

I505. Chelsea Precinct

I505.1. Precinct Description

This precinct covers land and water areas owned and/or formerly used by the Chelsea Sugar Refinery at Birkenhead. Chelsea Estate Heritage Park is owned by the Council. The purpose of the precinct is to provide for the existing operations of the refinery as well as a future use scenario for mixed use development should refinery operations cease, while safeguarding significant heritage values. It contains three sub-precincts as described below.

Sub-precinct A and B description

Sub-precincts A and B cover specified areas within Chelsea Estate Heritage Park, zoned Open Space – Conservation. Some of Sub-precinct A was once a sludge disposal area for the adjacent Chelsea sugar refinery site. Sub-precinct B covers the water areas, in the form of ponds that historically provided the freshwater water source for refinery operations. Water is still used for refining purposes. The ponds have important habitat and amenity values as well as a stormwater quality control function. The dams have significant historic heritage value.

The management of this part of the Chelsea Estate Heritage Park will recognise the particular historic heritage values of these land and water areas.

Sub-precinct C description

Sub-precinct C relates to the sugar refinery site which is recognised as a unique industrial heritage site of national and international significance in a distinctive inner harbour coastal location.

The Chelsea sugar refinery is the only sugar refinery ever to be built and operated in New Zealand, and since 1884 sugar refining and related activities have continued without interruption in purpose-built industrial buildings and structures that house machinery and equipment unique to the sugar refining operation. It is the continual sugar refining on the site that is a principal source of the heritage values attributed to the Chelsea sugar refinery today.

The purpose of the sub-precinct is to protect the significant heritage values and character of scheduled buildings while recognising that some ongoing adaptation of these buildings and structures will be necessary to accommodate ongoing sugar refinery operations. Some known future refinery buildings, identified by the refining company as being needed within the life of the Plan, have been specifically provided for within these provisions.

In addition, the sub-precinct provides for a future use scenario, should the sugar refinery operation cease in the future. Scheduled historic heritage buildings and structures may have to be adapted, and new buildings erected, to accommodate new activities. The 'future use' scenario is set out in the objectives and policies below which should be read in conjunction with Chelsea: Precinct Plan 2 - Sub-precinct C – future use.

The 'current use' provisions should be read in conjunction with Chelsea: Precinct Plan 1 – Sub-precinct C – current use which identifies the historic heritage and associated built

and natural environment values of the central core and oldest part of the sugar refinery. Building height controls recognise the nature and location of the existing sugar processing industry, and the existence of many tall buildings that have significant heritage value. The height limits give flexibility to meet ongoing operational needs and ensure that new buildings and structures will not significantly detract from scheduled historic heritage buildings or be obtrusive in the landscape.

- Area H comprises the part of the site in which taller, bulkier structures are considered less likely to have adverse effects. However, such structures in or adjacent to the area containing the Category A scheduled items are of greatest concern in terms of the adverse effects referred to above.
- Area D comprises the 'front' of the site adjacent to the coastline where development has the potential to create adverse effects on scheduled historic heritage buildings, and on the cultural heritage landscape. Accordingly a lower permitted base height is appropriate, in order to provide for adequate consideration of the potential adverse effects of the 'operational' or other buildings and structures that might be proposed for this area.

The zoning of land within this precinct is Open Space – Conservation Zone and Business - Light Industry Zone.

I505.2. Objectives

Sub-precincts A and B [rp/dp]

- (1) The historic heritage values of the area are identified and appropriately managed, including values associated with the dams and any other structure associated with the Chelsea ponds.

Sub-precinct C

Prior to the cessation of sugar refining activities

- (2) The unique cultural heritage values of the buildings and structures of the Chelsea sugar refinery industrial site are recognised.
- (3) The unique cultural heritage sites are protected and the ongoing operational requirements of the working refinery activities are enabled.

Following the cessation of sugar refining activities

- (4) The historic heritage values and character, including the scheduled refinery buildings, and ecological, landscape and amenity attributes of the sub-precinct are maintained and enhanced.
- (5) A comprehensive redevelopment and adaptive re-use of land and buildings, providing for a range of appropriate uses including residential, business, community, employment and recreation activities is enabled.
- (6) Public transport services are enabled to serve development on the land, including if appropriate in the circumstances, water-based transport.

- (7) Activities and re-development in the sub-precinct recognise the natural and physical resources and historic heritage values of the land and the open space areas of the site.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the following exceptions:

- Prior to the cessation of sugar refining activities the objectives of D17 Historic Heritage Overlay are relevant for Sub-precinct C in so far as they support the objectives above.
- Following the cessation of the sugar refining activities the H17 Business - Light Industry Zone objectives do not apply to Sub-precinct C, the D17 Historic Heritage Overlay objectives are applicable for Sub-precinct C in so far that the comprehensive redevelopment and adaptive re-use of the land and buildings is appropriate.

I505.3. Policies

Sub-precinct A and B [rp/dp]

- (1) Manage changes to any part of the land and water areas of the sub-precincts to ensure that recognised historic heritage values are safeguarded, and where appropriate enhanced to add to the significance of these values at Chelsea Estate Heritage Park.

Sub-precinct C

Prior to the cessation of sugar refining activities

- (2) Protect and maintain the cultural heritage values of the Chelsea sugar refinery industrial site while recognising the ongoing operations of the refinery.
- (3) Enable the adaptation of scheduled buildings and structures to accommodate refinery operations.
- (4) Recognise and conserve the collective significance of scheduled buildings and structures.
- (5) Avoid the demolition of scheduled buildings and structures unless all reasonable options for adaptation, alteration or reuse have been considered. Where demolition is to allow for new buildings or activities consideration of alternative methods and sites must be undertaken.
- (6) Maintain the landmark importance and visual integrity of the scheduled buildings and structures as viewed from public vantage points across the water.
- (7) Retain the original fabric, appearance and character of scheduled buildings and structures.

- (8) Require any additions to scheduled buildings to be identifiable as new but use materials and forms that are sympathetic to the heritage character of the collection of scheduled buildings.
- (9) Encourage new buildings and structures to be constructed in preference to making additions to scheduled buildings and structures.
- (10) Require new buildings and structures to be sympathetic to the robust industrial form, bulk, character and scale of scheduled buildings and structures, and to not dominate or obscure them, or seriously detract from their collective significance.
- (11) Require new buildings to maintain the distinctive profile of the scheduled buildings centred on the Cistern House turret (or cupola), and views of the vegetated backdrop.
- (12) Avoid occupying the foreground with inappropriate building forms or with tall or bulky structures that dominate or obscure scheduled buildings and structures principally as viewed from public vantage points across the water.
- (13) Require structures that are necessary to link scheduled buildings or connect these to new buildings to be simple in form, small in scale, and enclosed only to the extent necessary to provide weather protection.
- (14) Manage routine maintenance to minimise adverse effects on the heritage elements or values of scheduled buildings and structures.
- (15) Require replacement and repair of the original fabric of scheduled buildings and structures to be carried out using materials the same as or similar to the original, and sympathetic to the original design of the building or structure.
- (16) Encourage photographic records to be made, prior to work commencing, for any significant alteration to or demolition affecting a scheduled building or structure.

Following the cessation of sugar refining activities

- (17) Encourage the development of a concept plan for the sub-precinct in order to promote comprehensive and integrated planning of the area and to achieve a high level of amenity and built environment throughout the precinct while minimising the adverse environmental effects of subdivision and development on the heritage values of the site and its coastal location. The concept plans is to establish matters such as:
 - (a) the mix and location of residential, business, community, employment and recreation activities;
 - (b) provision of public open space, community or social infrastructure;

- (c) where required, new or upgraded storm and/or wastewater infrastructure;
 - (d) block and road layouts including providing connections to the surrounding neighbourhood and potential ferry transport;
 - (e) ensuring the protection and enhancement of cultural and heritage items and historic places of significance; and
 - (f) providing bush, and areas of open space across the precinct.
- (18) Enable a range of activities including residential, business, community and recreational opportunities.
- (19) Require that the bulk, massing and heights of buildings are appropriate to this prominent coastal location and its significant cultural heritage and landscape values.
- (20) Require land to be set aside for public access to the harbour and for recreation.
- (21) Require development in the sub-precinct to be of a design that achieves a high level of amenity and pedestrian-oriented character, where development is integrated with public spaces, including the surrounding open space.
- (22) Require habitat and ecological values to be fully appraised and that areas identified as having significant landscape and/or habitat value or as conservation areas, either be transferred to the Council as reserve upon the development of the land, or covenanted to provide protection and ongoing management of the landscape and habitat values.
- (23) Promote development which complements the role of the Highbury Shopping Centre.
- (24) Require the integration of linkages and connectivity through and beyond the area including public transport and policies promoting water-based transport.

Historic heritage and built form

- (25) Provide for the appropriate and protective adaptive re-use of heritage buildings.
- (26) Require development to conserve and protect the historic heritage values of the area, including the architecture and heritage characteristics of the scheduled buildings and landscape attributes of the site and nearby open space.
- (27) Identify and manage the use and redevelopment of scheduled buildings recognising their intrinsic heritage values in a building conservation plan.

- (28) Maintain views of the scheduled buildings from public areas within the site, from residential areas surrounding the site, including Birkenhead Point and Northcote Point, and from across the water.
- (29) Identify and protect archaeological sites, trees or vegetation of cultural heritage value and other heritage items.

Coastal landform, landscape values and ecology

- (30) Retain the existing shape of the landform where practicable, by avoiding significant earthworks and any modification of the coastal escarpment from its point of 'roll-over' seawards.
- (31) Maintain the continuity and natural character values of the coastal escarpment (including the native vegetation) west of the refinery area by avoiding the massing of contiguous bulky building form, excessive building height and continuous building facades.
- (32) Incorporate existing mature trees and significant native bush into the landscape design for the site as a physically cohesive whole that links with the coastal escarpment and planting around the adjoining ponds.
- (33) Retain the existing exotic tree and native plantings that have an important screening function between built development and the coastal margin. In particular, the vegetation located in the conservation areas immediately adjacent to the coast in the horse paddock and along the coastal boundary of the bulk sugar store area.
- (34) Retain vegetation framing/flanking the existing ponds allowing for limited development around the refinery car park.

Traffic and transportation

- (35) Encourage the comprehensive integration of future land uses and transport infrastructure and services.
- (36) Require any intensive development proposals to focus on public transport, cycling and walking modes rather than private vehicles.

Urban design, public realm and open space

- (37) Require redevelopment to achieve a high level of public amenity, a pedestrian-oriented character, integrated with public spaces and a distinctive and unique sense of place.
- (38) Require curtilages and open spaces around new buildings to be designed to respect the settings of significant heritage buildings and enhance the visual appreciation of scheduled heritage buildings, features and sites. The interface between heritage structures and new buildings must be addressed in the building conservation plan required to be prepared.

Refinery area

- (39) Limit the capacity of the land to accommodate mixed use development providing approximately 286 dwellings based on the ratio of one unit per 175m² usable floor area, including those located within the readapted refinery buildings, and 3,200m² business land within the areas identified in Chelsea: Precinct Plan 2 – Sub-precinct C - future use as the refinery area.
- (40) Limit the height of new buildings to avoid dominating heritage buildings and be within the locations identified and height limits on the number of levels set out in Chelsea: Precinct Plan 2 - Sub-precinct C - future use.
- (41) Require the area identified in Chelsea: Precinct Plan 2 - Sub-precinct C - future use as 'open space parking' to be available for land-based ancillary facilities and back-up parking in the event ferry services are provided to the land. In the event ferry services are not provided, it should be retained in its current use or as open space.

Horse paddock and bulk sugar store areas

- (42) Require development of the horse paddock and bulk sugar store areas to protect and integrate with the recognised historic heritage, ecological, and coastal landscape values of the precinct.
- (43) Limit the capacity of the land to accommodate 240 dwellings within the area identified on Chelsea: Precinct Plan 2 - Sub-precinct C - future use as the horse paddock and bulk sugar store areas.
- (44) Avoid works or development in conservation areas unless any environmental effects are minor and an equivalent area of land is set aside as a conservation area.
- (45) Limit building heights to nine metres in the horse paddock area, subject to achieving an overall urban design outcome that is sympathetic to the coastal landscape, local natural and historic values, and views of the site from significant public vantage points across the water.
- (46) Allow building heights to increase if vegetation cover in conservation areas between the future use areas and the coastal escarpment obscures views of the site from key public vantage points including across Waitemata Harbour.
- (47) Limit building heights to 25 metres in the bulk sugar store area provided that the building platforms are generally within the locations identified in Chelsea: Precinct Plan 2 - Sub-precinct C - future use.
- (48) Require buildings in the bulk sugar store area to be stepped back in height away from the coast with a maximum height at the coastal edge end being up to 15 metres for the first 20 metres of the length of the building. Up to 50 per cent of the total area of any one building may be 25 metres high with the balance of the building being up to 20 metres high.

(49) Discourage buildings from dominating the entrance to the refinery area, or detracting from the scheduled buildings within the refinery area.

(50) Require new buildings to be less visually prominent than the existing bulk sugar store building, and be sympathetic to the coastal landscape, local natural and historic values.

(51) Require new buildings in the bulk sugar store area to exhibit a varied form, bulk and design and avoid a continuous bulky mass, facade or height.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the following exceptions:

- Prior to the cessation of sugar refining activities, the policies of D17 Historic Heritage Overlay Places are relevant for Sub-precinct C in so far as they support the policies above.
- Following the cessation of the sugar refining activities, the H17 Business - Light Industry Zone policies do not apply to Sub-precinct C, the D17 Historic Heritage Overlay policies are applicable for Sub-precinct C in so far that the comprehensive redevelopment and adaptive re-use of the land and buildings is appropriate.

I505.4. Activity table

Sub-precincts A and B

The provisions in any relevant overlays, Auckland-wide provisions and the zone apply in sub-precincts A and B unless otherwise specified below.

Table I505.4.1 specifies the activity status of land use and development activities in Chelsea sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

Table I505.4.1 Activity Table

Activity		Activity status
Sub-precinct A		
(A1)	Any activity disturbing the land and for which an authority to modify is required under the Heritage New Zealand Pouhere Taonga Act 2014	D
Sub-precinct B		
(A2)	Any activity affecting any structure except routine maintenance that is specified and authorised by an operative reserve management plan (approved by Auckland Council)	D

Sub-precinct C

The provisions in any relevant overlays, Auckland-wide provisions and the zone apply in this precinct unless otherwise specified below.

Prior to the cessation of sugar refining activities

- The D17 Historic Heritage Overlay D17.4.1 Activity Table does not apply to Sub-precinct C.
- The H17 Business – Light Industry Zone H17.4.1 Activity Table does apply to Sub-precinct C.

Following the cessation of sugar refining activities

- The D17 Historic Heritage Overlay D17.4.1 Activity Table does apply to this Sub-precinct C.
- The H17 Business – Light Industry Zone H17.4.1 Activity Table does not apply to Sub-precinct C.

Table I505.4.2 specifies the activity status of land use, development and subdivision activities in the Chelsea Sub-precinct C pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table I505.4.2 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply

Note 1:

For the purposes of this precinct, the date of cessation of refining operations at the refinery site shall be the date that formal notice is provided to the Council which confirms that the Chelsea Sugar Refinery has ceased operating at the site.

Table I505.4.2 Activity Table

Activity		Activity status	
		Pre-cessation of refining operations	Post-cessation of refining operations
Use			
(A3)	Industrial activities associated with sugar refining	P	NA
Development			
(A4)	Minor additions and alterations to scheduled buildings and structures including: <ol style="list-style-type: none"> the passage of piped or wired services or ducting through existing openings or old openings reopened removal of redundant fixtures, brackets or attachments provided this does not damage the original fabric new openings in corrugated iron of no more than 2m² in area new openings in brick walls of no more than 0.1m² in area lean-to or minor adjoining structures that: 	P	

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	<ul style="list-style-type: none"> i. are no higher than 30 per cent of the adjoining wall's height ii. cover or obscure not more than 20 per cent of the total original wall surface area iii. extend out (at right angles) by less than half their own height f. the siting of plant and equipment immediately adjacent which is self-supporting, open in nature, and not higher than the adjacent wall g. minor structures running aerially between buildings which are open in nature, not higher than the adjacent wall, and do not involve openings greater than specified in iii and iv h. the attachment of security or safety equipment required for operational reasons, provided it could be removed at any future time without permanent damage to the building or structure 		
(A5)	Maintenance and routine repair of scheduled buildings and structures required for the continuous protective care of the fabric, detailing and structural integrity, including re-painting	P	
(A6)	Modifications to any Category B scheduled item not provided for above, including placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting on or in association with any scheduled building or structure excluding small signs not visible from off the site displayed for on-site vehicle control or the health, safety, convenience or information of persons working within or visiting the site	RD	
(A7)	Total or substantial demolition of any Category A* scheduled item	NC	
(A8)	Total or substantial demolition of a Category B scheduled item	D	
(A9)	Demolition of buildings or structures not identified above provided that there is: <ul style="list-style-type: none"> a. no likelihood of there being any permanent loss or damage of any protected fabric, element or component of a scheduled building or structure b. no threat to the foundations or structural integrity of any scheduled building 	P	
(A10)	New buildings and structures specified as follows, sited in accordance with Chelsea: Precinct plan 1 - Sub-precinct C - current use, and within the defined footprint area (where	C	NA

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	<p>applicable):</p> <ul style="list-style-type: none"> a. cogeneration gas boiler, not exceeding 15m high or 200m² in footprint b. drive-through bulk loading facility, not exceeding 25m high or 240m² in footprint c. carbon plant (decolourisation) columns extension, not exceeding the height of the adjoining carbon plant or 50m² in footprint d. No. 2 (MAF) warehouse expansion, not exceeding 20m high or 2,025m² in footprint e. administration office building extension/s, not exceeding the height of the adjoining administration building or 200m² in footprint <p>no threat to the foundations or structural integrity of any scheduled building</p>		
(A11)	New freestanding buildings and structures within Areas H or D, defined in Chelsea: Precinct plan 1 - Sub-precinct C - current use, where any part is within 5 metres of a scheduled item or within 10 metres of mean high water spring	D	NA
(A12)	Modifications to any Category A* scheduled item where not provided for as permitted activities	D	
(A13)	Any new building or structure that does not comply with the siting, height or footprint conditions set out in Chelsea: Precinct plan 1 - Sub-precinct C - current use	D	NA
(A14)	New buildings and structures, specified as follows and sited in accordance with Chelsea: Precinct plan 1 - Sub-precinct C - current use: <ul style="list-style-type: none"> i. a continuous vacuum pan (VKT) structure visible outside the scheduled pan and powerhouse building ii. a new bulk sugar silo structure and enclosure where any part is above 25m high iii. coal boiler and associated buildings or structures 	D	NA
(A15)	Any land use, subdivision or development following cessation of sugar refining activities.	NA	D

I505.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I505.4.2 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I505.4.2 Activity table and which is not listed in I505.5.(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.11(4).

I505.6. Standards

Sub-precincts A and B

The overlay, Auckland-wide and zone standards apply in sub-precincts A and B.

There are no additional standards for sub-precincts A and B.

Sub-precinct C

Prior to the cessation of sugar refining activities

The overlay, zone and Auckland-wide standards apply in Sub-precinct C, in addition to the following standard.

All activities listed in Table I505.4.2 must comply with the following permitted activity standard.

I505.6.1. Building Height

- (1) Building heights are specified in Table I505.6.1.1 Building height table for the areas indicated on Chelsea: Precinct plan 1 - Sub-precinct C - current use:

Table I505.6.1.1 Building height table

Area	Permitted height	Height as a controlled activity	Height as a restricted discretionary activity	Height as a discretionary activity
Area D	Up to 12m	NA	Greater than 12m and up to 16m	Greater than 16m
Area H	Up to 16m	Greater than 16m and up to 20m	Greater than 20m and up to 25m	Greater than 25m

- (1) Heights must be measured using 'mean ground level' being R.L 6.35 in terms of LINZ Datum.
- (2) Heights must be measured using 'mean ground level' being R.L 6.35 in terms of LINZ Datum.
- (3) Where specified height limits are provided in relation to an activity in Table I505.4.2 Activity Table this standard does not apply.

Following the cessation of sugar refining activities

The overlay and Auckland-wide standards apply in this precinct. The standards of the H17 Business – Light Industry Zone do not apply.

There are no additional standards for Sub-precinct C.

I505.7. Assessment – controlled activities

I505.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the overlay, zone and Auckland-wide provisions:

- (1) new buildings and structures identified in Rule (A10) in Table I505.4.2 Activity Table:
 - (a) the effect of the location, scale and bulk of the new building or structure;
and
 - (b) the effects of the new building or structure on the scheduled buildings and structures;
- (2) infringement of Standard I505.6.1 Building height:
 - (a) the effect of the additional height of any new building or structure on the site and existing buildings.

I505.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay, zone or Auckland wide provisions:

- (1) new buildings and structures identified in Rule (A10) in Table I505.4.2 Activity Table:
 - (a) the effect of the location, scale and bulk of the new building or structure;
 - (i) the extent to which the location, scale and bulk of the new building or structure is compatible with the existing landform and buildings on the site;

- (b) the effects of the new building or structure on the scheduled buildings and structures:
 - (i) refer to Policy I505.3.(6); and
 - (ii) refer to Policies I505.3.(9) to I505.3.(13);
- (2) infringement of Standard I505.6.1 Building height:
 - (a) the effect of the additional height of any new building or structure on the site and existing buildings:
 - (i) the extent to which the location, scale and bulk the height infringement respects the exterior forms and scale of scheduled buildings; and
 - (ii) refer to Policies I505.3.(6), (10), (11), (12) and (13).

I505.8. Assessment – restricted discretionary activities

I505.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary resource consent application, in addition to the matters specified for the relevant controlled activities in the overlay, zone and Auckland-wide provisions:

- (1) modifications to any Category B scheduled item not otherwise provided for in the sub-precinct C Table 1404.2 Activity table, including placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting on or in association with any scheduled building or structure excluding small signs not visible from off the site displayed for on-site vehicle control or the health, safety, convenience or information of persons working within or visiting the site:
 - (a) the effect on the historic heritage place and its heritage values;
 - (b) the effect of the design and appearance of the modification; and
 - (c) the effect on operational requirements of the Chelsea Sugar Refinery;
- (2) infringement of Standard I505.6.1 Building height:
 - (a) the effect of the additional height of any new building or structure on the site and existing buildings.

I505.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions.

- (1) modifications to any Category B scheduled item not otherwise provided for in the sub-precinct C activity table, including placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting on or in association with any scheduled building or structure excluding small signs not visible from

off the site displayed for on-site vehicle control or the health, safety, convenience or information of persons working within or visiting the site:

- (a) the effect on the historic heritage place and its heritage values:
 - (i) the matters referred to in D17.8.2 Historic Heritage Overlay assessment criteria;
 - (ii) refer to Policies I505.3.(7), I505.3.(8) and I505.3.(12);
 - (i) whether the structural skeleton of a scheduled building that is integral to the heritage value of the building will be retained. New components should be fitted within, and around structural frames rather than necessitating their removal;
 - (ii) whether changes of built form result in significantly adverse visual effects from public vantage points. No views other than from public vantage points near water level will be considered in such an assessment. Views from the Auckland Harbour Bridge may be considered; and
 - (iii) the extent to which the alteration, adaptation or refurbishment and reuse, or any combination thereof, are not practicable or viable options where it is proposed to partly demolish a scheduled building or structure.
- (b) the effect of the design and appearance of the modification on the existing building:
 - (i) the extent to which the style and character of the scheduled building or structure is preserved;
 - (ii) the extent to which matching materials are used and the extent to which original forms and profiles are respected;
 - (iii) whether changes are reversible and the loss of original material is minimised;
 - (iv) whether changes to any scheduled building or structure significantly alter its primary form or characteristic details;
 - (v) the extent to which changes to individual scheduled buildings respect and complement the style and scale of such buildings and adjacent scheduled buildings, and do not detract from the collective heritage significance of scheduled buildings and structures;
 - (vi) whether existing openings in exterior walls of scheduled buildings are used in preference to making new openings. If new openings cannot be avoided these should be as small as practicable and should be located in the lower part of any external wall;
 - (vii) whether additions are small in scale, structurally self-supporting and identifiable as new;

- (viii) the extent to which additions complement the form of the existing building and acknowledge existing patterns, bay rhythms and window openings. Additions should be set back from the main building lines of the scheduled building;
 - (ix) the extent to which roof additions complement existing roof forms by repeating these, or by using secondary forms such as lean-tos or clerestories;
 - (x) whether new work and demolition activity endangers, damages or destroys the fabric of scheduled buildings, or significantly detracts from the features or attributes for which they were scheduled;
 - (xi) the extent to which structures extending or linking scheduled buildings, or connecting with new buildings, are simple in form, small in scale, and enclosed only to the extent necessary to provide weather protection; and
 - (xii) refer to Policies I505.3.(7), I505.3.(8), (12) and (15).
- (c) the effect on the operational requirements of the Chelsea Sugar Refinery
- (i) whether the modification is necessary to ensure the efficient operational requirements of the Chelsea Sugar Refinery is maintained or improved; and
 - (ii) refer to Policy I505.3.(2).
- (2) infringement of Standard I505.6.1 Building height:
- (a) the effect of the additional height of any new building or structure on the site and existing buildings:
 - (i) the extent to which the location, scale and bulk the height infringement respects the exterior forms and scale of scheduled buildings; and
 - (ii) refer to Policies I505.3.(6), (10), (11), (12) and (13).

I505.9. Special information requirements

I505.9.1. Demolition of buildings and structures

- (1) The demolition of buildings and structures provided for in Rule (A9) of Table I505.4.2 Activity table must submit a report prepared by a suitably qualified person to the Council at the time of any building consent application prior to any demolition work starting.

I505.9.2. Photographic records

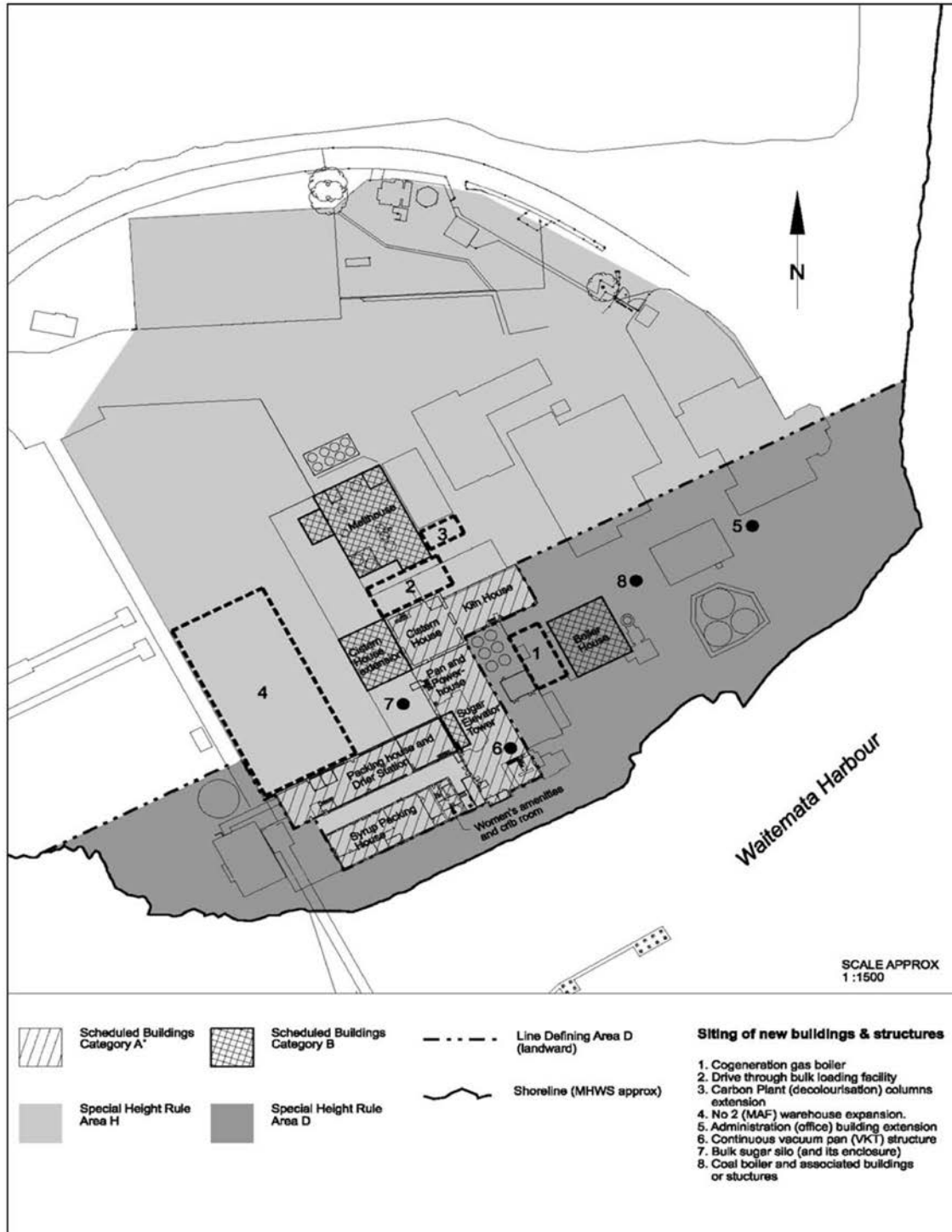
- (1) An application for modification to any scheduled building or demolition of any scheduled building must be accompanied by photographic and other recordings prior to work commencing and/or after work has been completed. This information must be deposited with the Birkenhead Library archives.

1505.10. Precinct plans

1505.10.1. Chelsea: Precinct Plan 1 – Sub-precinct C – current use

1505.10.2. Chelsea: Precinct Plan 2 – Sub-precinct C – future use

1505.10.1 Chelsea: Precinct Plan 1 – Sub-precinct C – current use



1505.10.2 Chelsea: Precinct Plan 2 – Sub-precinct C – future use

