

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3.6 Pre-1944 Building Demolition Control

1. Activity table

The following table specifies the activity status of activities in the Pre-1944 Building Demolition Control overlay.

Activity	Activity status
Total or substantial demolition (more than 30 per cent by volume) or removal of any building, excluding accessory buildings, constructed prior to 1944	RD
New buildings or relocated buildings at the rear of any existing pre-1944 building which meet the underlying density standards	RD

2. Notification

1. An application for the total demolition, substantial demolition or removal of a building constructed prior to 1944 will be subject to the normal test for notification under the relevant sections of the RMA.

3. Assessment - Restricted discretionary activities

3.1 Matters of discretion

Council will restrict its discretion to the matters listed for each activity below, being those listed as restricted discretionary activities in the overlay activity table.

1. The total demolition, substantial demolition or removal of a building constructed pre-1944:
 - a. Historic heritage
 - b. Special character
 - c. Total or substantial demolition or removal.
2. The construction of a new building or the relocation of a building at the rear of any building constructed pre-1944.
 - a. Streetscape, built form, access and special character context.

3.2 Assessment criteria

1. Historic heritage
 - a. Whether the building meets the criteria for a historic heritage place set out in the [RPS – Historic Heritage section](#). If the building meets the criteria and thresholds for a historic heritage building, and evaluation for scheduling, the application will be assessed against the relevant historic heritage place assessment criteria. If it does not meet the criteria and thresholds for a historic heritage building it will be assessed against the following criteria for special character.
2. Special character
 - a. Whether the building is of sufficient quality to be included as special character by reason of being part of:
 - i. a coherent repetition of buildings of similar styles which:
 - have architectural value
 - were constructed prior to 1944
 - contribute significantly to the distinctive quality of the neighbourhood or streetscape characteror
 - b. a number of buildings, although of diverse building styles, which:
 - i. individually have architectural value

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- ii. were constructed prior to 1944
 - iii. contribute significantly to the distinctive quality of the neighbourhood or streetscape character.
3. Total or substantial demolition or removal
 - a. If the building does not meet the criteria in [Policy 2](#) of the RPS – Historic Heritage section above, it must be assessed against the assessment criteria in [clause 5.2.2.c](#) of the Special Character general rules to determine whether to approve or decline the application for demolition or removal.
4. New or relocated buildings located to the rear of a pre-1944 dwelling If a site contains a pre-1944 dwelling, a new or relocated dwelling sited to the rear of the existing dwelling will be assessed against the following criteria:
 - i. any new or relocated dwelling should be located behind the pre-1944 dwelling and on front lots, the pre-1944 dwelling should be clearly visible from the street
 - ii. the form, mass, proportion and materials should be compatible with the characteristic era of the particular street of the site, and should not ignore, dominate, or compete with that character
 - iii. the siting of new or relocated buildings should not detract from existing façade lines
 - iv. garages and carports should allow good visibility of the house from the street and where possible should be located to the rear or side of the house, at least 1m behind the front façade
 - v. for buildings relocated within their own site, the new location should retain a compatible setting for the building in accordance with the character of the street and other buildings in the vicinity. This includes maintenance of the existing façade lines of neighbouring houses
 - vi. there should be adequate separate distance between the pre-1944 dwelling and the new building to ensure the pre-1944 dwelling and its setting/surrounds are not compromised
 - vii. there should be access of sufficient width to enable vehicle access to the rear of the pre-1944 dwelling.
5. Special information requirements
 - a. The following information sources may be used to demonstrate whether a building was constructed pre-1944:
 - i. aerial and other photographs
 - ii. valuation data and Auckland Directory Record
 - iii. building permits
 - iv. council site files
 - v. publications and texts, particularly social histories
 - vi. legal documents, including sale and purchase records, ownership changes and other legal transactions
 - vii. professional advice from heritage architects, builders or engineers based on elements including architecture, design, building methods and material.

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