

BEFORE THE INDEPENDENT HEARINGS PANEL

IN THE MATTER OF: An application for land use consent,
pursuant to section 9(3) RMA for
Partial Demolition and Additions and
Alterations to All Saints Church

APPLICANT: Wellington Diocesan Board of
Trustees

CONSENT AUTHORITY: Palmerston North City Council

SECTION 42A REPORT OF IAN ALEXANDER BOWMAN – HERITAGE ASSESSMENT

Dated 4 December 2020

Executive Summary

1. The application proposes the partial demolition and additions to All Saints', Palmerston North. The church is listed category 1 by Heritage New Zealand Pouhere Taonga (HNZPT) and category 1 on the Palmerston North District Plan. The application also proposes strengthening and upgrade works to the church.
2. I consider that the proposed partial demolition and additions is contrary to relevant policies in the conservation plan I prepared in 2018. It also realises a number of threats identified in the plan.
3. I also consider that the adverse effects of the proposed partial demolition and additions are considerably more than the assessment of effects stated in the report prepared by *Plan.Heritage*, such that the effects are significantly adverse. Mitigation proposed is inconsequential and does not address these impacts in any substantive manner.
4. I have reviewed Ms Stevens' section 42A report and consider it is thorough and competent, with sound conclusions.
5. The strengthening and upgrade works proposal is acceptable from a heritage perspective and complies with the policies of the 2018 conservation plan.

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Introduction

1. My full name is Ian Alexander Bowman.
2. I am principal of my own firm formed in 1992. I am an historian, registered architect (NZRAB registration 2095) and architectural conservator, specialising in all aspects of built heritage conservation. I have 39 years of experience advising clients on built heritage conservation.
3. I hold a Bachelor of Architecture from the University of Auckland, and a Master of Arts in Conservation Studies from the University of York, along with a Bachelor of Arts in History and Economic History from Victoria University.
4. Full details of my qualifications and experience are attached in **Appendix 1**. With respect to advice on church/religious buildings, I am attaching a full list in **Appendix 2**.
5. I am familiar with All Saints', Palmerston North (the church) being the subject of this report, having assessed its heritage values in 1993 and prepared a conservation plan in 2008 which I then revised in 2018. I have visited the church and its surrounds on numerous occasions.

Code of Conduct

6. I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that except where I state I am relying on information provided by another party, the content of this evidence is within my area of expertise.

Scope of Evidence

7. I have prepared this report on behalf of the Palmerston North City Council (PNCC) to assist with consideration of the heritage effects of a resource

consent application to strengthen and extend the church at 338 Church Street, Palmerston North.

8. My report addresses the following topics:
 - a. My previous involvement with the church for both the parish and the PNCC;
 - b. Commentary on the 2018 conservation plan, including consideration of whether the application is consistent with the management policies and priorities as identified in the 2018 conservation management plan;
 - c. Review and commentary on *Plan.Heritage* heritage impact assessment report, appendix G to the application; and
 - d. Review and commentary on Ms Chessa Stevens' heritage impact assessment and s 42A report.

Reports and material considered

9. As part of preparing this report, I have read and considered the following information:
 - a. Bowman, Ian, *Conservation Plan, All Saints', Palmerston North, Revised February 2018*;
 - b. Appendix C to the application, Plans of Structural and Architectural Work Proposed;
 - c. Appendix G to the Application, Heritage Impact Assessment;
 - d. Lakemba Properties NZ Ltd, letter to PNCC, response for further information request;
 - e. WSP, Stevens, C, Heritage Effects Assessment, 22 September 2020;
 - f. ICOMOS, *Guidance on heritage impacts assessment for World Cultural Heritage properties*, 2011 (the ICOMOS Guide);
 - g. Bowman, I and Kelly, M., *PNCC Heritage Inventory*, 1993;

- h. HNZPT Sustainable Management of Historic Heritage Guidance, Information Sheet 2, *assessment criteria to assist in the identification of Historic Heritage Values*, 2007; and
- i. Feilden, Bernard and Jokilehto, Jukka, *Management Guidelines for World Cultural Heritage Sites*, UNESCO, ICCROM, ICOMOS, 1993.

Previous advice relating to All Saints' Church

- 10. In 1993, along with historian Michael Kelly, I was engaged by the PNCC to prepare a heritage inventory for the Central Business District, identifying built heritage places and assessing their heritage values. All Saints' and the memorial hall behind were included in the inventory. As an expert engaged by PNCC I was involved in discussions with building owners, including All Saints', prior to a plan change hearing and confirmed listing on the District Plan. I have been involved with numerous subsequent plan changes as a heritage expert engaged by PNCC and have given advice on many built heritage issues since 1993.
- 11. In 2001 I prepared drawings for the church for a new ramp for people with disabilities, and prepared an Assessment of Environmental Effects of the ramp addressed to Greg Vossler, then Principal Planner – City Amenity. The cost of the ramp was funded by the PNCC. The vicar at the time was Reverend John Wilson.
- 12. In 2007 Mike Chilton, Development Consultant for All Saints' Church, engaged me to prepare a conservation plan for the building. I completed the first conservation plan in 2009.
- 13. In August 2016 David Chapple, on behalf of the Church Building Advisory Board, engaged me to update the 2009 conservation plan. I prepared the revised plan and it was finalised in February 2018. A copy of the 2018 revised conservation plan has been lodged as Appendix 5 with the application for resource consent.

Commentary on 2018 Conservation Plan

14. As part of my preparation for writing the conservation plan, I undertook an assessment (as is standard for a conservation plan) of the elements of the church as to their heritage significance. My assessment of heritage significance of the church is set out at pages 24-26 of the revised 2018 conservation plan.
15. For all elements of the church that I assessed (except for the landscape element), I attributed a significance rating of “*high*”. This includes for all exterior elevations of the church. The significance assessment of “*high*” refers to the scale of assessment that I applied, as set out at page 23 of the conservation plan. Specifically, “*high significance indicates that the space or element has a primary role in understanding the heritage significance of the place*”.
16. As stated at page 23, my significance assessments were made on the basis of information available when writing the plan, and I noted where additional information becomes available, the assessment of spaces fabric may have to be revised.
17. In my opinion there is no additional information that I have considered which causes me to change my 2018 conclusions as to the significance rating of the church. I note that Ms Stevens and *Plan.Heritage* agree with my assessments of significance.
18. Following the standard methodology for writing conservation plans, the identification of threats is required to formulate appropriate conservation policies and actions. Those “*threats*” identified in the 2018 Conservation Plan that are relevant to this application include:
 - a. The building has high levels of authenticity. Inappropriate modification to the building fabric and spaces including partial or complete removal or loss of immovable and moveable heritage fabric can significantly reduce authenticity and therefore heritage values. This includes furniture, fittings, and memorials.

- b. Inappropriate modification to the immediate or wider environment is likely to reduce authenticity of the setting and impact on heritage values.
- c. Insensitive additions or alterations to the exterior and interior of the building will result in a reduction of loss of physical and cultural values and authenticity.

19. The Conservation Plan 2018 identifies conservation management Policies to address those threats, including the following:

- a. Any restoration, reconstruction or adaptation of the church should be based on the heritage value of the space and element.
- b. 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. They should comply with the ICOMOS NZ Charter, and other relevant guides.
- c. The church should select an architect with experience in designing alterations and extensions to heritage churches that should also consult and liaise with a suitably qualified and experienced conservation architect to ensure the best design advice is obtained. A high heritage value will be a primary consideration in any intervention to preservation, repair, maintenance, and minimum adaptation for critical statutory requirements. Spaces and fabric of lower heritage are able to be adapted to a greater extent based on the advice of an appropriately qualified and experience conservation architect.
- d. A high heritage value will be a primary consideration in any intervention to preservation, repair, maintenance, and minimum adaptation for critical statutory requirements. Spaces and fabric of lower heritage are able to be adapted to a greater extent based on the advice of an appropriately qualified and experience conservation architect.

e. The design of any additions to the church should be consistent with the ICOMOS NZ Charter particularly clause 21 Adaptation (see appendix 1). A Resource Consent is likely to be required for any external alterations and following the assessment criteria for alterations and additions in Section 17.7.2 of the District Plan is appropriate and also will ensure an easier passage through the consent process. In addition designs for alterations should specifically follow:

- HNZPT guide, Information Sheet 12, Alterations and Addition
- Historic England, New work in historic places of worship, 2012.

f. Any proposed modifications of the immediate or wider setting should follow the recommendations in Historic England, The Setting of Heritage Assets, 2011.

20. With relevance to the application, in my view the proposal realises the threats identified with a resulting loss of heritage fabric, rated as “high”, and a reduction of authenticity. Therefore, in my opinion the part of the proposal relating to the partial demolition and additions are inconsistent/ not in keeping with the conservation policies in the Conservation Plan.

21. I do, however, consider the strengthening and upgrade works proposal is acceptable. This structural work is unrelated to any structural work necessary for the proposed church partial demolition and additions.

Review and commentary on Plan.Heritage heritage impact assessment report

22. In their heritage impact assessment *Plan.Heritage* correctly states that I have used the HNZPT criteria (Information Sheet 2, *assessment criteria to assist in the identification of Historic Heritage Values*, 2007) for assessing heritage values in the conservation plan and these are different to the PNCC DP criteria at Appendix 17D. The latter criteria were included in a plan change in the early 1990s and are based on Bernard Feilden and Jukka

Jokilehto *Management Guidelines for World Cultural Heritage Sites*, UNESCO, ICCROM, ICOMOS, 1993. I observe that under contemporary best practice the PNCC DP understanding of heritage values is outdated in some respects, and I would be hopeful of a future plan change process to update Appendix 17D.

23. In any case I do not consider that assessment of heritage values of the building in the context of a resource consent application for alteration of the building is constrained by the value criteria in the District Plan, which are explicitly included as relevant to the process of identifying buildings of cultural heritage values pursuant to Policy 1.1 in Chapter 17.3. I would prefer to use the criteria which are the most appropriate, and in my opinion, this is the HNZPT 2007 criteria.
24. One value, for example, in the PNCC DP that does not correlate to contemporary methodology under the HNZPT 2007 criteria is economic use values. In general, “*use values*”, particularly income generation benefits (economic use values), are no longer regarded as heritage values themselves, but are values which are influenced by heritage values, and are subject to change over time. They are not an appropriate form of significance assessment.
25. Further, Table 5 of the *Plan.Heritage* heritage impact assessment compares the PNCC DP and HNZPT criteria. Two of the values listed under Use Values in table 5 are in neither PNCC DP or the HNZPT criteria. These are ‘cultural/community’ and ‘continuation/appropriateness’ and I have not considered those factors in my own assessment below. Representative values are correctly listed under contextual values and these are included in the HNZPT criteria and are assessed in the conservation plan. However, townscape has been misunderstood in table 5. It is not a contextual value (a measure or degree of value) but is an area of (urban) design value.
26. Authenticity is evaluated under the headings of integrity and authenticity in the conservation plan.
27. My comparative table, in relation to HNZPT 2007 values, is as below:

Value	HNZPT values	Level of value
Emotional	Identity	High
	Public esteem	High
	Commemorative	High
	Tangata Whenua?	Not assessed
Historical	People	High
	Events	Moderate
	Patterns	High
	Archaeological	Not assessed
	Tangata Whenua?	Not assessed
Design	Architecture	High
	Context or group	High
Technology	Technology and engineering	Moderate
	Scientific	Low
Use	Education	High
	Statutory recognition	High
Measure of value	Rarity	High
	Representativeness	High
Authenticity	Integrity	High

28. I disagree with *Plan.Heritage* assessments on page 57 to 59 and summary table 7 on page 60.
29. When assessing impacts on heritage structures I prefer to use the ICOMOS, *Guidance on heritage impacts assessment for World Cultural Heritage properties*, 2011 (the "ICOMOS guide"), as it is an internationally regarded assessment methodology. This guide grades the importance of a heritage place, describes potential magnitudes of impact on the physical fabric of a building, and then, assesses the significance of impact using a matrix. Explanations of these terms and the matrix are included in **Appendix 3**.

30. Based on the grading of value in the ICOMOS guide I have assessed the church as having a 'high' grade as it is a HNZPT category 1 listing.
31. Using the ICOMOS guide, my own brief assessment of impact of the proposed partial demolition and additions is as follows:

Value	HNZPT values	Grade of value	Magnitude of impact of proposal on values	Reason
Emotional	Identity	High	Moderate (adverse)	Significant, direct, permanent, irreversible visual and physical alteration to street and visible side elevation
	Public esteem	High	Moderate (adverse)	Significant, direct, permanent, irreversible visual and physical alteration to street and visible side elevation
	Commemorative	High	Moderate (adverse)	Significant, permanent, irreversible, removal of commemorative font, foundation stone, memorial windows from original locations
	Tangata Whenua?	Not assessed	-	-
Historical	People	High	Moderate (adverse)	Significant, irreversible permanent impact on the design of F de J Clere
	Events	Moderate	Moderate (adverse)	Original entries to the church for major events obscured, foundation stone removed
	Patterns	High	-	-
	Archaeological	Not assessed	-	-

Value	HNZPT values	Grade of value	Magnitude of impact of proposal on values	Reason
	Tangata Whenua?	Not assessed	-	-
Design	Architecture	High	Moderate (adverse)	Significant, direct, permanent, irreversible visual and physical alteration to street and visible side and rear elevation
	Context or group	High	Moderate (adverse)	Significant, direct, permanent, irreversible visual and physical alteration to street and visible side elevation
Technology	Technology and engineering	Moderate	Moderate (adverse)	Significant, direct, permanent, irreversible visual and physical alteration to street and visible side elevation
Use	Scientific	Low	No change	-
	Education	High	Moderate (adverse)	Significant, direct, permanent, irreversible visual and physical alteration to street and visible side elevation
	Statutory recognition	High	Moderate (adverse)	Significant, direct, permanent, irreversible visual and physical alteration to street and visible side elevation
Measure of value	Rarity	High	Moderate (adverse)	Significant, direct, permanent, irreversible visual and physical alteration to street and visible side elevation
	Representativeness	High	Moderate (adverse)	Significant, direct, permanent, irreversible visual and physical

Value	HNZPT values	Grade of value	Magnitude of impact of proposal on values	Reason
				alteration to street and visible side elevation
Authenticity	Integrity	High	Moderate (adverse)	Significant, direct, permanent, irreversible visual and physical alteration to street and visible side elevation

32. As the most common magnitude of impact is moderate (adverse), my assessment of the significance of impact of the proposal based on the matrix on page 29 is **moderate/large adverse, permanent and irreversible**. In other words the proposal is significantly adverse.
33. I note that in her review, Ms Stevens comments on effects in terms of the scale proposed by the Applicant. Insofar as Ms Stevens assesses against this scale, I prefer her assessment to that of *Plan.Heritage*. For example I agree with Ms Stevens assessment of the effects on authenticity as being 'critical'.
34. Given my disagreement with the assessments and summary on table 7 prepared by *Plan.Heritage* I therefore also disagree with the assessments against the relevant PNCC DP provisions. In my professional opinion the proposal does not meet the key objectives and policies of the PNCC DP.
35. I also disagree with the assessment of *Plan.Heritage* against the policies of the 2018 conservation plan. In my opinion, the proposal is inconsistent with the policies of the 2018 conservation plan.
36. Proposed mitigation of recording, re-use of the stained glass and relocation of the font does not mitigate in any substantive way the significantly adverse effects on the heritage values of the building.
37. As discussed above, the strengthening and upgrade works proposed are acceptable.

38. The Lakemba Properties 15 January 2020 letter describes the brief for the modifications to the church as providing a welcoming entry, proximity to the street frontage, useable by the community and a gathering space. The applicant has provided five options with brief descriptions of each but adds a requirement for direct physical and visual access to the interior from the exterior. This restricts other options that could achieve the objectives while respecting heritage fabric and the significance of the church.
39. The applicant considers anything other than a direct entry would be contrary to Clere's design and his concept of entry.
40. As set out at appendix 2, I have considerable experience with heritage churches, their use and modifications, particularly Clere churches. While most Clere churches had entries directly into the nave, side entries are not that uncommon in his designs such as St Alban's Pauatahanui, St Simon and St Jude, Rongotea, St Mary Magdalene, Ashhurst, St Paul's, Cheltenham, St Luke's Wadestown, and All Saints', Hataitai, all of which I have assessed values of or given advice on.
41. Another project that I was involved in was the refurbishment of the entry to St Barnabas', Roseneath, Wellington, which was designed by Joshua Charlesworth. A side entry was added by Clere following a fire.
42. The entry to All Saints', Hataitai was originally under the tower, but has had a side entry for many years. A new parish centre was recently constructed to the north of the building and the side entry has been successfully integrated into the church.
43. I believe the south side entry and gathering space option for All Saints' Palmerston North should be further explored as it has considerably greater advantages for retention of fabric and significance of the church while meeting most of the objectives of the brief.
44. Although on a smaller scale, one example of a new side entry addition was for a similar facility at St Augustine's Petone (figure 1), a church also designed by F de J Clere and where I was a parishioner for 20 years. The design was prepared for Rev. John Wilson, the former minister at All Saints',

Palmerston North. The addition did not impact the main entry while offering an alternative entry. It did not greatly affect significant heritage fabric, it did not compete with the church for prominence, it was designed in a modest, different but compatible style, and it did not impact the heritage values of the church. It achieved a non-notified consent from the Hutt City Council and approval from HNZPT.



Figure 1 St Augustine's, Britannia Street, Petone

Review and commentary on Chessa Stevens' heritage impact assessment and s 42A report

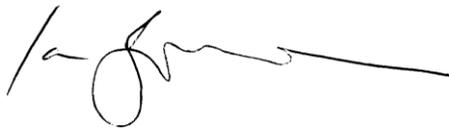
45. I have reviewed Ms Stevens' Section 42A Report. I agree with Ms Stevens' conclusions that:
- a. Using the PNCC DP criteria, All Saints' church has high emotional, historical, design and measure (representativeness) values and moderate technology values. I also consider the building to have high measure (rarity) and use values (education and statutory recognition). All Saints' church has high authenticity of design and materials.

- b. The seismic strengthening and upgrade works component of the application as described in Ms Stevens' paragraph 24(a)(i)-(ix) can be supported.
 - c. The partial demolition and addition component will permanently remove significant heritage fabric.
 - d. The partial demolition and addition component is not compatible with the design of the church, its form, scale, mass or materials and will adversely impact these tangible values as well as representativeness and authenticity.
 - e. Proposed mitigation does not sufficiently reduce the adverse impacts of the partial demolition and addition component.
 - f. The application is not supported on heritage grounds.
46. In my opinion, Ms Stevens' report is thorough and considers all relevant matters in a succinct, professional and knowledgeable manner. The report is sufficiently complete and provides clearly structured information and assessment of the application against the relevant planning framework. In places where it disagrees with the *Plan.Heritage* Heritage Impact Assessment, I agree with Ms Stevens' opinion.

Conclusions

47. I have had an in-depth knowledge of the church building and its heritage values since 1993.
48. I prepared a conservation plan for the building in 2009 and this was subsequently revised in 2018. The 2018 plan considered the building to have high regional significance with high architectural, rarity, representativeness, integrity (authenticity), people, patterns, identity, public esteem, commemorative and education values (using the HNZPT criteria). The roof and all elevations have high degrees of significance and authenticity as do the chancel, nave and baptistery.

49. A number of the potential threats to heritage values and fabric of the church listed in the 2018 plan will be realised with the proposed partial demolition and addition. The proposal threatens identified heritage values and the significance of the church.
50. The proposed partial demolition and addition are in direct opposition to policies that specifically relate to alterations and additions as well as policies relating to general best practice conservation.
51. I have reviewed the *Plan.Heritage* assessment. I do not agree with the assessment or the conclusions. Using best practice national and international assessment methodologies, I consider that the impacts would be significantly adverse, permanent and irreversible.
52. As discussed above, I also do not agree that the proposed partial demolition and additions are consistent with the policies in the 2018 plan.
53. The proposed mitigation will have little meaningful impact on the adverse impacts of the proposal.
54. I believe there are other potential solutions that should be explored that would meet most requirements of the brief for the church that would not have as severe an impact as that of the application. An example of such can be seen at St Augustine's in Petone.
55. I consider the Ms Stevens' section 42A report correctly summarises the issues and comes to an appropriate conclusion, that is the application should be declined.



Ian Alexander Bowman

4 December 2020

APPENDIX 1 – Qualifications and experience

My full name is Ian Alexander Bowman.

I am a registered architect (NZRAB registration 2095), a built heritage conservator and an historian. I am registered as a heritage professional with the Christchurch City Council (CCC).

I hold a Bachelor of Architecture from the University of Auckland (1982), and a Master of Arts in Conservation Studies from the University of York (1985), along with a Bachelor of Arts in History and Economic History from Victoria University (1977).

I hold certificates from the International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM) in the conservation of stone and earthen architecture. I have completed Association of Preservation Technology (APT) courses in Canada on the conservation of timber buildings, and in Tasmania on the conservation of stone and timber buildings. I have also completed the Plymouth University/ICCROM course on cob building conservation in England and a National Heritage Iron Group course on the conservation of cast and wrought iron in York, England.

I am the immediate past Chairman and a founding member of the International Council on Monuments and Sites (ICOMOS) New Zealand National Committee. I am an elected member and treasurer of the ICOMOS International Scientific Committee on the Conservation of Earthen Architectural Heritage (ISCEAH) and the ICOMOS International Scientific Committee on the Stone. I am also a member of the New Zealand Conservators of Cultural Material (NZCCM) and co-coordinator of the Association for Preservation Technology (APT) Australasia Chapter.

In 2002 I was awarded a fellowship from the New Zealand Institute of Architects (NZIA) for my contribution to the Institute and to build heritage conservation in New Zealand. That contribution included having been a member of Wellington Branch committee for 23 years, Chairman for three, having been a member of the NZIA Heritage Task Group and a co-author of the NZIA heritage policy.

Between 2000 and 2005 I was a part time senior lecturer at Victoria University Architecture School and I continue to give guest lectures. I have lectured widely in New Zealand on conservation.

I have written many professional publications, including:

New Zealand Period House: A Conservation Guide with Stuart Arden
(Random House, 2004);

William Beatson A Colonial Architect (Balasoglou Books, 2005);

1950's Buildings: Lower Hutt City's Post-War Modern Movement Buildings
(Hutt City Council, 2002);

"Exploring the Californian Ranch Precinct of Hamilton East, New Zealand"
(2012) XLIII(1) The Journal of Preservation Technology 25;

"Translating the New Old-World into the New New-World: Reassessing Ernst Plischke's Plan for Naenae, Lower Hutt, New Zealand" (10th International DOCOMOMO Conference proceedings: The Challenge of Change, Dealing with the Legacy of the Modern Movement, 2008);

Three entries in Julia Gatley (ed) Long Live the Modern (University of Auckland Press, 2008); and

Conservation bulletins for Heritage New Zealand Pouhere Taonga (HNZPT), "Conservation of Brick", "Conservation of Stone" (1992) and "Conservation in Seismic Zones" (1998).

I have been awarded 22 NZIA design awards, most recently the Heritage Award for the Nelson Suter Art Gallery development 2017 and the Nelson School of Music which also won a UNESCO Asia-Pacific Award of Distinction. I have been a juror for three NZIA branch awards (Wellington and Nelson).

I have provided advice to Councils and others on heritage matters under the Resource Management Act 1991, and have presented evidence at many council hearings, in the Environment Court and High Court, most frequently in relation to New Zealand Transport Agency (NZTA) projects including the Wellington Inner City Bypass and the Hamilton Southern Link. The most recent cases concerned the

Gordon Wilson Flats, the Golden Bay Grandstand, and Erskine College. I have also provided evidence on behalf of NZTA with respect to Boards of Inquiry in relation to the Peka Peka to Ōtaki Expressway, the McKays Crossing to Peka Peka, and Transmission Gully.

In 2015, I appeared before the Christchurch Hearings Panel, Christchurch Replacement Plan giving evidence on behalf of the Canterbury Earthquake Recovery Authority (CERA) in relation to best practice and the appropriate approach to heritage management with regard to the natural and cultural heritage provisions in the Christchurch Replacement District Plan.

APPENDIX 2 – Church Building Projects

IAN BOWMAN, *B.A., B.Arch, M.A. Conservation Studies (York), F.N.Z.I.A.*
Architectural Conservator, Architect

2020	Conservation plan, condition report, vicarage, Taranaki Cathedral
2020	AEE, new reconciliation building on the grounds of Taranaki Cathedral
2020	Advice on grounds rehabilitation, and initial advice on strengthening, Nelson Cathedral
2019	Condition and remedial action plan, Te Rangiora church, Karitane
2019	Te Ranga Mihingare Church, Nuhaka, conservation advice
2019	Conservation plan for St Mary's Blenheim
2019	Condition and remedial action plan for Fr Garin's Cottage, Nelson
2018-present	Conservation advice, conservation plan, St Peter's Willis Street, Wellington
2018	Revision of Conservation Plan, All Saints', Palmerston North
2017-2019	Advice on the listing of the Synagogue, Hebrew Congregation, Auckland
2017-present	Condition report, conservation plan, advice on strengthening and modifications, Taranaki Cathedral
2017	Environment Court evidence for the retention of Erskine College, Wellington
2017	St Mary's Presbytery, Otaki, AEE for strengthening and interior upgrading
2015	Heritage assessments on Frederick de Jersey Clere churches in the Manawatu
2015	Church of the Good Shepherds, Tainui, Conservation Plan
2015	St Joseph's, Temuka, advice for strengthening and refurbishment

2015	TPP and AEE for St Mary's, Hokitika, advice during strengthening and refurbishment
2015	AEE and TPP St John's Leeston, advice during strengthening and refurbishment
2014-present	St Peter's, Riccarton, Christchurch, AEE and conservation advice during strengthening and refurbishment
2014	Trinity Congregational Church, Christchurch, conservation plan, conservation architect for reconstruction
2013-2014	Heritage assessments on 13 heritage listed Catholic churches in the Christchurch Diocese to determine options and priorities for strengthening
2011-2015	St Mary of the Angel's, Wellington, revised conservation plan and strengthening options, conservation architect for the project
2013	St James, Newtown, assessment on re-use options
2012	Christchurch, Taita, Wellington, conservation plan
2011-2014	Mary's, Pauatahanui, heritage assessment of church and cemetery for NZTA, Transmission Gully project, research into glacier windows
2011	St Agnes Church, Kiwitea, heritage assessment
2011	St Mary's Presbytery, Otaki, restoration
2011	St Mary's, Hokitika, reroofing
2011	St Mary's, Hokitika, conservation plan
2011	Holy Trinity, New Plymouth, conservation plan
2011-13	Suzanne Aubert's crèche, Wellington, heritage assessment, conservation plan
2010	St Mary's Presbytery, Otaki, restoration
2010	St Mary's, Hokitika, relating of the roof

2010	St John's, Hororata , condition assessment and remedial action report
2009	St Lukes, Remuera, Auckland, condition report
2009	Barbadoes Street Cemetery, Christchurch conservation plan
2009	St Joseph's Temuka, conservation plan, condition assessment and remedial action report
2008	St Paul's Cathedral, Dunedin, conservation plan, condition report
2008	Trinity Church, Nelson, conservation plan
2008	Conservation plan for All Saints', Palmerston North
2007	St Barnabas, Roseneath extensions, alterations and repairs, Wellington
2007	Revising Mount Street Cemetery Conservation Plan, Wellington
2007	St John's, Cromwell repointing and stone repairs
2007	St John of God conservation plan advice for Opus, Christchurch
2007	East Takaka Church maintenance report, Nelson
2007	St Andrew's, Rangiruru conservation plan, Christchurch
2007	Dunedin Cathedral conservation plan, Dunedin
2006	Repainting of St Augustine's, Petone
2006	Restoration of St Mary's Presbytery, Otaki
2006	Restoration of Coate's Memorial Church, Matakoho
2006	Conservation report on stained glass, St Patrick's, Greymouth
2005	Conservation report on St Barnabas, Roseneath
2005	Conservation plan and maintenance plan for St Thomas's, Meeanee, Napier

2005	Conservation report on Star of the Sea for the Sisters of Mercy, Seatoun, Wellington
2005	Installation of sprinklers to St Alban's, Pauatahanui
2005	Condition report and maintenance actions, St Thomas's, Meeanee, Napier
2005	Various schemes and reports for All Saints, Nelson additions
2004	All Saint's, Ngaio, Wellington, conservation report
2004	Conservation of the Hall of Memories, National War Memorial and Carillon
2003	Restoration of Holy Trinity Church, Richmond, Nelson
2003	Murchison Community Church, assessment of options for Anglican and Methodist Churches, Murchison
2003	Conservation and maintenance plan for Coates memorial Church, Matakoho
2003	Report on Palmerston North Theosophical Hall
2002/3	Refurbishment of St Marks, Basin Reserve, Wellington, in collaboration with Hugh Tennent Architects
2002/3	Restoration of St Peter's, Waipawa
2002	Interior refurbishment, St Augustine's. Petone, in collaboration with Gerard Hoskins
2002	Report on Holy Trinity Richmond, Nelson
2002	Documentation of Methodist Church, Lower Hutt, prior to demolition
2002	Restoration of Christ Church, Pukehou
2002	With Hugh Tennent Architects, design and documentation of refurbishment of Samoan Methodist Church
2001	Disabled ramp for All Saints, Palmerston North
2001	Report on St Patrick's, Church, Waipawa

2001	Report on Methodist Church, Hataitai
2000-present	Preparing heritage inventory for Manawatu District Council assessing heritage values for listing, including numerous churches
2001	Report on Futuna Chapel for the Wellington City Council
2000	Report on Christ Church, Pukehou
2000	Conservation Plan for St Andrew's on the Terrace, Wellington
2000	Restoration of St Alban's, Pautahanui , Plimmerton
2000	Conservation of St James Church, Lower Hutt
2000	Report on the condition of St Peter's, Waipawa
1999	Condition and remedial action plan, Nelson Cathedral
1999	Conservation Plan of St Mary's Presbytery Otaki
1999	Conservation plan and adaptation drawings of St Mary's Presbytery, Otaki
1999	Report on condition of St Peter's, Waipawa
1999	St Marks, Wellington, alterations for new functions
1999	St Cuthbert's, Collingwood, condition report and maintenance plans
1999	Restoration of St Michael's, Pukehou
1999	Restoration of Church of the Seven Rules of Jehovah Maunga Moria, Homewood in conjunction with Bevin Slessor Architects
1999	Conservation and maintenance plan for St James , Lower Hutt
1998	St Alban's, Pauatahanui, condition report and maintenance plans, Wellington
1998	St James, Lower Hutt, conservation and maintenance plans
1998	St Michael and All Angels, Porangahau, Hawkes Bay, conservation and remedial work plan

1998	All Saints, Nelson, designs for new fittings, furnishings and planning
1998	Report on East Takaka Church
1997	Cathedral of the Blessed Sacrament, Christchurch, maintenance report and survey on the condition of the exterior stonework in association with Sir Miles Warren
1997	St Anne's, Northland, conservation plan, Wellington
1997	All Saint's, Hataitai, in association with Hugh Tennent, new church hall and parish centre.
1997	St Mary's, Otaki, Conservation plan, maintenance plan, specification and observation of restoration
1996/97	St Augustine's, Petone, conservation plan, maintenance plan, specification and observation of restoration
1996/97	Timaru Basilica, maintenance plan, design, documentation and observation of exterior stone conservation in association with D J Wilson and Associates
1996	Hill Street Basilica, Wellington, maintenance report and survey on the condition of the exterior stonework
1996	St Alban's, Taueru, conservation plan and maintenance plan
1996	St Columba's, Mangamahoe, conservation plan
1996	St David's Multi-Cultural Church, Petone, maintenance plan
1996	Designs for new church facility, All Saint's Hataitai
1995/96	Specification and observation of repairs to All Saint's, Hataitai
1995/97	St Peter's, Wanganui, conservation plan, maintenance plan, specification and observation of restoration to Church
1994	All Saint's, Nelson, sketch design for new offices, entrance, and church facilities
1993	St Peter', Wanganui, design of additions including hall, meeting rooms, office, kitchen

- 1993 St John's Wakefield, Nelson, condition and maintenance report, recommendations for sympathetic alterations
- 1993 Knox Church, Dunedin, inspection and report
- 1993 All Saints, Dunedin, maintenance inspection and recommendations
- 1992 St Augustine's, Petone, maintenance inspection and recommendations
- 1992 Laings Road Methodist Church, maintenance inspection, repairs and restoration
- 1991 Christ Church, Taita, restoration of the church after the fire, including assisting with fund raising and continuing on the Preservation Committee's fund raising committee
- 1990 St Oswald's Bulls, maintenance inspection and recommendations
- 1990 First Church, Dunedin, maintenance inspection and recommendations for restoration
- 1989 Rangiatea, Otaki, maintenance inspection and recommendations
- 1989 St. Mary's Pukekaraka, Otaki, maintenance report and advice on additions
- 1987 St Peter's, Willis Street, maintenance report and recommendations
- 1987 St John's Willis Street, maintenance report and recommendations
- 1987 Christ Church, Taita, maintenance plan
- 1986-90 Old Saint Paul's, maintenance plan and MWD representative on advisory committee
- 1985 Course on the conservation of historic churches, University of York, Institute of Advanced Architectural Studies
- 1981-82 Research into buildings designed by William Beatson including St Barnabas, Stoke, All Saints, Nelson, Nelson Cathedral, Holy Trinity, Richmond, Methodist Church Hardy Street, Nelson, St Mary's Rotherhithe, London

APPENDIX 3 – Waka Kotahi/ICOMOS guides

Grade of value

Value	Descriptors
Very high	Very high importance and rarity, international scale, category 1 HNZPT listing
High	High importance and rarity, national scale, category 1 HNZPT listing
Medium	High or medium importance, regional scale, category 1 or 2 HNZPT listing
Low	Low or medium importance and rarity, local scale, category 2 HNZPT listing, local authority listing
Negligible	Very low importance and rarity, local scale, not listed

Ranking of magnitude of impact

The following table gives best practice rankings to assess magnitude of impacts.

Impact	Factors in the Assessment of Magnitude of Impacts
Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic elements, such that the resource is slightly modified. Change to the setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

Ranking of significance of impacts

The following table gives best practice rankings to assess significance of impacts.

VALUE	Very high	Neutral	Slight	Moderate/large	Large/very large	Very large
	High	Neutral	Slight	Moderate/Slight	Moderate/large	Large/very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Moderate/slight
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight
		No change	Negligible	Minor	Moderate	Major
	MAGNITUDE OF IMPACT					