preserved within the context of sustainable management. To be a sustainable use of the land, the building must be used and be upgraded so that it meets the current earthquake protection standards, and the entrance to the church building changed to meet the needs of parishioners and the wider community.</p> <p>The alternations to the site frontage, including the encroachment of the canopy and landscaping features into the road reserve will not adversely affect the safe and efficient operation of the road network, including its use by pedestrians.</p> <p>The proposal achieves these objectives.</p>

OVERARCHING BUSINESS ZONE OBJECTIVES AND POLICIES

OBJECTIVE 1 To enable the sustainable use and development of physical resources by reinforcing the existing hierarchy of business areas within the City.

Policy 1.2

To reinforce the existing hierarchy of business zones as an important element of the District Plan's strategy to sustainably manage the use and development of physical resources.

The proposed building extension and earthquake strengthening works reinforce the existing hierarchy of the business zone by enabling the All Saint's Church, a community/cultural activity, to continue to function within the Inner Business Zone, which has the clear objective of being an interesting and diverse part of the City. The earthquake strengthening and improvements to the functionality of the building entrance are considered to result in the sustainable use of an existing physical resource.

The proposal achieves the objective and is consistent with the policy.

INNER BUSINESS ZONE OBJECTIVES AND POLICIES

OBJECTIVE 1 To enable a wide range and diversity of business, community and cultural activities in the Inner Business Zone while managing the adverse effects of incompatible activities.

OBJECTIVE 2 To enable the efficient use and continued viability of the existing physical resources of the Inner Business Zone.

OBJECTIVE 3 The Inner Business Zone is the economic, social and cultural focus of the City and provides for the greatest diversity, scale and intensity of activities and development.

Policies

1.1 To provide for a wide range of activities within the Inner Business Zone provided the performance standards specified in the Plan are satisfied.

1.2 To promote the ability to change the use of buildings by ensuring frequent entries are provided at the street edge and the provision of ground level stud heights that are sufficient to allow for retrofitting for other uses.

1.5 To ensure that appropriate on-site measures are taken to protect residential and any other noise sensitive activities that locate within the Inner Business Zone from any intrusive noise effects.

1.6 To discourage the establishment of activities which will have an adverse effect on the amenity values associated with the Inner Business Zone.

2.1 To maintain and enhance the multi-functional nature of the city centre by providing for a diverse range of activities within the Inner Business Zone.

2.3 To require as a key aspect of maintaining the continued vitality and economic viability of the Inner Business Zone well designed public spaces and buildings which are:

- Fit for purpose
- Comfortable
- Safe
- Attractive
- Accessible
- Durable

3.1 To enable the greatest diversity, scale and intensity of activities to occur in the Inner Business Zone.

3.2 To provide for the greatest concentration and scale of buildings to occur in the Inner Business Zone.

3.3 To promote an enhanced pedestrian orientated mixed use environment that maintains the compact, convenient and vibrant character of the Inner Business Zone.

3.4 To reinforce the compactness and convenience of access within the Inner Business Zone.

The retention and redevelopment of the All Saint's Church helps ensure the primary focus of the city centre includes cultural and community activities, as well as business and commercial activities. It also represents an efficient use of an existing physical resource as the earthquake strengthening and entrance works will ensure the continued viability of the heritage building and Church and community activities in the zone.

Several of the Inner Business Zone performance standards in the Plan are not satisfied, including building heights. This is due to the special characteristics of the heritage building that are not directly aligned with some of the business activity objectives and policies of the zone, which are primarily aimed at commercial activities. One example of this is **Policy 1.2** where the change in use of buildings is promoted by ensuring entrances can be retrofitted for other uses. This policy should not apply to the All Saint's Church which is a heritage building not intended, nor desired, to be used for any purpose other than as a place of worship or for community gatherings.

There are no known noise sensitive activities located in the vicinity of the subject site.

There will be no change to the activities provided for within the All Saint's Church building, however the canopied entrance to the church has the ability to be used as a public space for community and cultural performances and gatherings. These activities will not have an adverse effect on the amenity values associated with the Inner Business Zone, rather they are expected to activate the street frontage, enhance visual and pedestrian amenity and increase public interaction. The extension to the All Saint's Church, including the canopied entrance, has been carefully designed so that it is fit for purpose, is comfortable and safe, attractive, accessible and durable.

The proposal therefore achieves these objectives and is consistent with the policies.

OBJECTIVE 4

The Inner Business Zone has a pedestrian focused environment that is pleasant, safe, convenient, compact and

interconnected.

Policies

4.1 To provide a high level of pedestrian convenience and safety while minimising the adverse environmental effects of vehicle traffic.

4.2 To ensure that a core pedestrian area is provided in the Inner Business Zone that is compact, conveniently interconnected, pleasant, safe and has a high level of landscape design.

4.3 To ensure that building development in the Inner Business Zone maintains and enhances a safe, convenient and pleasant pedestrian environment.

4.4 To promote building frontages that include publicly relevant activity and strong visual connections with the street.

The new entrance to the All Saint's Church has been specifically designed so that it activates the street frontage and is pedestrian friendly and accessible. The canopy extends over the footpath into the public realm and provides a strong visual connection to the street. Hard landscaping elements are proposed along the Church Street frontage, providing a linkage between the existing heritage building and the street, further enhancing the visual amenity of the public space.

The new building frontage will have a strong visual connection with the street as it offers views into the church, further strengthening pedestrian amenity in the Inner Business Zone.

The proposal achieves the objective and is consistent with these policies.

OBJECTIVE 5

Activities and development recognise and enhance those characteristics, features and areas within the Inner

Business Zone that contribute positively to the City's distinctive character and sense of place.

Policies

- 5.1** To promote a sense of place in parts of the Inner Business Zone that have a recognisable identity.
- 5.2** To preserve the present compact and convenient urban form of the Inner Business Zone.
- 5.3** To encourage tall buildings to be located within the Inner Business Zone.
- 5.4** To promote building development in the Inner Business Zone which respects the historic character of surrounding buildings or heritage areas.

The All Saint's Church is a landmark building in the City centre and the proposed building extension is respectful of the heritage character of both the church and surrounding heritage buildings, including the adjacent Square Edge building and the Grand Hotel. There will be an obvious change to the setting of the All Saints Church and neighbouring historic heritage sites (the Grand Hotel, the Square Edge and The Square itself), through the addition of the new lobby wing and landscaping. The group of heritage buildings in close proximity and around the Square are representative of differing architectural styles existing in New Zealand from the late 19th century to the last quarter of the 20th century. Occasional examples of more recent architecture, including tall commercial buildings in modern architectural forms, are also present. The Heritage Expert (refer Appendix E) concludes that while there will be a change to the setting of the neighbouring heritage buildings, the scale of the proposed additions will not compete with them, and the viewer's ability to experience and appreciate them will not be affected.

The proposal achieves the objective and is consistent with these policies.

OBJECTIVE 6

<p>All buildings in the Inner Business Zone contribute to a high quality public environment, particularly those buildings fronting the Square.</p>	
<p>Policies</p> <p>6.1 To enhance the public environment of the Inner Business Zone by guiding the design of new building development, and enhancing the accessibility and usability of buildings, and their relationship with public space and publicly used private space.</p> <p>6.2 To require high quality building design within the Inner Business Zone that acknowledges, and responds to, the context of the site and surrounding environment.</p> <p>6.3 To enhance the visual quality and design of ground floor level developments fronting streets, public space and pedestrian thoroughfares, in particular to require all buildings to be built to the street edge, and characterised by active street edge treatments, particularly those sites fronting The Square.</p> <p>6.4 To require the provision of continuous shelter along all Pedestrian Streets (see Appendix 20A.4, Transportation Section), and ensure pedestrian shelter is provided in a way that creates an environment that will attract pedestrians.</p> <p>6.5 To ensure that in providing pedestrian shelter any adverse effects on the architectural integrity of a building to which the shelter is being affixed, and any effects on public amenity, public safety and the informal surveillance of public spaces are managed.</p> <p>6.6 To ensure the design of new buildings and any addition or alteration of existing buildings reduces the actual and potential threats to personal safety and security, and that public spaces, including privately owned spaces that are characterised by patterns of public use, are suitably designed and lit.</p>	<p>The proposal, which includes a public foyer space along the Church Street frontage will contribute to a high quality public environment on the periphery of The Square. The All Saint's Church building currently has constraints around functionality and accessibility which are to be resolved through the proposed design. The new addition is designed to respond to the architectural language of the existing building by incorporating gothic architectural conventions for entrances and 'tree' forms for structural columns without attempting to emulate the particular characteristics of the Edwardian Gothic revival style. Active street edge treatments are proposed including quality hard landscaping features and glass foyer walls. The new entrance canopy will provide shelter for church users.</p> <p>Public safety will be protected by way of appropriate design, lighting, and passive and formal surveillance. A reception desk accessible from the street is proposed as part of the new entrance facility, and will allow the Church to function more effectively, as it will have a daily presence on the street frontage to help those in need. Currently the Church office is located at the back of the building and is almost invisible to persons visiting the Church.</p> <p>The proposal achieves the objective and is consistent with these policies.</p>
<p>OBJECTIVE 9</p> <p>To retain and protect heritage buildings and areas and respect the setting of heritage items and identified heritage areas in the Inner Business Zone.</p> <p>Policies</p> <p>9.2 To protect buildings, structures, spaces and other features that contribute to the value of heritage areas from demolition, destruction or relocation.</p> <p>9.3 To maintain and enhance the heritage values, qualities and character of identified heritage areas.</p> <p>9.4 To ensure additions and alterations to existing buildings, any new buildings or subdivision do not compromise the context, setting and streetscape value of adjacent heritage buildings and areas, through the management of building bulk and height.</p>	<p>The proposed building extension and earthquake strengthening works enable the retention and continued use of the All Saint's Church building, which is currently unable to be used due to unacceptable earthquake risk. Whilst the baptistery and masonry parapets will be removed as part of the development, the heritage values of the building will remain. As previously mentioned, the new addition is designed to respond to the architectural language of the existing building by incorporating gothic architectural conventions for entrances and 'tree' forms for structural columns without attempting to emulate the particular characteristics of the Edwardian Gothic revival style. It is clearly differentiated as a new addition. Its modern form and detailing avoids competition with the range of architectural styles and forms from the early 20th century in the immediate vicinity of the church. In the wider context of the Square it can be seen as a continuation of the architectural development of the Palmerston North Town Centre.</p> <p>The proposal achieves the objective and is consistent with these policies.</p>
<p>BUILDINGS AND OBJECTS OF CULTURAL HERITAGE VALUE</p>	

OBJECTIVE 1

To ensure that buildings and objects of cultural heritage value to Palmerston North are appropriately protected and conserved.

Policies

1.3 To discourage the demolition or relocation of scheduled heritage buildings and objects.

1.4 To recognize that relocation or partial demolition may be appropriate to ensure long term sustainable use of the scheduled building or object, in circumstances where:

- It can be demonstrated that relocation or partial demolition will result in the overall retention of significant heritage values; and
- Decisions on resource consent applications for the relocation or partial demolition of a scheduled building or object are informed by a thorough analysis of the alternative options available, including social, cultural, economic and environmental costs and benefits.

1.5 To encourage the continued use or adaptive reuse of scheduled buildings.

1.6 To avoid, remedy or mitigate the effects of activities or development which could impair or destroy the cultural heritage values associated with scheduled buildings and objects.

1.7 To encourage and support owners of heritage buildings to undertake alterations to improve structural performance, fire safety and physical access that will aid building conservation and use while minimizing the significant loss of associated heritage values.

1.8 To promote public awareness and understanding of the value of heritage and heritage conservation.

The proposal meets this objective through the seismic upgrading and retention of the existing scheduled building so that it can continue to be used. The proposal does require some alterations to occur to the physical fabric, but this is necessary to re-establish an optimal use in terms of compatibility with the original function of the place and with the community which values it most strongly. Overall, these changes do not affect the values for which the place has been recognised to the degree that it would no longer meet the criteria for inclusion as a

Category 1 heritage building in the PNCC District Plan. The proposal actively seeks to retain the building for future long-term use and appreciation, and to avoid the risk of demolition which may arise in the future if it cannot be seismically upgraded and used by the parish and its community.

Once the church is back in use, the new facilities will provide a significant benefit and opportunity to promote public awareness and understanding of the heritage values of the building. There will be increased opportunity for the building to support the mission and values of the Anglican Church and the parish community which strongly identifies with the building. The proposal to improve the public realm will also create a more vibrant point of interest and destination at the south-west corner of the main town square. This will draw additional visitors to the area, complementing the current use of the Square Edge and Grand Hotel heritage buildings in this location, and The Square itself.

The proposal achieves the objective and is consistent with these policies.

ROADS, PARKING AND ACCESS

OBJECTIVE 1

To maintain and enhance the safe and efficient functioning of the roading network.

Policy

1.4 To have regard to the particular safety needs of cyclists and pedestrians.

The Inner Business Zone, and in particular those properties surrounding The Square have a high level of pedestrian movements. The existing All Saint's Church entrance effectively closes off the Church from the street. Adequate lighting and appropriately designed hard landscaping is proposed to enhance pedestrian experience.

The proposal achieves the objective and is consistent with the policy.

NATURAL HAZARDS

<p>OBJECTIVE 2 To control the type of development on land which is or might be affected by natural hazards.</p> <p>Policy 2.2 To establish appropriate controls to avoid, remedy or mitigate the effects of natural hazards.</p>	<p>The proposed building earthquake strengthening works enable the retention and continued use of the All Saint's Church building, which has not been used since 2013 due to unacceptable earthquake risk.</p> <p>The proposal achieves the objective and is consistent with the policy.</p>
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