14F Heritage Buildings and Structures

***AMENDMENT 391 - Amend introduction for Chapter 14F Heritage Buildings and Structures***

**Introduction**

A range of buildings and structures exist throughout the City that make a contribution to the heritage of the City. The contribution they make can relate to the era in which they were constructed, association with a person of importance in the community or the event they commemorate. The buildings and structures may be individually important or significant because of their contribution to a group.

The Act places importance on the retention of heritage in a number of ways. Within Part II, Sections 5, 6, 7, and 8 have aspects referring to heritage. These provisions place heritage within the fundamental purpose and principles of the Act. Part VIII of the Act refers to heritage orders and provides the mechanism for creating and administering both heritage protection authorities and heritage orders. The Act also outlines the procedures for the involvement of Heritage New Zealand Pouhere Taonga in the resource and building consent processes.

Heritage New Zealand Pouhere Taonga has responsibilities with respect to historic places and areas, waahi tapu and waahi tapu areas and archaeological sites. The Heritage New Zealand Pouhere Taonga Act 2014 details the statutory framework and provides a registration process.

Provision has been made in the Plan for those buildings and structures contributing to the heritage of the City ~~in three ways~~ ­

1. Objectives, policies, rules and design guides have been developed for buildings in Jackson Street, Patrick Street, Adelaide Street, The Esplanade~~/Adelaide Street~~ and Riddlers Crescent. For Jackson Street these appear in the Petone Commercial Activity Area and those for Patrick Street, Adelaide Street, The Esplanade~~/Adelaide Street~~ and Riddlers Crescent are in the Heretaunga Settlement and Riddlers Crescent Heritage Precincts in the ~~Historic~~ High Density Residential Activity Area.
2. There are a number of buildings and structures in the City that are registered by Heritage New Zealand Pouhere Taonga. ~~Heritage New Zealand Pouhere Taonga has also registered the Workers’ Dwelling Act houses in Patrick Street as a Historic Area.~~ Those properties registered by Heritage New Zealand Pouhere Taonga are listed in Appendix Heritage 1.
3. There are a number of other individual buildings and structures that have been identified as making a notable contribution to local heritage. These are listed in Appendix Heritage 2. For those buildings and structures listed in Appendix Heritage 1 and 2, rules have been developed relating to demolition and relocation, to manage work to the exterior facades and to provide the opportunity for a greater range of activities to be considered to assist in the retention of buildings.
4. Other buildings and structures, when grouped or considered together, can also make a contribution to heritage. These are listed in Appendix Heritage 3.

# 14F 1 Issues, Objectives and Policies

**14F 1.1 Retention of Heritage Values**

### Issue

**To identify and seek to retain those aspects of the City's heritage reflected in individual buildings and structures, and in groups of buildings.**

### Objective

To ensure that the heritage values of identified heritage buildings and structures are not unnecessarily lost through demolition or relocation, or compromised by any additional work.

### Policy

1. To protect the exterior of buildings and structures from inappropriate repairs, alterations or additions that adversely affect heritage values.
2. To ensure that where the demolition or relocation of listed heritage buildings and structures is proposed, a thorough assessment and determination is made of the need for that demolition or relocation and of the alternatives available.

***AMENDMENT 392 - Amend Explanation and Reasons of section 14F 1.1 Retention of Heritage Values***

### Explanation and Reasons

Buildings and structures are an important element in the heritage values of the City. Buildings and structures identified include:

1. those with a distinct architectural style;
2. those associated with particular or important people in the city; and
3. groups of buildings ~~with a particular character~~ with significant heritage values when considered together.

There are significant structures such as monuments, together with community, commercial, industrial and residential buildings. Generally it is the facade of buildings that contributes to the heritage of the City, through the visual impact of their style, architectural detail and cladding materials.

**14F 1.2 Widening the Activity Base**

### Issue

**The opportunity to retain heritage buildings may be limited by the range of activities that can take place in the building. It is appropriate to consider a wider range of activities providing the character and amenity values of neighbouring properties are not affected adversely by the new activity.**

### Objective

To allow a wider range of activities to assist in the retention of heritage buildings.

### Policy

1. To allow a wider range of activities in identified heritage buildings providing the character and amenity values of neighbouring properties are not affected adversely by the activity.

### Explanation and Reasons

There are financial costs associated with retaining and maintaining a heritage building. In many activity areas there are a range of activities that are permitted or can be considered as a resource consent. To further promote the retention and maintenance of heritage buildings it is appropriate to make provision for the consideration of any activity. In doing so, the adverse effects of the activity on the character and amenities of neighbouring properties would have to be evaluated.

# 14F 2 Rules

***AMENDMENT 393 - Amend Rule 14F 2.1(a)***

**14F 2.1 Permitted Activity**

1. Identified Heritage Buildings or Structures:

Any alteration, repair or modification of any building listed in Appendix Heritage ~~1 or 2~~ 1, 2 or 3 involving either­

1. Redecoration, repair or alterations which are internal and not visible from the road frontage; or
2. Minor repair, alteration or maintenance to the exterior of a building or structure which do not require a building consent.

***AMENDMENT 394 - Amend Rule 14F 2.2(a)***

**14F 2.2 Restricted Discretionary Activities**

1. Any other alteration, repair or modification of any building or structure listed in Appendix Heritage ~~1 & 2~~ 1, 2 or 3.

**14F 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms**

* 1. The Nature and Extent of the Works and the Necessity of those Works.
  2. The Effect of the Works on the Heritage Value of the Building or Structure.

Assessment will be made of the following relevant factors ­

* + - The extent to which the original building will be adversely affected by the work.
    - The extent to which the design and external appearance of the building will be adversely affected.
    - The scale of the work in proportion to the original building.
    - The compatibility of the style, materials and colouring of the new work and its integration with the original building.
    - Restoration of heritage features that may have already been removed from the building.
    - The extent to which the works comply with the guidelines in Appendix Heritage 3.

**14F 2.2.2 Other Matters**

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

***AMENDMENT 395 - Amend Rules 14F 2.3(a) and 14F 2.3(b)***

**14F 2.3 Discretionary Activities**

1. Any activity within a building or structure listed in Appendix Heritage 1, ~~and~~ 2 or 3, and not within the provisions of the Petone Commercial Activity Area or the ~~Historic Residential Activity Area~~ Heretaunga Settlement and Riddlers Crescent Heritage Precincts of the High Density Residential Activity Area.
2. Demolition or relocation of part or all of a building or structure listed in Appendix Heritage 1, ~~or~~ 2 or 3.

**14F 2.3.1 Assessment Matters for Discretionary Activities**

1. The matters contained in section 104 and 105, and in Part II of the Act shall apply.

# 14F 3 Anticipated Environmental Results

1. Opportunity for a range of activities to be considered for identified heritage buildings.
2. Protection of buildings and structures from inappropriate additions and alterations.
3. Increased awareness of heritage values in the City.

# 14F Appendices

**Appendix Heritage 1**

**Heritage Buildings and Structures listed by Heritage New Zealand Pouhere Taonga**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **MAP**  **NO.** | **LOCATION** | **BUILDING/STRUCTURE** | **NZ HERITAGE LIST** | **LEGAL DESCRIPTION** |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| D4 | 51 Boulcott Street | The Glebe | Category 1 | Lot 2 DP 91194 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| R9 | 8km south of Eastbourne,  Pencarrow Head | Pencarrow Lighthouse | Category 1 | Sec 3 Blk V Pencarrow  SD |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| F2 | 73 Eastern Hutt Road | Christ Church, Taita | Category 1 | Sec 554, Pt Sec 59 Hutt  District |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| A5 | Hutt Road, Petone  Railway Station | ANZAC Memorial  Flagpole | Category 1 | PT Lot DP 10589 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B4 | 499­509 Hutt Road | Western Hutt Railway  Station | Category 1 | Lot 1 DP 66824 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B4 | 38 Normandale Road | Hutt Minoh Friendship  House | Category 1 | Lot 1 DP 88473 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 19 Patrick Street | House | Category 1 | Sec 13 Blk II DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 22 Patrick Street | House | Category 1 | Sec 10 Blk III DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| A4 | 36 Riddlers Crescent | Collett House | Category 1 | Lot 2 DP 10877 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C4 | 14 St Albans Grove | Nash House | Category 1 | Lot 7 DP 8552 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | The Esplanade | Wellington Provincial Centennial Memorial (Petone Settlers  Museum) | Category 1 | Lot 2 DP 69217 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C4, D4 | 155­157 Waterloo Road | Lower Hutt Central Fire  Station (former) | Category 1 | Lot 2 DP 82046 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 43 Adelaide Street | House | Category 2 | Sec 17 Blk II DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 54 Adelaide Street | House | Category 2 | Sec 2 Blk VIII DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 4 Britannia Street | St. David’s Church | Category 2 | Pt Lot 14 Deeds Plan 109 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 12 Britannia Street | St. Augustine’s Church | Category 2 | Pt Lot 5 DP 295 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| E8 | 24 Coast Road | Old Methodist Church and  Cemetery | Category 2 | Pt Sec 3 Wainuiomata  District |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 13 Elizabeth Street | Petone Magistrate's Court  (former) | Category 2 | Pt Lot 143 DP 1232 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| E4 | 16B Hamerton Street | Balgownie House | Category 2 | Lot 2 DP 89487 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| E4 | 16B Hamerton Street | Balgownie Generator  Building | Category 2 | Lot 2 DP 89487 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C4 | 149­151 High Street | Lower Hutt Post Office | Category 2 | Lot 1 DP 90205 |

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| --- | --- | --- | --- | --- |
| D4 | 705 High Street | Coppelle Cottage | Category 2 | Lot 6 DP 8039 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| D4 | 132 Kings Crescent | Orr House | Category 2 | Lot 1 DP 41913 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C4 | 64 Knights Road | Offices | Category 2 | Lot 2 DP 28029 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| F7, F8 | Main Road (Wainuiomata  School Grounds) | Wainuiomata Museum  Building | Category 2 | Pt Sec 2 Wainuiomata  District |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C8 | Marine Drive, Days Bay | Days Bay Wharf | Category 2 | ­ |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C8 | Marine Drive, Days Bay | Wellesley College | Category 2 | Pt Sec 33 Harbour Dist |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C8 | 603A Marine Drive,  Days Bay | House | Category 2 | Lot 1 DP 307236 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C6 | Marine Drive, Lowry Bay | Skerrett Boat Shed | Category 2 | ­ |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B8 | 111 Marine Parade | House | Category 2 | Pt Lot 56 DP 1256 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B8 | Marine Parade | Rona Bay Wharf | Category 2 | Lot 1 DP 30383 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B9 | 283A Muritai Road | The Glen | Category 2 | Lot 6 DP 15621 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B9 | 287 Muritai Road | Glenwood | Category 2 | Lot 1 DP 75547 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B9 | 493 ­ 495 Muritai Road | Eastbourne Borough Council  Omnibus Service Garage | Category 2 | Lot 1 LT 328393 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 2 Patrick Street | House ­ Young New  Zealander | Category 2 | Sec 22 Blk VIII DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 4 Patrick Street | House ­ Kia Ora | Category 2 | Sec 20 Blk VIII DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 8 Patrick Street | House ­ Spero | Category 2 | Sec 16 Blk VIII DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 10 Patrick Street | House ­ Domus | Category 2 | Sec 14 Blk VIII DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 14 Patrick Street | House ­ Kia Ora | Category 2 | Sec10 Blk VIII DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 16 Patrick Street | House ­ Design No. 3 | Category 2 | Sec 8 Blk VIII DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 18 Patrick Street | House ­ York | Category 2 | Sec 6 Blk VIII DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | 24 Patrick Street | House ­ Young New  Zealander | Category 2 | Sec 8 Blk III DP 5172 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C4 | 60 Penrose Street | House | Category 2 | Lot 2 DP 24290 |

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| --- | --- | --- | --- | --- |
| C4, D4 | 49 Pretoria Street | House (The Crescent) | Category 2 | Lot 1 DP 18312 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C5, C6 | 43 Seaview Road | Ford Motor Co. Workshop | Category 2 | Lot 1 DP 83488 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| A5 | 66 Sydney Street | House (Price’s Folly) | Category 2 | Lots 7 & 8 DP 412 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| B5 | The Esplanade | Iona Memorial Cross | Category 2 | Lot 2 DP 69217 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C4 | 75 Woburn Road | Gatehouse, Vogel House | Category 2 | Lot 1 DP 22396 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C3, C4 | 125 Western Hutt Road | Lochaber / Prospect  College | Category 2 | Sec 1 SO 37208 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| C3 | 760 Western Hutt Road | Casa Loma | Category 2 | Lot 7 DP 54222 |

***AMENDMENT 396 - Amend Appendix Heritage 1- Heritage Buildings and Structures listed by Heritage New Zealand Pouhere Taonga***

**~~Heritage Areas listed by Heritage New Zealand Pouhere Taonga~~**

## ~~Patrick Street Workers’ Dwellings Precinct, Petone~~

~~Described as those houses on Patrick Street and Adelaide Street constructed under the Workers’ Dwelling Act:~~

**~~Patrick Street~~** ~~Nos. 2, 4, 8, 10, 14, 16, 18, 19, 22, 24;~~

**~~Adelaide Street~~** ~~Nos. 43, 54.~~

## ~~Jackson Street Historic Area, Petone~~

~~Described as those buildings located along both sides of Jackson Street, between the intersection with Victoria Street in the west and Cuba Street in the east.~~

## ~~Lower Hutt Civic Centre Historic Area~~

~~The Lower Hutt Civic Centre Historic Area has road boundaries to the south, west and north. These are clockwise Woburn Road, Queens Drive and Laings Road. To the east, Myrtle Street forms the boundary then continues around the Club grounds, and from there on, separates private property from Council­owned and church­owned land back to Woburn Road.~~

**Appendix Heritage 2**

**Heritage Buildings and Structures**

|  |  |  |  |
| --- | --- | --- | --- |
| **MAP NO.** | **LOCATION** | **BUILDING/STRUCTURE** | **LEGAL DESCRIPTION** |

|  |  |  |  |
| --- | --- | --- | --- |
| B5 | 49 Adelaide Street | House ­ Design No. 3 | Sec 15 Blk III DP 5172 |

|  |  |  |  |
| --- | --- | --- | --- |
| B5 | 52 Adelaide Street | House ­ Domus | Sec 1 Blk VIII DP 5172 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5, B5 | 34 Bay Street | Bay Lodge Boarding House | Lot 26 & Pt Lot 27 DP 51 |

|  |  |  |  |
| --- | --- | --- | --- |
| B5 | 52 Beach Street | Petone Labour Hall | Lot 70 DP 51 |

|  |  |  |  |
| --- | --- | --- | --- |
| B5 | 1 Britannia Street | House | Lot 7 DP 80691 |

|  |  |  |  |
| --- | --- | --- | --- |
| B5 | 4 Britannia Street | Presbyterian Manse | Pt Lot 14 Deeds Plan 109 |

|  |  |  |  |
| --- | --- | --- | --- |
| B5 | 6 Britannia Street | Petone Community House | Lot 1 & Pt Lot 2 DP 295 |

|  |  |  |  |
| --- | --- | --- | --- |
| B5 | 32 Britannia Street | House | Lot 1 DP 29647 |

|  |  |  |  |
| --- | --- | --- | --- |
| B5 | 33 ­ 41 Britannia Street | Sacred Heart Church Facade | Lot 3 DP 51283 |

|  |  |  |  |
| --- | --- | --- | --- |
| B5 | 40A Britannia Street | House | Lot 1 DP 12784 |

|  |  |  |  |
| --- | --- | --- | --- |
| B5 | 54 Britannia Street | House | Lot 1 DP 50869 |

|  |  |  |  |
| --- | --- | --- | --- |
| B4, B5 | 57 Britannia Street | House | Lot 6 DP 1363 |

|  |  |  |  |
| --- | --- | --- | --- |
| B9 | Burdan’s Gate | Wahine Memorial | ­ |

|  |  |  |  |
| --- | --- | --- | --- |
| E8 | 103 Coast Road | August Cottage | Lot 3 DP 25757 |

|  |  |  |  |
| --- | --- | --- | --- |
| E8 | 202 Coast Road | Cottage | Lot 4 DP 15751 |

|  |  |  |  |
| --- | --- | --- | --- |
| R6 | 728 Coast Road | Jackson’s Farm | Pt Sec 15 Wainuiomata Dist |

|  |  |  |  |
| --- | --- | --- | --- |
| R6 | Fitzroy Bay | Paiaka Wreck | ­ |

|  |  |  |  |
| --- | --- | --- | --- |
| D4 | 722 High Street | Anson House | Lot 4 DP 78049 |

|  |  |  |  |
| --- | --- | --- | --- |
| E3 | 27 Hillary Court | Naenae Post Office (former) | Pt Lot 1 DP 15073 and Section 1  SO 24113 |

|  |  |  |  |
| --- | --- | --- | --- |
| F8 | 68 Hine Road | Sinclair House | Pt Lot 2 & Lot 3 DP 20657 |

|  |  |  |  |
| --- | --- | --- | --- |
| A4 | 83 ­ 85 Hutt Road | Alfred Coles House | Pt Lots 3 & 4 DP 702 |

|  |  |  |  |
| --- | --- | --- | --- |
| A4 | 95 Hutt Road | House (not motel units) | Lot 1 DP 12616 |

|  |  |  |  |
| --- | --- | --- | --- |
| B4 | 105 ­ 119 Hutt Road | Railway Settlement Houses | Lot 2 DP 67024 |

|  |  |  |  |
| --- | --- | --- | --- |
| B4, A4 | 162 Hutt Road | Photocraft Studio | Lot 1 DP 552 |

|  |  |  |  |
| --- | --- | --- | --- |
| B4 | 184 Hutt Road | Bay Villa | Lot 12 DP 2143 |

|  |  |  |  |
| --- | --- | --- | --- |
| B4 | 186 Hutt Road | Bay Villa | Lot 13 DP 2143 |

|  |  |  |  |
| --- | --- | --- | --- |
| B4 | 188 Hutt Road | Bay Villa | Lot 14 DP 2143 |

|  |  |  |  |
| --- | --- | --- | --- |
| R3 | Korokoro, Belmont Regional Park | Korokoro Dam | Pt Sec 3 Maungaraki Village |

|  |  |  |  |
| --- | --- | --- | --- |
| C4 | Laings Road | Hutt City Council Administration  Building | Pt Lots 4 ­ 9 & 16 DP 89, Lots 17 ­  22 DP 89 & Lot 1 DP 12766 |

|  |  |  |  |
| --- | --- | --- | --- |
| C4 | Laings Road | Town Hall, Horticultural Hall | Pt Lots 1­3 DP 89, Lots 23 ­ 25 DP 89, Pt Sec 25 Hutt Dist. & Pt 4  DP 664 |

|  |  |  |  |
| --- | --- | --- | --- |
| C4 | Queens Drive | Little Theatre and Library Building | Pt Lots 32 ­ 38 DP 89, Pt Lot 4 DP  5844, Pt 1 DP 17883, Pt Sec 25  Hutt Dist, Pt Stream |

|  |  |  |  |
| --- | --- | --- | --- |
| A4 | 1 Maungaraki Road | House | Lot 2 DP 29729 |

|  |  |  |  |
| --- | --- | --- | --- |
| C4 | 19 Myrtle Street | House | Lot 1 DP 65068 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 13 Nelson Street | House | Pt Lot 14 DP 47 & Pt Sec 4 Hutt  District |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 15 Nelson Street | House | Pt Lot 14 DP 47 & Pt Sec 4 Hutt  District |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 19 Nelson Street | House | Pt Lot 12 DP 47 & Pt Sec 4 Hutt  District |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 22 Nelson Street | House | Lot 33 DP 47 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 25 Nelson Street | House | Lot 1 DP 81017 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 34 Nelson Street | House | Lot 2 DP 7869 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 34A Nelson Street | House | Lot 1 DP 7869 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 36 Nelson Street | House | Pt Lot 26 DP 47 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 38 Nelson Street | House | Lot 1 DP 61067 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 40 Nelson Street | House | Lot 25 DP 47 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 42 Nelson Street | Methodist Church | Lot 24 DP 47 & Pt Lot 7 DP 6395 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 56 Nelson Street | House | Lot 15 DP 79 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 70 Nelson Street | House | Lot 15 DP 101 |

|  |  |  |  |
| --- | --- | --- | --- |
| B4 | 121 Nelson Street | Drill Hall | Sec 1 SO 37671 |

|  |  |  |  |
| --- | --- | --- | --- |
| B4 | Normandale Road | Old Rock Horse Trough | Road Reserve |

|  |  |  |  |
| --- | --- | --- | --- |
| A4 | 38 Rakeiora Grove | House | Pt Lot 2 DP 25354 |

|  |  |  |  |
| --- | --- | --- | --- |
| G2 | 81 Stokes Valley Road | Old Stokes Valley School  House | Lot 1 DP 19539 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | 49 Sydney Street | House | Pt Lots 24 & 25 DP 321 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | The Esplanade | Petone Rowing Club | Lot 2 DP 69217 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | The Esplanade | Petone Wharf | Lot 3 DP 69217 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | The Esplanade | T.S.Tamatoa | Lot 2 DP 69217 |

|  |  |  |  |
| --- | --- | --- | --- |
| D7 | 153 Wainuiomata Rd | House | Lot 5 DP 19427 |

|  |  |  |  |
| --- | --- | --- | --- |
| A5 | Western Hutt Road/Cornish St  corner | Marble wall at the Woollen Mill  site | Lots 28 & 29 DP 33346 and Pt  Road |

|  |  |  |  |
| --- | --- | --- | --- |
| D4 | 313 ­ 319 Waiwhetu Rd | Epuni School | Sec 115 Epuni Hamlet |

|  |  |  |  |
| --- | --- | --- | --- |
| C4 | 61 ­ 69 Woburn Road | St James Church | Lot 2 DP 17883 |

|  |  |  |  |
| --- | --- | --- | --- |
| C4 | 75 Woburn Road | Vogel House | Lot 1 DP 22396 |

***AMENDMENT 397 - Add new Appendix Heritage 3 – Heritage Areas***

**Appendix Heritage 3**

**Heritage Areas**

**Heretaunga Settlement Heritage Precinct, Petone**

Houses on Patrick Street, Adelaide Street and The Esplanade constructed under the Workers’ Dwelling Act. The boundaries are shown on the district plan maps as the Heretaunga Settlement Heritage Precinct, HA-02.

**Jackson Street Heritage Precinct, Petone**

Buildings located along both sides of Jackson Street, between the intersection with Victoria Street in the west and Tory Street in the east. The boundaries are shown on the district plan maps as the Jackson Street Heritage Precinct, HA-04.

**Lower Hutt Civic Centre Heritage Precinct**

The Lower Hutt Civic Centre Heritage Precinct has road boundaries to the south, west and north. These are clockwise Woburn Road, Queens Drive and Laings Road. To the east, Myrtle Street forms the boundary then continues around the Club grounds, and from there on, separates private property from Council­ owned and church­ owned land back to Woburn Road. The boundaries are shown on the district plan maps as the Lower Hutt Civic Centre Heritage Precinct, HA-05.

***AMENDMENT 398 - Renumber existing Appendix Heritage 3 – Design Guidelines***

**Appendix Heritage ~~3~~ 4**

**Design Guidelines**

**Riddlers Crescent, Hutt Road and Patrick Street, Adelaide Street, The Esplanade and Jackson Street**

#### Introduction

The purpose of this appendix is to outline central conservation principles in order to assist owners in the design of alterations and additions to existing buildings in the Historic Area.

#### Conservation Principles

Conservation should follow the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value. Conservation processes include maintenance, stabilisation, repair, restoration, reconstruction, and adaptation. The main principles of the Charter include:

* 1. All work is to be documented.
  2. Important information which can be gained from the building materials should not be removed, destroyed or changed.
  3. Any conservation work is to be the minimum and reversible where technically possible.
  4. Any conservation work shall be identifiable on close inspection (date stamping for example) while visually and physically compatible with original material.
  5. The aesthetic, historical, and physical integrity of the building must be respected.
  6. Conservation advice from appropriately trained and experienced building conservation professionals should be followed.
  7. The level of existing heritage values should not be reduced.

#### Selection of Conservation Processes

Where there is autheniticity in orginal and significant later designs, conservation work should respect these designs through maintenance, repair, stabilisation, restoration, or compatible adaptation.

Where there is authenticity in materials, maintenance is appropriate. Repair and restoration are also acceptable using matching materials which are identified with discretely located date stamps.

Where there is authenticity in workmanship the aim of conservation is retention of significant material through maintenance and repairs using traditional skills or compatible new techniques.

Authenticity in setting requires the retention of the relationship of the setting with the structure.

#### Central Principles

##### Restoration

Restoration of missing parts is encouraged where there is a high level of authenticity of architectural design. Restoration of parts can only be carried out where there is conclusive evidence.

##### Repair

Repair is favoured over replacement, and repair using materials matching the texture, form, profile, strength, and colour is required. This applies to both the finish and substrate.

Repair ensures the retention of the maximum of historic material. The use of inappropriate substitute materials can compromise the architectural design of the house while using materials which are not compatible in strength and other physical characteristics can result in damage to the authentic material.

##### Additons

There should be a visual distinction between the authentic house and an addition, but be sympathetic in form,

scale, cladding materials, proportions and colour, and should not comprise the majority of the house.

In order to retain the authenticity and historic integrity of the listed house, any addition should be distinguishable as being new work. Copying elements and details can lead to confusion between authentic and new work whereas a modern sympathetic addition can enhance the authentic house and make a significant contribution to modern architecture.

##### New Buildings

There should be a visual distinction between the authentic house and a new dwelling, but the new buildings should be sympathetic in form, scale, cladding materials, proportions and colour.

It is not intended that new buildings should copy the old. Replica buildings create confusion as to what is original, and what is new, debasing both. A new building should make a positive contribution to modern architecture while retaining the essential character of the area.

##### Style and Character

The main characteristics of the style and character of the house should be retained.

The architectural and aesthetic significance of a house is largely determined by its style, and will guide the design of modifications. The style of the house will be reflected in the design of symmetry (or lack of), materials, openings, roof forms, and details.

##### Patina

There should be respect for the patina of age of the house.

An old house should not look new. Patina is the natural weathering of the house materials over time, and can contribute significance to the house. Patina is not dirt.

##### Scale

Any modifications should respect the scale of the original house and significant later additions, and not be visually dominant.

Visual dominance of modifications will depend on the scale of the authentic listed house. For small scale houses even a small modification may radically alter its character.

##### Setting

The relationship of the house with the setting should be maintained. Following design guidelines for the areas concerned will ensure the setting in maintained.

##### Street Elevation

The street elevation should be modified least, and if possible not at all. Therefore the preferred elevation to be modified, if necessary, is a rear or secondary elevation. Where the house is located on a corner, two street elevations become significant, and should not generally be changed.

The street elevation is often the most important elevation of the house, where the distinctive character of the house is presented and which it is important to retain. In some instances it may not be appropriate to modify a listed house.