

appendix 1

heritage buildings, places and objects

AP1 overview

AP1.i This appendix describes the evaluation of the heritage value of buildings, places and objects.

The Plan acknowledges those heritage and cultural values assigned to buildings, places, and objects (either individually or collectively) which have notable historic, architectural, scientific, archaeological, spiritual, or other special values. Objectives, policies, and rules in the Plan reflect the importance of heritage items (refer RI13 in Chapter 4 and DO4.1 in Chapter 5). One of the methods of identifying and protecting these items is to list and rank them in terms of their significance and need for protection. This is described in this appendix.

AP1.1 notes for reading Table 1.2

AP1.1.i Table 1.2 below gives more details on the Heritage Buildings, Places and Objects shown on the Planning Maps.

AP1.1.ii A, B, or C in the first column refers to the category the item is in, Group A being the highest.

AP1.1.iii The second column indicates the Historic Places Trust category where relevant. There may be buildings, places or objects that have been registered by the Historic Places Trust that are not included in this Appendix.

AP1.1.iv Protection only applies to the exterior of buildings unless indicated in the Interior/Surrounds column. An (I) indicates protection of the interior, an (S) indicates protection of the surrounds as well as the exterior of the building. (I/S) indicates protection of the building, and its interior and surrounds. Where an ** appears in this column it indicates that while there is no formal protection of the interior of the building, its value is noted and protection is encouraged. Features of particular heritage significance of Group A buildings in the Inner City Zone are also listed.

AP1.1.v The third to last column indicates whether the item is a building, place or object.

AP1.1.vi Items are listed in alphabetical order by street address.

AP1.1.vii Items in heritage precincts are included in the table. All properties in a Heritage Precinct (except Albion Square) are covered by the appropriate Design Guide.

AP1.1.viii Group A buildings, places, and objects are considered to be of major significance to the district, and their protection is considered essential (except in exceptional circumstances), while the protection and retention of Group B items is considered to be important, and Group C whose protection and retention are desirable.

Category I under the Historic Places Trust ranking indicates a place of special or outstanding historical or cultural heritage significance or value, while Category II denotes a place of historical or cultural heritage significance or value.

Note It is important to check the Historic Places Trust register for any new or changed rankings that may have arisen since this Plan was notified.

AP1.1.ix Table 1.1 below summarises the level of protection for each Group depending on the type of activity to be undertaken. The zone rules in each Rule Table should be consulted for details. Note that particular or additional rules may apply to listed buildings within a heritage precinct. Again the Rule Tables should be consulted.

Table 1.1: activity status

Group	Type of Activity		
	Minor repairs and maintenance (defined below)	Alterations	Demolition Removal of Item
A	permitted	discretionary	non-complying
B	permitted	restricted discretionary	discretionary
C	permitted	permitted	permitted (provided 2 months prior notice given)

AP1.1.x Note: Minor repairs and maintenance means redecoration, restoration or insignificant alteration of existing fabric or detailing using materials similar to, or having the same appearance to, those originally used.

AP1.1.xi Items may be added to Table 1.2 through the Plan Change process (see AD2 for details on plan changes and reviews).

AP1.1.xii The criteria used for evaluating heritage value of buildings, places and objects are as follows:

a) Historical and social significance

The heritage item has historical significance or value associated with a notable person, event, time period or activity. The building, place or object presents an important reflection of the social patterns of its time.

b) Cultural and spiritual significance

The heritage item contributes to the distinguishing characteristics of a way of life, religion, philosophy, custom, practice or other belief. A group or community holds the building, place or object in a high esteem. The heritage item has special significance to the tangata whenua.

c) Architectural significance

The heritage building, place or object is a significant example of a particular style or time period.

d) Group and setting significance

The heritage building, place or object has a degree of unity in relationship to its environment or surrounding buildings in terms of scale, space, structure, form, materials, texture and colour.

e) Landmark significance

The heritage building, place or object, monument or artefact, is an important landscape feature of a particular area and in the community consciousness.

f) Archaeological significance

The heritage building, place or object provides or has the potential to reveal important archaeological information and physical evidence of pre-1900 human activities.

g) Technological and scientific significance

The heritage building, place or object has important technological and scientific interest through its rarity and educational value and has the potential to provide further information through research.