

I212. Victoria Park Market Precinct

I212.1. Precinct description

The precinct applies to the Victoria Park Market site which is located between Drake Street and Victoria Street West.

The purpose of the Victoria Park Market Precinct is to maintain the heritage values and the existing distinctive character of the market area.

The scale and form of the former city destructor/market brick buildings and high chimney are primary to the market's character, making it a unique city centre attraction. The area is complemented by the dominant retail and food and beverage activity. The high level of pedestrian activity in the courtyard and at street level should be maintained.

The precinct provides for a mix of other activities where they either occupy an area above the courtyard or do not occupy more than a specified percentage of the courtyard-level floor space. This enables flexibility for development without undermining the site's dominant retail activity. Specific activity provisions also apply to the Drake Street frontage which is an important interface of the precinct with its surrounds.

The precinct provides for existing buildings to be refurbished in a manner complementary to existing historic heritage buildings within the precinct. The precinct also encourages the removal of unsympathetic additions to buildings that detract from the historic heritage and historic special character of the precinct. Any major commercial redevelopment of the western portion of the site that adversely affects heritage qualities is inappropriate.

Specific view shafts are identified on the precinct plans to maintain views from the original cliff line along the Drake Street frontage down to Victoria Park. Additionally, views to the historic brick western wall of the destructor buildings from outside the site are considered important and should be retained.

The land in the Victoria Park Market Precinct is zoned Business – City Centre Zone.

I212.2. Objective

- (1) The special character and overall coherence of the Victoria Park Market Precinct, including its heritage values and pedestrian focus in the courtyard and at street level, and significant view shafts, are maintained and enhanced.

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified above.

I212.3. Policies

- (1) Protect and enhance the grouping of scheduled historic heritage places and historic elements and features within the precinct that collectively form a unique special character.
- (2) Enable development within the precinct that maintains and enhances the heritage qualities of its historic heritage places and features and historic character, in particular:

- (a) require development to conform with the form, massing, proportion and detailing of historic heritage places within the precinct; and
- (b) require development to respect the consistent scale of historic heritage places along the Victoria Street and Drake Street frontages.
- (3) Require activities at courtyard and street level to provide pedestrian interest and contribute to the liveliness of street and courtyard level frontages.
- (4) Identify and preserve significant view shafts to Victoria Park and to the historic brick western wall of the destructor buildings from outside the site.
- (5) Encourage built form and public amenity features that enhance public awareness of the former Freeman’s Bay shoreline.

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified above.

I212.4. Activity table

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

Table I212.4.1 specifies the activity status of development activities in the Queen Street Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I212.4.1. Activity table

Activity		Activity status
Development		
(A1)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A2)	New buildings, and alterations and additions to buildings not otherwise provided for	RD
(A3)	Buildings or external alterations to buildings within the areas identified as scheduled buildings on Precinct plan 1.	NC
(A4)	Buildings that do not comply with Standards I212.6.1(1)-(6), I212.6.2(1)-(2), I212.6.3(1), I212.6.4(1) or I212.6.5(1)	NC

I212.5. Notification

- (1) Any application for resource consent for an activity listed in Table I212.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) 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 C1.13(4).

I212.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

All permitted and restricted discretionary activities listed in Table I212.4.1 Activity table must comply with the following standards.

I212.6.1. Activities at courtyard level

Purpose: manage the location of activities to maintain and enhance amenity of courtyards and residential amenity.

- (1) Community facilities and offices must locate at least 3m above courtyard level.
- (2) Dwellings and visitor accommodation fronting Drake Street must locate at least 3m above mean street level using the Drake Street frontage.
- (3) Dwellings and visitor accommodation not fronting Drake Street must locate at least 3m above courtyard level
- (4) The combined gross floor area of community facilities, education facilities, entertainment facilities and commercial services (excluding all related nested activities) must not exceed 25 per cent of the total gross floor area at the courtyard level (excluding the Building Platforms A and B shown on Victoria Park Market Precinct: Precinct plan 1).
- (5) The gross floor area of any individual tenancy for community facilities, education facilities, entertainment facilities and commercial services at courtyard level (excluding all related nested activities) must not exceed 100m².
- (6) In I212.6.1(1)-(5) above, "courtyard level" is defined as mean street level using the Victoria Street frontage.

I212.6.2. Building height

Purpose: manage the height of buildings to achieve policy 2 of the Victoria Park Market precinct.

- (1) Buildings on platforms A to J shown on Victoria Park Market Precinct: Precinct plan 1 must not exceed the heights set out below:

Table I212.6.1.1 Building height

Building platform	Height
A	24m above mean street level
B	16m above mean street level
C	ridge and parapet height not to exceed existing ridge and parapet height of adjacent scheduled building 3
D	ridge and parapet height not to exceed existing ridge and parapet height of adjacent scheduled building 4
E	ridge and parapet height not to exceed existing ridge and

	parapet height of adjacent scheduled building 5
F	Max. RL. 11.675
G	Max. RL. 9.00
H	Max. RL. 9.65
I	Max. RL. 13.50
J	31m above mean street level

Note 1

Datum 0.00 = LINZ (Lands and Survey New Zealand Datum)

- (2) Canopies, verandah and walkway shelters within the courtyard shown on precinct plan 1 must not exceed a height of RL 15.50.

I212.6.3. Courtyard

Purpose: manage the location of buildings to maintain the amenity of the courtyard

- (1) Buildings must not locate within the courtyard shown on Victoria Park Market Precinct: Precinct plan 1. This control does not apply to canopies, verandahs and walkway shelters.

I212.6.4. Adelaide Street Viewshaft

Purpose: manage the location of buildings to achieve policy 5 of the Victoria Park Market Precinct.

- (1) Buildings must not locate with the Adelaide Street viewshaft shown on Victoria Park Market Precinct: Precinct plan 1 and in Figures 1 and 2 below.

Figure I212.6.4.1 Adelaide Street viewshaft

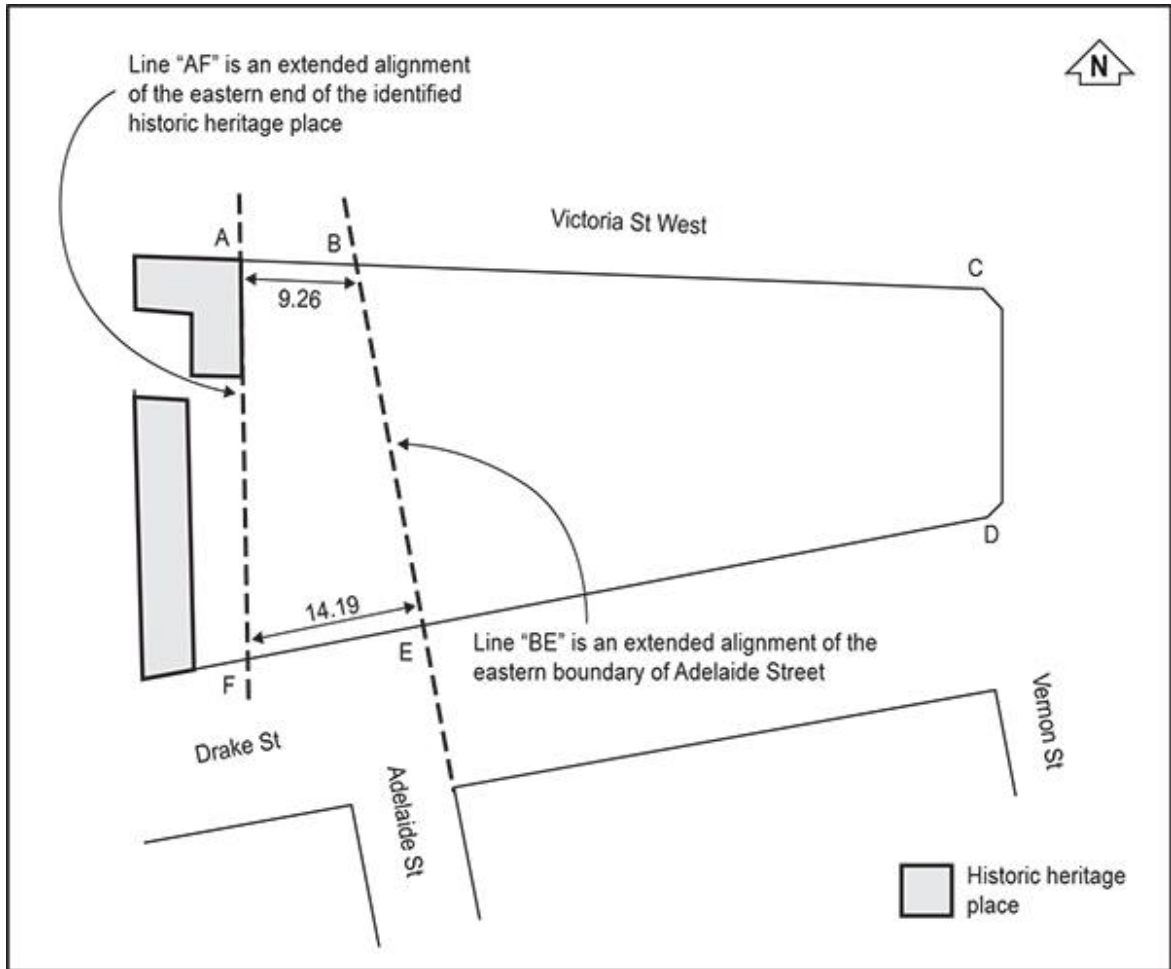
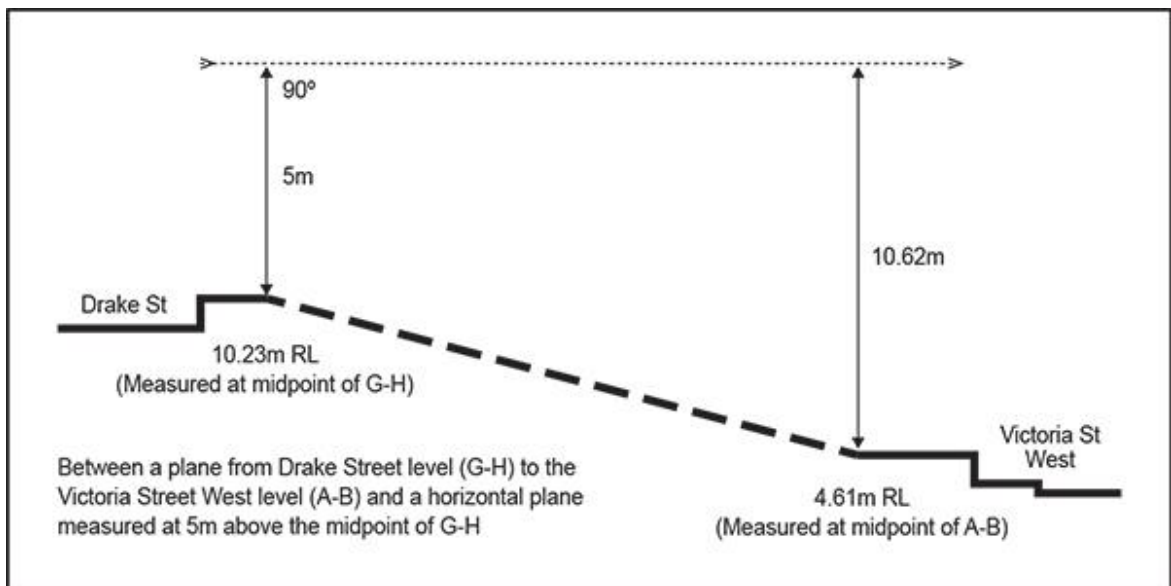


Figure I212.6.4.2 Adelaide Street viewshaft elevation



I212.6.5. Building setback - Building platform 4

Purpose: manage the location of buildings to maintain and enhance amenity.

- (1) Buildings must be setback 2.5m from building platform D shown on Victoria Park Market Precinct: Precinct plan 1.

I212.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I212.8. Assessment – restricted discretionary activities

I212.8.1. Matters of discretion

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

- (1) new buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) the effects of development on historic heritage values.

I212.8.2. 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) new buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) the effects of development on historic heritage values:
 - (i) whether the form, mass, proportion and materials conform to the architectural character and heritage value of the scheduled heritage buildings;
 - (ii) whether any alterations retain the consistency of profile which characterises the Victoria Street and Drake Street frontages. In this respect, the vertical profile of the scheduled heritage buildings are considered particularly sensitive to change;
 - (iii) whether permanent canopies over any part of the courtyard detract from the architectural character and heritage value of the buildings. Whether through the use of height, design and materials, canopies maintain the appearance of openness and light in the courtyard area. In this respect, glazing and translucent materials and/or retention of openings to the sky are potentially important design elements to achieve this;

- (iv) new buildings should not detract from the heritage features of existing buildings within the site, particularly the western brick wall of the destructor building;
- (v) whether the open view to the courtyard from Drake Street as shown on Precinct plan 1 is retained;
- (vi) whether new buildings are designed to read as contemporary structures to maintain a distinction between them and the historic market buildings. They should however, be sympathetic in terms of their scale, form and materials used;
- (vii) the extent to which new buildings are generally separated from the historic buildings. Any connections between the two should be lightweight and only touch the historic buildings lightly;
- (viii) whether historic site elements and features such as basalt cobblestones are retained and protected as far as possible. Where cobblestones are affected by new building works, such as the western courtyard building, whether they can be uplifted and stored for future reinstatement. Any other cobblestones that are uncovered during the course of the work should also be retrieved. The final location of the cobblestones should be determined in the course of discussions between the heritage architect, Heritage New Zealand Pouhere Taonga and the Council;
- (ix) whether existing historic fabric assessed as having significance in the conservation plan is retained and protected wherever possible. This includes brickwork, joinery and internal fabric such as original wall linings, roof trusses and match-lined ceilings;
- (x) particular care should be taken to retain and protect any fabric that dates from the building's original uses as the Auckland City Destructor and works depot. This may include steel columns and beams, pulleys, furnace doors and the like;
- (xi) later fabric deemed not to be significant may be removed after consultation with the heritage architect, Heritage New Zealand Pouhere Taonga and the Council;
- (xii) whether historic fabric is repaired as required. This may include replacement of severely eroded bricks, repointing where mortar has weathered and repairs of cracks and other defects. Whether bricks are carefully selected to match the original bricks and mortar should be lime based to match the original. Whether roofs and gutters are repaired or replaced as necessary, either with like materials or to match the original. Some joinery may also need to be repaired or replaced;
- (xiii) whether repairs to the heritage buildings are carried out under the guidance of a heritage architect;

- (xiv) whether the historic buildings on the Victoria Park Market site are returned to an earlier form where possible. This may involve the reconstruction of missing elements such as windows and doors, the restoration or reinstatement of elements to their original locations and the removal of later accretions such as conservatories or canopies;
- (xv) whether the overhead walkway is cut back in various locations where it currently encroaches on the heritage buildings including the chimney, stables, destructor and generator/powerhouse/battery house complex. This will enable these buildings to be reconstructed or restored to their earlier form;
- (xvi) In general, the historic buildings should not be extended or added to other than the provision of two new levels above the battery building and another bay alongside. Some additional space is proposed to be constructed towards the western end of the western depot building in an area that has previously been extensively modified. The eastern depot is also proposed to be extended over part of its length;
- (xvii) some minor modifications may be required to adapt the heritage buildings for a new use. These include the destructor building, the depot buildings, the stables and generator/powerhouse building. In general, work to adapt these buildings may involve the provision of new openings and the installation of appropriate new doors and windows in the exterior fabric;
- (xviii) whether new joinery is detailed to have a consistency of design and appearance and shall be sympathetic to the character of the historic buildings. For example, the destructor building has steel windows and any new windows shall be fabricated to match. The remaining heritage buildings have timber windows;
- (xix) whether new joinery is designed to "read" as being new so as to maintain the distinction between old and new fabric. Some new joinery will also be required in areas such as the shop fronts in the depot buildings;
- (xx) whether all work to adapt the buildings for their new uses are designed in conjunction with the heritage architect, following consultation with Heritage New Zealand Pouhere Taonga and the Council;
- (xxi) In general, in terms of internal fit-outs tenants should be encouraged to leave original fabric exposed. This includes brick walls, trusses, raking ceilings with match lining and original trim.

- (xxii) it is accepted that some tenants may wish to provide new ceilings and wall linings to create a modern retail environment and that this may involve covering over or concealing significant heritage fabric such as brickwork. Any heritage fabric that is not wanted to be seen should be covered over, rather than be removed;
- (xxiii) whether new linings are sympathetic to the historic buildings and not to detract from their heritage values. For example, modern suspended ceilings with tiles set into exposed rails would not be considered appropriate;
- (xxiv) tenants should avoid damage to heritage fabric when installing new wall and ceiling linings. The later linings should also be able to be removed at some future date without damaging fabric and the spaces returned to their earlier form;
- (xxv) whether reticulation of new services is considered at an early stage to minimise their impact on heritage fabric. The location of all duct work and other services shall be discussed with the heritage architect, the council and Heritage New Zealand Pouhere Taonga and the Council;
- (xxvi) in particular, whether large scale ductwork such as kitchen extracts are run within the building envelope and large ducts should not be run on the outside of buildings. Consideration should be given to routing ductwork through new buildings. Service providers are encouraged to co-ordinate the installation of services to prevent a proliferation of ductwork and cabling;
- (xxvii) the location of air-conditioning services should similarly be carefully considered with the aim of avoiding a proliferation of exposed ductwork and air-conditioning plant on walls and roof areas. The location of such equipment must be discussed at an early stage with the heritage architect, Heritage New Zealand Pouhere Taonga and the Council and the council. Where appropriate, plant may be screened to reduce its impact;
- (xxviii) whether other services such as electrical and data cabling is concealed wherever possible. Television aerials and dishes must be concealed behind parapets and the like;
- (xxix) Any significant new development within the precinct should involve the substantial restoration of scheduled buildings identified on the Precinct plan 1; and
- (xxx) whether any lightweight shelters to the proposed new courtyard buildings are constructed of steel and glass and are designed to avoid visual conflict/obfuscation with existing heritage buildings on the site. All such structures should be designed in consultation with the council;

- (xxxi) where possible, whether development of sites along the original shoreline cliff near the northern edge of Drake Street avoids the destruction of, and should identify and enhance that natural and historic feature.

I212.9. Special information requirements

There are no special information requirements in this precinct.

I212.10. Precinct plans

I212.10.1 Victoria Park Markets Precinct: Precinct plan 1

