

B5. Ngā rawa hanganga tuku iho me te āhua - Built heritage and character

Ka haere te kawē rimurimu i te ara ka mako pare

Designs by man have links with nature

B5.1. Issues

- (1) Auckland's distinctive historic heritage is integral to the region's identity and important for economic, social, and cultural well-being.
- (2) Historic heritage needs active stewardship to protect it from inappropriate subdivision, use and development.
- (3) Areas with special character should be identified so their particular values can be maintained and enhanced.

B5.2. Historic heritage

B5.2.1. Objectives

- (1) Significant historic heritage places are identified and protected from inappropriate subdivision, use and development.
- (2) Significant historic heritage places are used appropriately and their protection, management and conservation are encouraged, including retention, maintenance and adaptation.

B5.2.2. Policies

Identification and evaluation of historic heritage places

- (1) Identify and evaluate a place with historic heritage value considering the following factors:
 - (a) historical: the place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality;
 - (b) social: the place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value;
 - (c) Mana Whenua: the place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value;
 - (d) knowledge: the place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality;

- (e) technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials;
 - (f) physical attributes: the place is a notable or representative example of:
 - (i) a type, design or style;
 - (ii) a method of construction, craftsmanship or use of materials; or
 - (iii) the work of a notable architect, designer, engineer or builder;
 - (g) aesthetic: the place is notable or distinctive for its aesthetic, visual, or landmark qualities;
 - (h) context: the place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.
- (2) Define the location and physical extent of a significant historic heritage place, having considered the factors in Policy B5.2.2 (1) to identify:
- (a) the area that contains the historic heritage values of the place; and
 - (b) where appropriate, any area that is relevant to an understanding of the function, meaning and relationships of the historic heritage values.
- (3) Include a place with historic heritage value in Schedule 14.1 Schedule of Historic Heritage if:
- (a) the place has considerable or outstanding value in relation to one or more of the evaluation factors criteria in Policy B5.2.2 (1); and
 - (b) the place has considerable or outstanding overall significance to the locality or greater geographic area.
- (4) Classify significant historic heritage places in Schedule 14.1 Schedule of Historic Heritage in one of the following categories:
- (a) Category A: historic heritage places that are of outstanding significance well beyond their immediate environs;
 - (b) Category A*: historic heritage places identified in previous district plans which are yet to be evaluated and assessed for their significance;
 - (c) Category B: historic heritage places that are of considerable significance to a locality or beyond;
 - (d) Historic heritage areas: groupings of interrelated but not necessarily contiguous historic heritage places or features that collectively meet the criteria for inclusion in Schedule 14.1 Schedule of Historic Heritage in Category A or B and may include both contributing and non-contributing places or features, places individually scheduled as Category A or B, and notable trees.

- (5) Identify the known heritage values, the primary feature or features of historic heritage value and the exclusions from protection of each historic heritage place in Categories A and A* in the Schedule 14.1 Schedule of Historic Heritage.

Protection of scheduled significant historic heritage places

- (6) Avoid significant adverse effects on the primary features of significant historic heritage places which have outstanding significance well beyond their immediate environs including:
 - (a) the total or substantial demolition or destruction of any of the primary features of such places;
 - (b) the relocation or removal of any of the primary features of such places away from their original site and context.
- (7) Avoid where practicable significant adverse effects on significant historic heritage places. Where significant adverse effects cannot be avoided, they should be remedied or mitigated so that they no longer constitute a significant adverse effect.
- (8) Encourage new development to have regard to the protection and conservation of the historic heritage values of any adjacent significant historic heritage places.

Use of significant historic heritage places

- (9) Provide for the occupation, use, seismic strengthening, development, restoration and adaptation of significant historic heritage places, where this will support the retention of, and will not detract from, the historic heritage values of the place.

B5.3. Special character

B5.3.1. Objectives

- (1) Historic heritage values of identified special character areas are protected from inappropriate subdivision, use and development.
- (2) The character and amenity values of identified special character areas are maintained and enhanced.

B5.3.2. Policies

- (1) Identify special character areas to maintain and enhance places that reflect patterns of settlement, development, building style and/or streetscape quality over time.
- (2) Identify and evaluate special character areas considering the following factors:
 - (a) physical and visual qualities: groups of buildings, or the area, collectively reflect important or representative aspects of architecture or design (historical building types or styles), and/or landscape or streetscape and urban patterns, or are distinctive for their aesthetic quality; and

- (b) historical: the area collectively reflects an important aspect, or is representative, of a significant period and pattern of community development within the region or locality.
- (3) Include an area with special character in Schedule 15 Special Character Schedule, Statements and Maps.
- (4) Manage identified special character areas by all of the following:
 - (a) requiring new buildings and additions and modifications to existing buildings to maintain and enhance the special character of the area;
 - (b) restricting the demolition of buildings and destruction of features that define, add to or support the special character of the area;
 - (c) maintaining and enhancing the relationship between the built form, streetscape, vegetation, landscape and open space that define, add to or support the character of the area; and
 - (d) avoiding, remedying or mitigating the cumulative effect of the loss or degradation of identified special character values.

B5.4. Explanation and principal reasons for adoption

Historic heritage helps people to understand and appreciate their history, culture and identity. Historic heritage places contribute to Auckland's distinctiveness as a visitor destination and to its economic vitality. The recognition, protection, conservation and appropriate management of historic heritage places will help future generations appreciate what these places mean to the development of the region. Historic heritage places are a finite resource that cannot be duplicated or replaced.

There are two key components in managing historic heritage places and areas:

- the recognition of their significance, which may include multiple values, and protection of items with significant values through restrictions on demolition and modification;
- the protection of their values through appropriate use of them (including adaptive re-use) and appropriate management of their context, including other activities which may affect them.

These objectives and policies are based on a process of identification, evaluation and scheduling. The process is an on-going one and it is anticipated that the list of scheduled items will increase over time.

Special character areas include older established areas and places which may be whole settlements or parts of suburbs or a particular rural, institutional, maritime, commercial or industrial area. They are areas and places of special architectural or other built character value, exemplifying a collective and cohesive importance, relevance and interest to a locality or to the region. The identified character of these special character areas should be maintained and enhanced by controls on demolition, design and appearance of new buildings and additions and alterations to existing buildings. It will also be important that

the authorities responsible for the operation and maintenance of streets have proper regard for the appearance and quality of streets in special character areas, including in particular the presence of trees and other vegetation.

There are two key components in managing special character areas:

- identification and evaluation of areas with special character values and the protection of the overall special character of an area from significant change by demolition, modification of existing building or development of new buildings which would be inappropriate in the context of the area; and
- supporting appropriate ongoing use and adaptive re-use to enable effective functioning and vitality of the areas.

Character area statements for special character areas are contained in Schedule 15 Special Character Schedule, Statements and Maps. These statements provide descriptions of the nature of the special character for each area and are an important reference in assessing any application for resource consent in that area.