

## PART 5C - HERITAGE

- Geological Features;
- Maori Heritage Sites;
- Views.

### 5C.7.1 BUILDINGS, OBJECTS, HERITAGE PROPERTIES AND PLACES OF SPECIAL VALUE

#### 5C.7.1.1 OBJECTIVE

*To recognise and protect particular buildings, objects, properties and places valued as part of the district's heritage.*

##### Policies

- By identifying and protecting important heritage buildings, objects, properties and places by scheduling them in the Plan.
- By encouraging the use of protected buildings while ensuring that their valued features are not impaired or destroyed.
- By requiring the preparation of a Conservation Plan where it is necessary to ensure the proper management of a heritage property.
- By prohibiting the demolition of Category A scheduled items.

#### 5C.7.1.2 STRATEGY

##### A. Scheduling

As part of its role in the preservation, protection and conservation of valued features of the City's physical environment, the Plan identifies certain individual buildings, groups of buildings, objects and places as being significant and worthy of protection in the public interest. Such items are listed in the "Schedule of Buildings, Objects, Heritage Properties or Places of Special Value" (APPENDIX 1 SCHEDULE OF BUILDINGS) and are identified on the Planning Maps. This schedule reflects those heritage buildings, objects, properties and places which the Council considers warrant protection.

##### B. Listing

The Plan also contains another heritage list - the "Schedule of Buildings, Objects, Heritage Properties or Places subject to a Heritage Order" (APPENDIX 1 SCHEDULE OF BUILDINGS). This schedule includes those items and properties which are subject to a heritage order. A heritage order may be imposed by a Heritage Protection Authority, under Section 189 of the Act, to intervene in a situation where a valuable heritage property is in imminent danger of damage or inappropriate alteration, or destruction. A heritage order

is independent of the Plan's provisions on heritage protection. Heritage orders are imposed by heritage protection authorities who are defined by the Act and include the Council and the New Zealand Historic Places Trust. Generally, items are scheduled in the Plan at the Council's initiative. Heritage orders are applied by other authorised agencies or the Council.

##### C. Conservation Plans

The Plan requires all resource consent applications which in the Council's opinion involve significant work or alteration to a scheduled building, object, property or place to include a Conservation Plan as part of the application. The Conservation Plan is a document which identifies the heritage significance of a scheduled item and proposes policies to be observed when significant work or alteration is considered. A Conservation Plan must identify those attributes of a scheduled item which contribute to its heritage significance, and it must include provision for its security, its maintenance and its future. Once the heritage significance of a scheduled item is established, the Conservation Plan can then identify the requirements and constraints arising from that significance. A Conservation Plan must include:

- A statement of the significance of the heritage item;
- The physical condition and structural integrity of an item;
- The physical conservation, action and care necessary for retaining or revealing the heritage significance - this may include maintenance, reconstruction or restoration;
- Activities which may be compatible with the protection of the heritage item, and those which may be constrained by them;
- Policies to enable the cultural significance of a place to be retained in its future use and development.

(In producing a Conservation Plan, applicants should be guided by reference to the document "The Conservation Plan" by James Semple Kerr, National Trust, New South Wales, 3rd Edition 1990, copies of which are available for scrutiny in the Council's Corporate Office.)

##### D. Listed Buildings of Merit

In addition to the buildings scheduled for protection in the Plan, the register contains details of other buildings or objects which, in the Council's opinion, should be recorded as a matter of public information. Such features will not be protected by the Plan. Rather, the register identifies and recognises the worth of such buildings or objects. The register is available for public inspection at all reasonable times at the Council's Corporate Offices.



## E. Categories

Scheduled items are classified into one of two categories. Within each of the categories protection is afforded either to a particular heritage building or object, or to a particular heritage property. A heritage property refers not only to a particular building or object but also to the site or area on which those features are located.

### Category A

In this category are buildings, objects and places (or parts of these) which have outstanding natural beauty, or architectural, scientific or historical significance well beyond their immediate environs. It is of prime importance that items listed in Category A are protected. Category A classification gives Plan protection to the exterior of the building together with such other elements (interior, site) as are particularly specified in the schedule. The demolition of Category A heritage items is a prohibited activity in the district.

### Category B

This category includes buildings, objects and places (or parts of these) of such quality and character that, although less significant than Category A items, they should not be wilfully removed, damaged or altered in a significant way unless there is a compelling reason. A Category B classification gives Plan protection to the exterior of the building together with such other elements (interior, site etc) as are particularly specified in the Schedule.

## F. Criteria

To determine whether a building, object, property or place is worthy of protection in the Plan, any proposed heritage item is assessed and evaluated against the following factors.

### (a) Architecture

- **Style** - Notable, rare, unique, or an early example of a particular architectural style, type, or convention.
- **Construction** - Notable, rare, unique, or an early example of a particular material or method of construction.
- **Age** - Comparatively old in the context of the Auckland region.
- **Architect** - Designed or built by an architect or builder who has made a significant contribution to the community, region, or nation.
- **Design** - A particularly attractive or unique building because of the excellence, artistic merit, or uniqueness of its design, composition, craftsmanship, or detail.

- **Interior** - Interior arrangement, finish craftsmanship, and/or detail, are particularly attractive or unique.

### (b) History

- **Person** - Associated with the life or activities of a person, group, organisation, or institution that has made a significant contribution to the community, region, or nation.
- **Event** - Associated with an event that has made a significant contribution to the community, region, or nation.
- **Context** - Associated with and effectively illustrative of, broad patterns of cultural, social, political, military, economic, or industrial history.

### (c) Environment

- **Continuity** - Contributes to the continuity or character of the street, group of features or buildings, neighbourhood, or area.
- **Setting** - Setting and/or landscaping contributes to the continuity or character of the street, neighbourhood, or area.
- **Landmark** - A particularly important visual landmark.

### (d) Usefulness

- **Compatibility** - Present activity is compatible with the current zoning of the site, street, or neighbourhood.
- **Adaptability** - Potentially adaptable to compatible re-use without harm to the architectural elements which contribute to its significance.
- **Public** - Capacity for needed public, educational, or museum use.
- **Services** - Adequately serviced and protected for contemporary use.
- **Cost** - Cost of preservation, restoration, maintenance, and/or interpretation is reasonable.

### (e) Integrity

- **Site** - Occupies its original site.
- **Alterations** - Has suffered little alteration and retains most of its original materials and design features.
- **Condition** - Building is in good structural condition.

## G. Expected Outcome

It is expected that as a result of being listed in the Schedule of Buildings, Objects, Heritage Properties and



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Places of Special Value, significant heritage items will be protected and conserved, and thereby survive into the future with certainty as valued heritage items. As well, it is hoped that through listing, owners of heritage items will be encouraged to restore and refurbish these items in keeping with their original form and value. The Schedule will also serve as a source of information to the public on examples of our built heritage, and on how the City's built form has evolved over time.

### H. Role of the Historic Places Trust

The Trust has a statutory register of historic places, historic areas, waahi tapu and waahi tapu areas. A resource consent application must be served on the Historic Places Trust if it relates to land subject to a heritage order or requirement for a heritage order or is otherwise identified in the Plan as having heritage value, or if it affects any historic place, historic area, waahi tapu or waahi tapu area registered by the Trust.

### 5C.7.1.3 RULES : BUILDINGS, OBJECT, HERITAGE PROPERTIES OR PLACES OF SPECIAL VALUE

#### A. Scheduled Buildings, Objects, Heritage Properties or Places not to be Destroyed or Altered

No person shall destroy, remove, add to, alter or damage any scheduled building, object, place, heritage property or part thereof without a resource consent, except that -

- i) This provision shall not preclude:
  - The redecoration, repair and/or insignificant alteration of any existing fabric, or detailing carried out in a manner and design and with similar materials and appearance to those originally used which does not detract from those features for which the item has been scheduled;
  - Any change of use otherwise permitted on the site which is unrelated to the purpose for which the item was scheduled and which does not detract from the features for which it was scheduled;
  - In relation to site surrounds, routine maintenance including all normal work required to use, maintain, and enjoy existing garden or landscape features or structures, and to make minor modifications or additions to these features or structures (but excluding substantial new structures, buildings or excavations) where these actions do not destroy, compromise, damage, or impair the appreciation of the heritage values of the site surrounds;

- In relation to an interior, routine maintenance including all normal work required to use, maintain and enjoy the existing fittings, decoration, trim, surfaces, materials or structures and to make minor modifications or additions to these (excluding demolition or substantial new work).

ii) For Category B buildings, unless the Plan otherwise provides, this provision shall not apply to the interior of the building or to its site surrounds.

iii) No application for a resource consent will be considered for the demolition of a Category A scheduled item. (Refer also to Clause 4A.2C)

#### B. Work on Site

No person shall conduct or execute any use or work, except work described in (i) above, in or on the site of a scheduled item without satisfying the Council, that such action will not endanger, modify, damage, or destroy a scheduled item, or detract from the feature(s) for which the item was listed.

#### C. Applications for Consent to Alterations and Additions to any Scheduled Item or Destruction of a Category B Scheduled Item

The Council will consider as a discretionary activity any application to restore or make alterations, or additions to all or part of any scheduled item. This includes any application to place, fix, paint or extend a sign, attachment, flag, banner or lighting in association with that item. Applications for discretionary activity consent to demolish all or part of a Category B scheduled item will also be considered. Where such an application involves significant work or alteration to the scheduled item it must be accompanied by a Conservation Plan for the scheduled item. In considering the application the Council will have regard to the provisions of PART 4 - GENERAL PROVISIONS AND PROCEDURES and the following matters:

- The category in which the building, object or place or heritage property is scheduled and the reasons for which it has been scheduled. No application to demolish a Category A scheduled item will be considered;
- The nature, form and extent of the development, alteration or change. The effect of these factors on the character of the scheduled item and on the feature or features for which the item was scheduled;
- Evidence presented by the owner as to the consequences to the owner of the scheduling or other compelling reasons indicating why the work is necessary.

When considering the application the Council may invite opinion from the Historic Places Trust or other

