

Plan Effectiveness Monitoring: Built Heritage

Wellington City District Plan



By

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Executive Summary

The goal of this project has been to assess the effectiveness of the built heritage provisions in the Wellington City District Plan. To this end, sixty nine buildings were chosen from the Plan's *Heritage List: Buildings* (a sample size of around 14%), which include:

- 55 buildings that have had at least one resource consent granted under the District Plan. A total of 80 consents were assessed for these buildings as part of this project.
- 14 buildings that have had no resource consents granted.

Each building was visited and an evaluation was undertaken regarding the effects of consented activities on heritage values. The effects of permitted activities (i.e. repair and maintenance) were assessed for the buildings that have no consent history. The evaluation relates only to the effects that could be viewed from the street. The overall results for the 69 buildings are shown in Figure ES on the next page.

Effects of Consented Activities

The outcomes for just over half of the buildings (55%) with a consent history were negative, i.e. the consented activities have led to a loss of heritage values. The erosion of values range from minor and reversible impacts to total and irrevocable loss.

Consents that led to a loss of heritage values often did not:

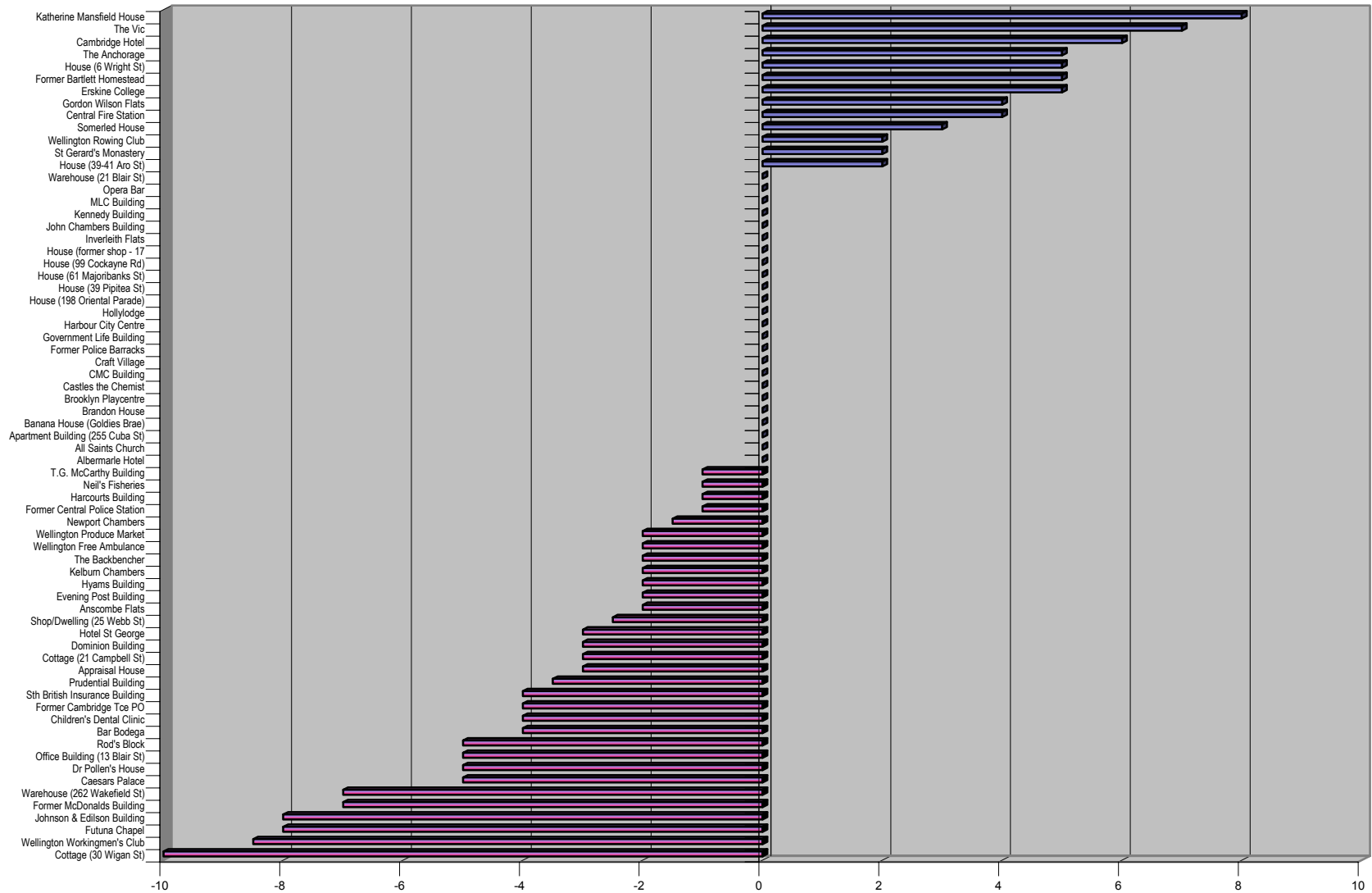
- Maintain a high degree of design authenticity;
- Reflect the style of the existing building or incorporate a colour scheme in sympathy with the original;
- Respect the form and scale of the existing building;
- Use sympathetic cladding materials;
- Favour repair over replacement.

The activities were often of a large scale in terms of the degree of intervention and/or the scale of the proposal in relation to the building, notably rooftop additions and construction of balconies and verandahs. Many of these consents resulted from the conversion of inner city commercial buildings to a residential use.

The heritage values of just over a third (36%) of buildings with a consent history have been maintained (i.e. they received a neutral score of zero). There was a high degree of compliance with the Plan's assessment criteria amongst this group and, typically, consents were of a small scale in terms of the degree of impact, e.g. new signage and shop front alterations.

Nine percent of buildings that have been through the consent process received a positive score. A key to these higher scores is that the consent applicants sought to retain and restore important exterior elements of the building. They also minimised the loss of heritage fabric and ensured that significant materials and craftsmanship were retained.

Figure ES: Overall Scores for all Sample Buildings (n=69)



A disproportionately high number of consents have been granted for buildings in the Central Area, i.e. 85% of those approved between July 2000 and June 2004. However, Central Area buildings make up only around 56% of the heritage list. This points to a cumulative loss of heritage values in the CBD, particularly as 90% of buildings that scored below zero are located there.

It is recommended that two of the 55 buildings be removed from the heritage list (the former Wigan St cottage and the Johnson and Edilson Building), as their values have been substantially impaired. The merits of listing the Wellington Workingmen's Club are also questioned although the effects on this building are not necessarily permanent.

Effects of Permitted Activities

In contrast, heritage values have been maintained or enhanced for 86% of buildings that have not been subject to a resource consent. Generally, these buildings are in a good state of repair and have been well maintained. The remaining two buildings (or 14%), Appraisal House and Bar Bodega, are showing signs of disrepair and thus received negative scores.

Sixty four percent of buildings without a consent history are residential in use and, unlike the buildings with consented activities, the majority (64%) are located outside the Central Area.

All fourteen buildings retain their eligibility for inclusion in the District Plan.

Effectiveness of Plan Provisions

The results indicate that the District Plan's anticipated outcome for built heritage (i.e. "the use of heritage items by activities that do not compromise the heritage item's values") is not being achieved in many instances where a consent is granted.

However, what is not indicated by the results above is that often Council is able to achieve a better outcome for a building through the resource consent process than would have otherwise resulted, usually through the efforts of Council's Heritage Advisors. Unfortunately though, the overall outcome is often still a loss of heritage values.

The best results were achieved when applicants had sufficient awareness and skill to design proposals that enhanced a building's values. Therefore, the willingness and ability of applicants to comply with the heritage provisions in the Plan is a key to securing good outcomes.

Recommendations for addressing the issues raised in this report and to close the gap between the goals of the District Plan and actual outcomes include:

1. Bring the District Plan in line with the 2003 amendment to the RMA by:

- Recognising heritage in broader terms by identifying and protecting the values that contribute to the building's significance, such as interiors and setting;
- Strengthening the heritage rules for signage and additions/alterations so that Council has the ability to decline consents when their effects are deemed unacceptable;

- Clarify the definitions in the Plan relating to the various activities so that there is no room for doubt as to their meaning;
- Add other buildings to the heritage list where these have been assessed as meeting the eligibility criteria;
- Consider establishing new heritage areas, e.g. Blair and Allen Sts and Cuba St to ensure the group values of buildings are not undermined by individual consents.

2. *Other Methods:*

- Build the capacity and willingness of applicants to comply with the Plan;
- Continue to assist owners via the Heritage Fund and Building Safety Fund;
- Promote the use of conservation plans, especially for large-scale proposals;
- Continue to support the role of Heritage Advisors within Council;
- Build the capacity of Council staff, particularly Consent Planners, to respond appropriately to applications involving heritage;
- Update the Heritage Inventory;
- Continue to ensure conditions are implemented through compliance monitoring.

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1. Methods Used

1.1 Overview

This project was initiated by staff involved in District Plan monitoring at Wellington City Council with the aim of monitoring the effectiveness of the built heritage rules. This work required assessing the process that was followed for ten resource consent applications, as well as the environmental outcomes that resulted. In this way, it was hoped that the in-depth investigation into the resource consent process would reveal the influences that lead to the outcomes and provide useful information on the performance of the Plan. The project brief is attached as Appendix One.

However, as ten consents is too small a sample to enable generalisations about Plan effectiveness, the Council agreed to expand the number of buildings to be monitored to 70. The idea here being that once the environmental outcomes for the 70 buildings was known, ten consents could be chosen to reflect a range of good and bad outcomes.

This report focuses on the rules relating to buildings in the District Plan's *Heritage List: Buildings*. It does not consider the effects of activities on other heritage items protected by the Plan, i.e. heritage areas, sites of significance to Maori, or scheduled trees.

1.2 Sampling Method

In order to gain as representative a sample as possible from the District Plan heritage list (given the information and time available), two steps for selecting buildings were followed. The first involved choosing buildings that were known to have a resource consent history. The second selection was made from the remaining buildings in the District Plan for which this information was not available. The reason for this latter step was to see whether there were other influences on outcomes that were not captured by the buildings with a consent history.

Step One

Council was able to identify the buildings on the heritage list that had had consents granted under the heritage rules between July 2000 and June 2004. This yielded information on 146 consents that had been granted for 98 buildings (see Appendix Two for details). The consents related to the three rule categories in the district plan – signage, additions and alterations, and total/partial demolition or removal.

Based on this information, a stratified random sample was taken from the 98 buildings. Firstly, they were categorised based on the types of resource consents that had been granted. As Table 1 shows (on the next page), this resulted in six categories – buildings that had consents relating to signage only, buildings that had consents for both signage as well as additions and alterations, and so on. The first row in Table 1 shows the total number of buildings in each category and the second row indicates the number of buildings that were randomly chosen from each category and included in the sample.

The aim of this stratification was to ensure that the consents were representative of the types of consents granted by Council in general. The buildings in Table 1 were further broken down into those that had only minor changes to them and those with more significant changes. Again, this was to make sure that the sample captured a representative mix of small and large-scale proposals. To this end, Council assisted in specifying the degree of intervention the consents had had on the buildings.

TABLE 1: Breakdown of Consents Granted for Listed Heritage Buildings Since July 2000						
	Signage Only	Signage & Adds/Alts	Signage, Adds/Alts, & Dem/Rem	Adds/Alts Only	Adds/Alts & Dem/Rem	TOTAL
Total Number of Buildings	13	19	1	61	4	98
Number of buildings in Sample One	5	9	1	27	3	45

The majority of the sample (45 out of 70) was chosen using this method because gauging the outcomes that arise from the resource consent process was the key purpose of the project. This means that 46% of the 98 buildings in Table 1 were selected.

Step Two

A stratified random sample was taken from the remaining 383 buildings listed in the district plan (this figure excludes structures such as band rotundas and bus shelters). The buildings were divided in two groups – those located in the Central Area as denoted by the District Plan (i.e. the CBD) and those in all other areas. This division was made for a couple of reasons. Firstly, the buildings identified from step one were largely from the Central Area so it was important to capture listed buildings from outside this zone. Secondly, it was assumed that the pressures would be different on buildings in the Central Area compared to other areas (i.e. commercial versus residential use) and that this might be reflected in the monitoring outcomes.

Twenty five buildings were chosen via step two. Forty eight percent of the 383 buildings were in the Central Area, which contributed a total of 12 buildings. The remaining 13 buildings (52%) were chosen randomly from outside the CBD.

The seventy buildings chosen overall are listed in Appendix Three.

1.3 Monitoring Process

Once the sample was chosen Council’s files were explored for information about resource consents that had been granted during the life of the District Plan, specifically a description of the proposal and a copy of the approved plans. All of the 45 buildings from step one and ten of the buildings from step two had had at least one consent granted and so information relating to each of these was collected.

Dr Ann McEwan, an Architectural Historian at the University of Waikato, undertook the assessments. She took the consent information for each building, visited the site, and evaluated the outcomes of each consent. The assessment form used was developed by Council and refined following testing by myself and Dr McEwan. For those buildings where no consents had been granted, an assessment of their general condition was made and it was determined whether or not they still met the criteria for listing in the Plan. Photographs of all buildings visited were taken at the time of assessment. Unfortunately photographs of the buildings before the works were undertaken are not available (except for the Heritage Inventory photos).

The monitoring forms for the ten buildings chosen for in-depth study are included in Section 4. The forms for the remaining 60 buildings are included in Volume II of this report (a separate document).

1.4 Overall Sample Reduced to Sixty Nine

One of the buildings selected from step two, referred to in the Plan as Shed 27, has been excluded from the results. This building did not have a consent history but when Dr McEwan visited the site to assess its condition she discovered that it had been demolished. This created a mystery as any listed building requires consent as a Discretionary Activity (Unrestricted) for demolition but none had been granted. The Wellington Regional Council was also not aware of the fate of the building and confirmed that it was not within their jurisdiction, i.e. below the mean high water mark.

Following investigations by Council staff it was found that the building (also known as the Supply Store and Riggers Building) was not supposed to have been included in the Plan following a decision by the District Plan Hearings Committee in favour of the building owner, Port of Wellington, who objected to the listing. However, despite this decision the reference to ‘Shed 27’ on the Plan’s *Heritage List: Buildings* was not deleted.

This additional information was received after the results for the seventy buildings had been analysed and a draft report written. The relevant sections have now been amended and this final report presents the results based on an overall sample of 69 buildings. This has not changed the results for the 55 buildings that have been through the consent process but it has reduced the number of buildings without a consent history to 14.

2. Effects of Consented Activities on Listed Buildings

2.1 Overview

The results in this section relate to the 55 buildings from the sample (or 79%) that have had at least one resource consent granted under the District Plan's heritage rules. A total of 80 consents were assessed (see Appendix Four for details), however one overall score for each building has been given as it was often difficult to differentiate the effects of an earlier consent over more recent work, particularly as earlier changes may have (in part or in full) been modified by later proposals. This applies particularly to consents in the Central Area that involved signage and/or the alterations to shop fronts. Therefore, the overall score for buildings that have had more than one consent implemented represents the cumulative impact of these changes.

As noted in Appendix Four, work proposed in five consents is not visible from the street, e.g. a rear addition to Castles the Chemist. Additionally, two of the 80 consents – relating to the Kennedy Building and Brandon House – have not yet been implemented and, in one case (the building at 25 Webb St), the consent has now lapsed. For these buildings, the score represents an assessment of the building's condition with a positive score indicating that the building is in good repair and presents well, and a negative score revealing the need for maintenance and general TLC. A neutral score indicates no change to the buildings' heritage values. As well, some consents are in the process of being implemented (e.g. the Hyams Building and the Children's Dental Clinic) and consequently the score reflects the work that had been completed at the time of assessment.

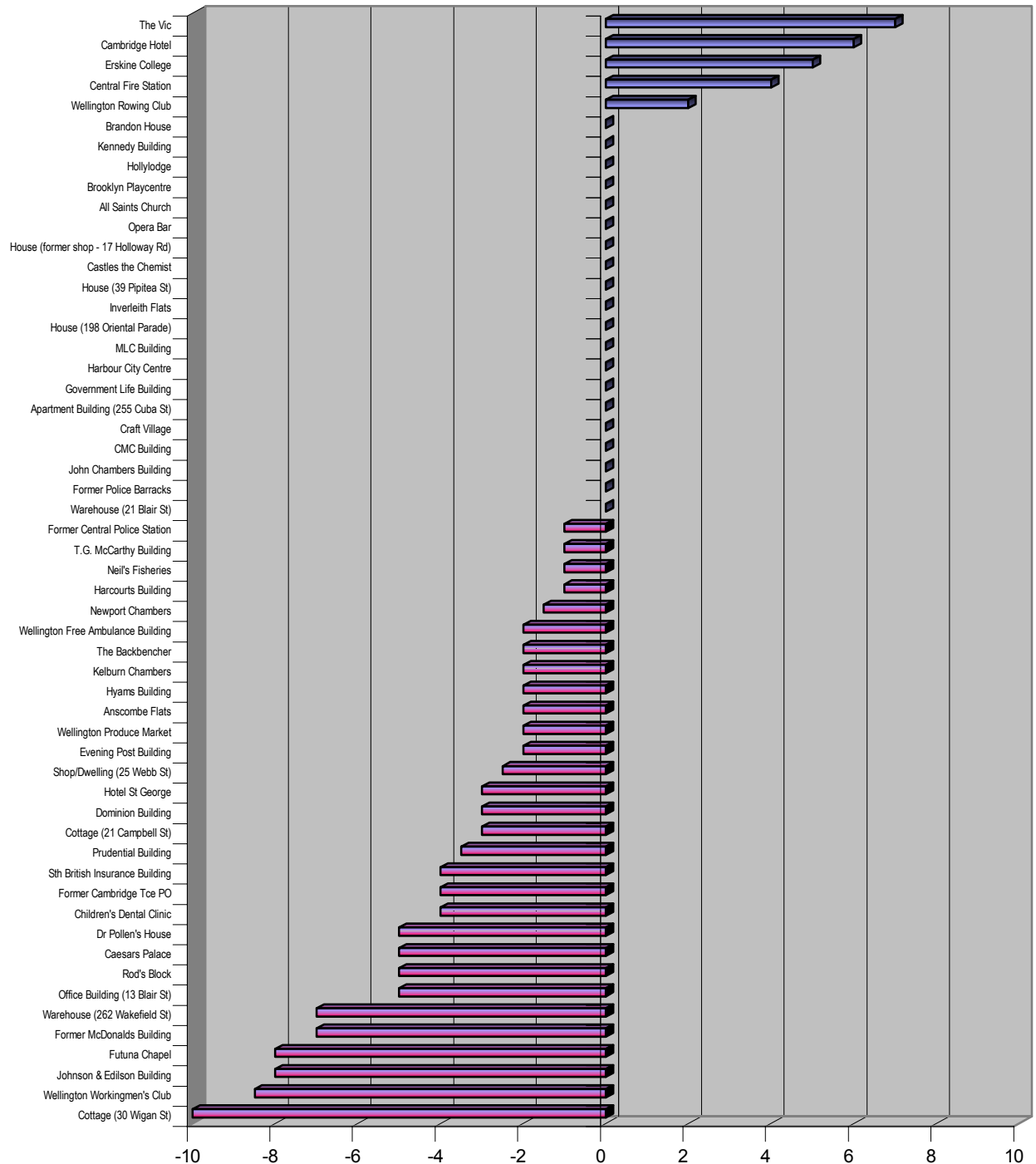
The 80 consents do not necessarily capture the entire resource consent history for each building. For some buildings, e.g. the Wellington Free Ambulance Building, the Prudential Building, and the South British Insurance Building, consents have been lodged seeking demolition or relocation but after strenuous opposition and a lengthy decision-making process the consent applications were ultimately unsuccessful. Other applications are currently 'in the system' and awaiting a final decision, including a proposed new building to the south of the Children's Dental Clinic. Consent applications such as these have not been assessed here.

2.2 Outcomes of Monitoring

Buildings with Negative Scores

The overall scores for the 55 buildings are shown in Figure 2.1 (below). The most striking feature is the number of buildings that were given a negative score – a total of 30 or 55%. The heritage values of these buildings have been diminished as a result of one or more consented activities. Twelve of the 30 buildings have experienced only minor loss (i.e. scores of -1 or -2) while another 12 buildings have had more notable loss (i.e. scores between -2 and -5). In other words, 44% of the 55 buildings scored between -5 and -1 (inclusive). A further 6 buildings (or 11%) scored less than -5 and illustrate substantial erosion of heritage values.

Figure 2.1: Overall Score for Buildings With At Least One Consent Granted (n=55)



Examining the compliance of consents with the Plan's assessment criteria suggests that there is no relationship between the number of criterion satisfied and the overall scores. For instance consents that led to very poor outcomes usually satisfied some – and in some cases many – of the assessment criteria. An example is the former McDonalds Building for which two resource consents have been implemented resulting in an overall score of –7. However, taking both consents together only three (out of 22) assessment criterion were not met and two more were partially satisfied. Conversely, the consent implemented for Anscombe Flats resulted in a minor loss of heritage values (-2) but failed to satisfy 8 assessment criteria. This demonstrates that it is the degree of impact arising from non-compliance with particular assessment criteria that affects the outcome.

Nevertheless, what the results do show is that consents granted by Council failed to address a small number of the assessment criteria more frequently than the rest, thereby inferring that these criterion influenced the overall outcomes. The four assessment criteria implemented the least for the 30 buildings are illustrated in Figure 2.2 on the next page. It shows that consents implemented for 43% (or 13) of these buildings did not maintain a high degree of architectural design authenticity. Consented activities for 40% (12) of the buildings did not reflect the style of the existing building or incorporate a colour scheme that was in sympathy with the original. As well, changes to 30% of the buildings (9) failed to respect their existing form. Other assessment criteria that were not implemented for around 25% of buildings relate to whether the activity (1) respected the scale of the original; (2) was sympathetic to existing cladding materials; (3) was sympathetic to the existing building and opening proportions; (4) favoured repair over replacement; (5) respected the patina of age of the materials.

Only one assessment criterion was found to be superfluous in most cases. This relates to whether modifications respected the movable cultural property of a building, which was found to be irrelevant for 95% (or 52) of the buildings. Dr McEwan was unable to tell from the street whether or not this criterion had been satisfied for the remaining three buildings. Typically, movable cultural property is associated with interior features (e.g. pews in a church and art works displayed on walls, as is the case for the Chapel of the Sacred Heart at Erskine College, and Futuna Chapel). While it is possible that there could be movable property on the exterior of a building the assessments undertaken for this project suggest that it is a rare occurrence.

For the majority of buildings with negative scores (14 out of 30, or 47%) it was considered that the work was reversible (Figure 2.3 below), although this ranged from simply removing signage on the former Central Police Station (-1), to more complicated (and therefore expensive and less likely) reinstatement, e.g. removal of the rooftop apartments on the former McDonalds Building (-7). The loss of heritage values was considered to be permanent for nine buildings (30%) and only partially recoverable for five (17%). Consent had lapsed for one of the two remaining buildings (25 Webb St (-2.5)) and there was no evidence of the signage that had been consented in 1999 for the Wellington Free Ambulance Building (-2). Thus the scores for these two latter buildings indicate some deterioration in their condition rather than the effects of consented activities.

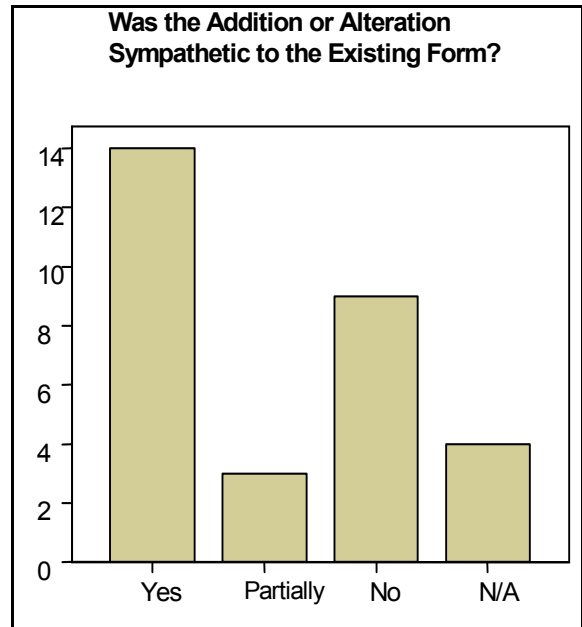
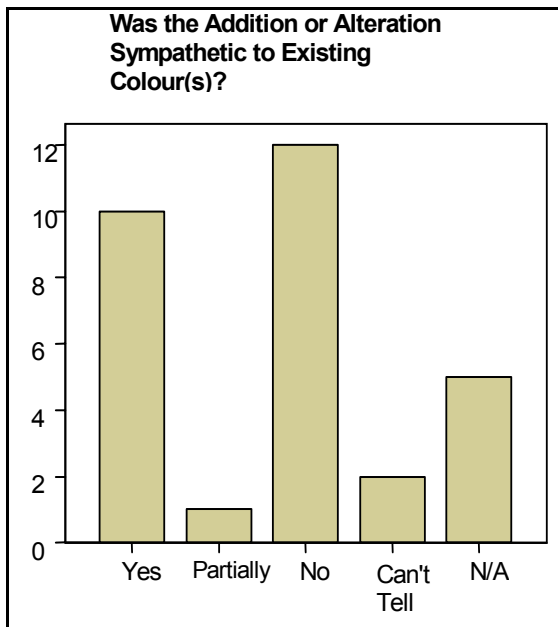
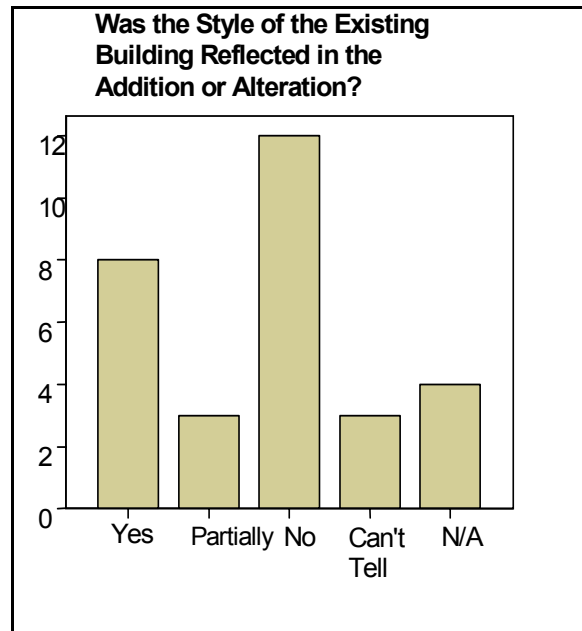
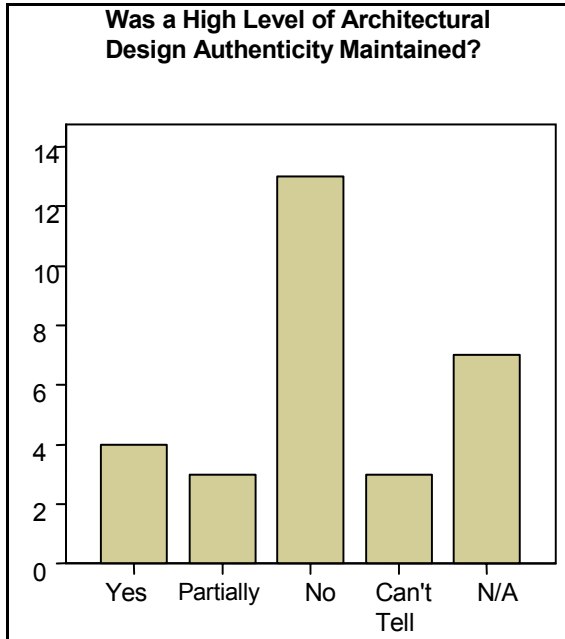


Figure 2.2: District Plan Assessment Criteria Implemented the Least Number of Times for Buildings with Negative Scores

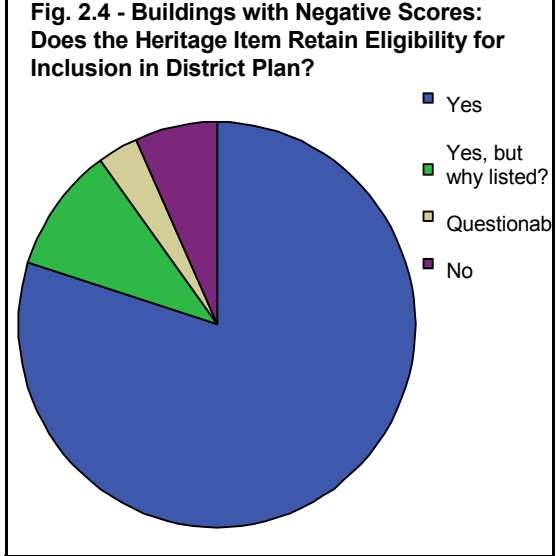
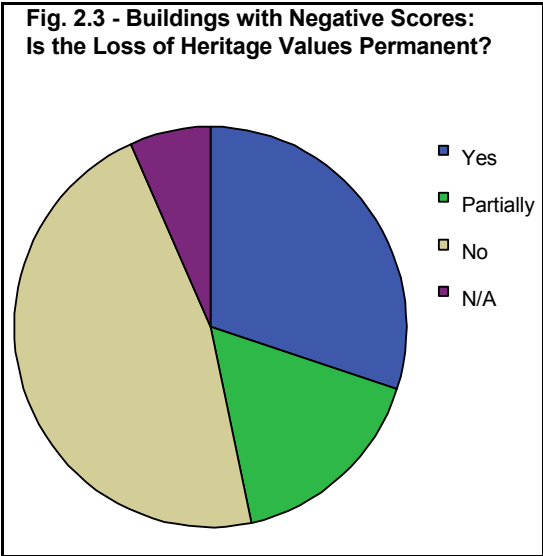


Figure 2.4 above shows that a significant majority of buildings with negative scores (24) still retain their eligibility for inclusion in the Plan despite the loss of heritage values. However, Dr McEwan has recommended that two of the buildings be removed from the heritage list – the cottage formerly of 30 Wigan St (-10) and the Johnson and Edilson Building (-8). In both these cases, it is considered that the buildings no longer meet the assessment criteria for listing in the Plan. In other words, the heritage values for which these buildings have been identified are no longer evident and the effects are considered to be permanent. Furthermore, the merits of listing the Wellington Workingmen’s Club (-8.5) following the addition of an unsympathetic verandah are questioned. The saving grace for this building may be that the verandahs are not a permanent structure and therefore can be removed in the future. In addition, the values of the former Central Police Station (-1) were assessed as being significantly compromised due to a tower addition, inappropriate canopies and the building’s existing colour. However, this loss was the result of activities not assessed as part of this project and so is not reflected in the building’s score. The heritage values of two further buildings (Hyams Building and a cottage on Campbell St) are questioned due to insufficient information in the Heritage Inventory to outline their significance and thus rationale for listing in the Plan.

The outcomes of consented activities on six buildings with negative scores are discussed in greater depth in Section 4. They are: Kelburn Chambers (-2); Children’s Dental Clinic (-3); the South British Insurance Building (-4); Futuna Chapel (-8); Johnson and Edilson Building (-8) and the cottage formerly of Wigan St (-10).

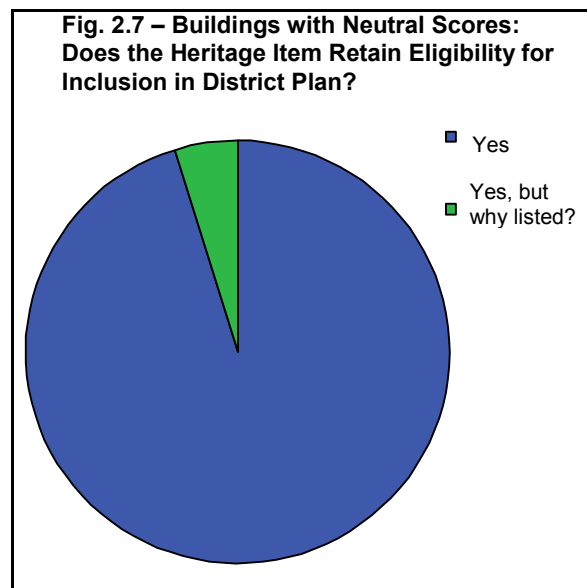
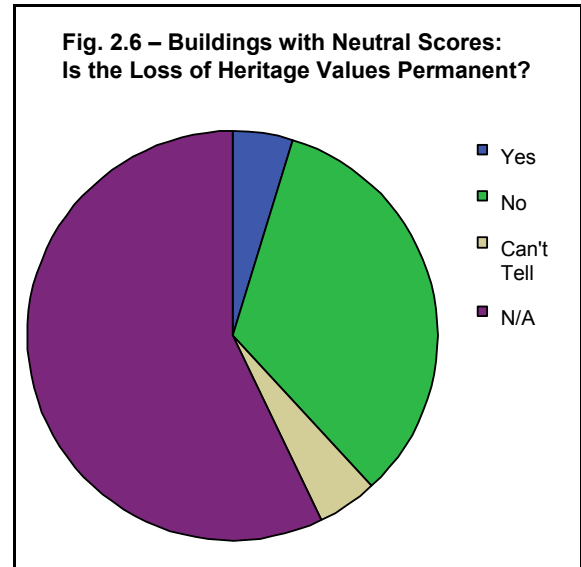
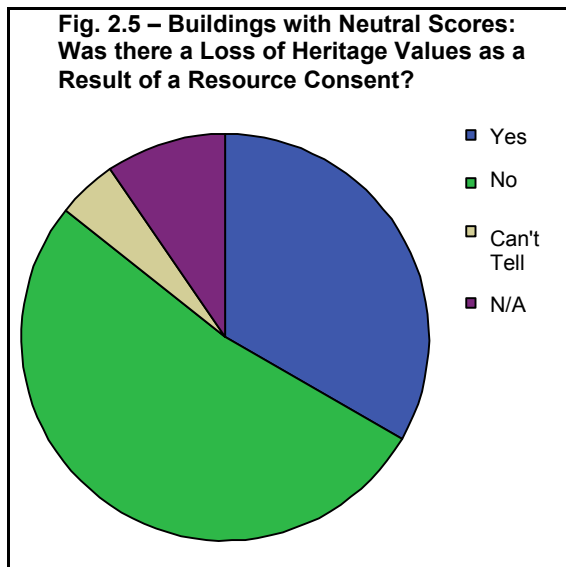
Buildings with Neutral Scores

The other prominent feature of Figure 2.1 is the twenty buildings (or 36%) that achieved a neutral score (i.e. zero), which indicates that their heritage values have largely remained unaffected by the implementation of the resource consents assessed in this project.

A high degree of conformity with assessment criteria was achieved in this group. The criterion relating to the use of sympathetic cladding materials had the least compliance but only three

buildings (or 14%) failed to measure up. However, it was not possible to judge a comparatively high number of assessment criteria due to difficulty in viewing the changes from the street.

Typically, consents affecting these buildings were of a small scale in terms of the degree of intervention, i.e. fifteen of the 20 buildings (75%) were identified via step one (explained in Section 1) as introducing only minor changes to building fabric. Three other buildings were chosen via step two and, again, the consents granted for additions and alterations to these buildings were small in nature and consequently registered no change to the buildings' heritage values. These consents often involved signage associated with retail and commercial activities and/or changes to already modified shop fronts.



As Figure 2.5 above demonstrates, there was a loss of heritage values for seven (35%) of the buildings but this was of a very minor nature. The effects of the consented activities were deemed to be recoverable for all but one of the buildings (Figure 2.6 above), the exception being the Warehouse at 21-23 Blair Street. Nineteen of the 20 buildings still meet the criteria for listing in the District Plan but the merits of one building (Craft Village) were questioned due to a lack of information about its significance (Figure 2.7 above).

One of the buildings in this group, Government Life Building, is discussed further in Section 4.

Buildings with Positive Scores

Finally, Figure 2.1 shows that consented activities produced positive results for five buildings (9%) ranging from a score of two for the Wellington Rowing Club to seven for the Vic.

Interestingly, Dr McEwan's assessment found that there has been a loss of heritage values for three of these buildings as a result of the consented activities (Cambridge Hotel, Central Fire Station, and Wellington Rowing Club). Nevertheless, the gains made in terms of restoration of the buildings outweighed the losses and resulted in a positive score. Also, the loss of values were considered to be retrievable for each building.

The consents for these buildings scored consistently well across all the relevant assessment criteria. In fact, perfect scores (i.e. 5/5) were achieved for the same assessment criteria that consents for buildings with negative scores failed to meet on a frequent basis (i.e. those shown in Figure 2.2 on p.7). The reason that these five buildings scored well is associated with the fact that resource consent applicants sought to retain and refurbish important features of the building. This is demonstrated by the high scores across the assessment criteria shown in Figure 2.8 on the next page.

Not surprisingly, all five buildings retain their eligibility for listing in the Plan. The outcomes for three of these buildings are investigated in greater detail in Section 4. They are: the Vic (7); Cambridge Hotel (6); and Erskine College (5).

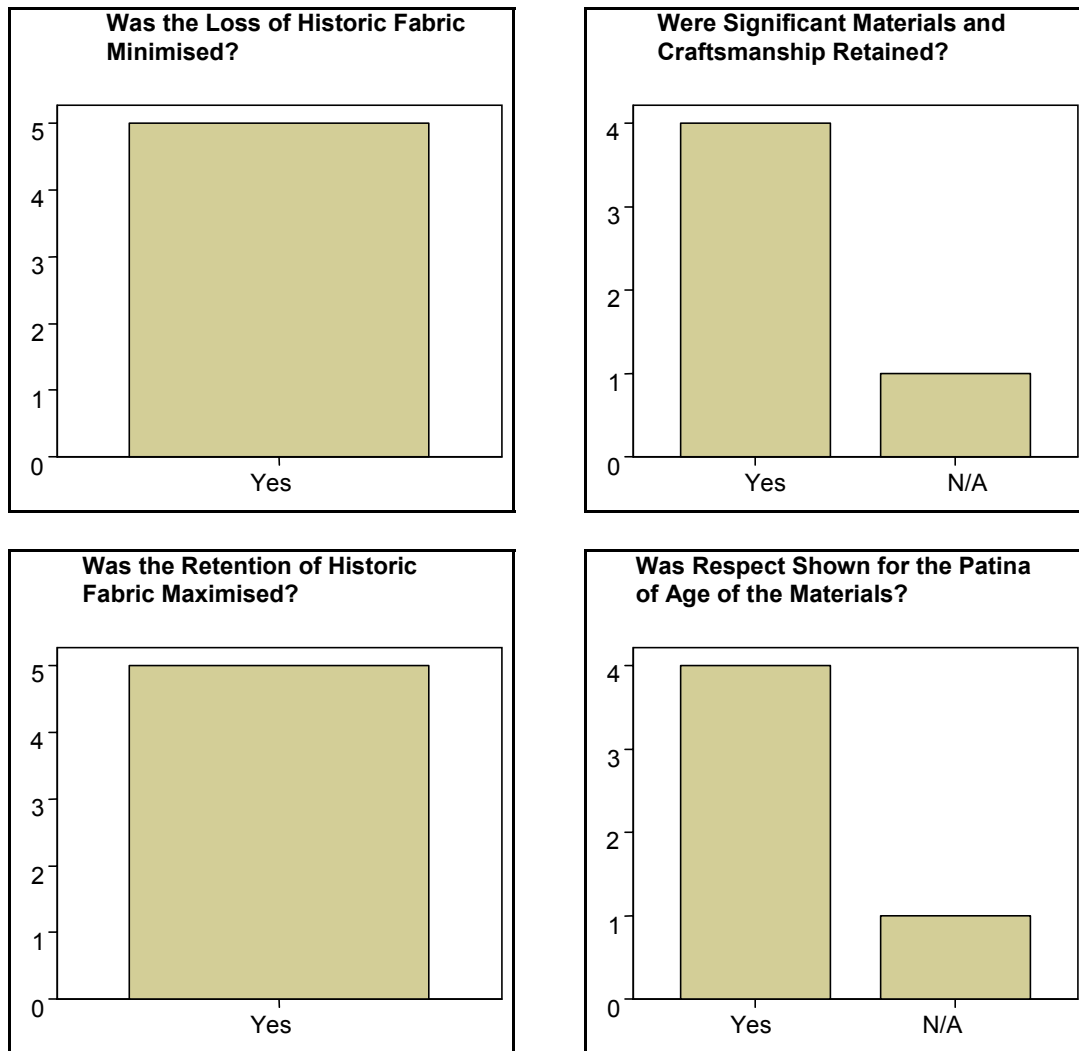


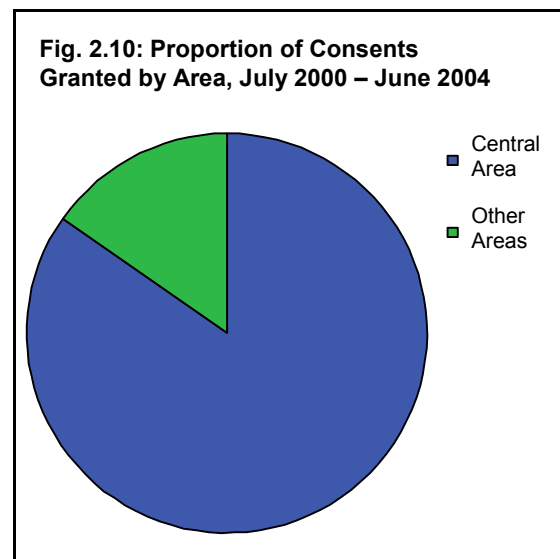
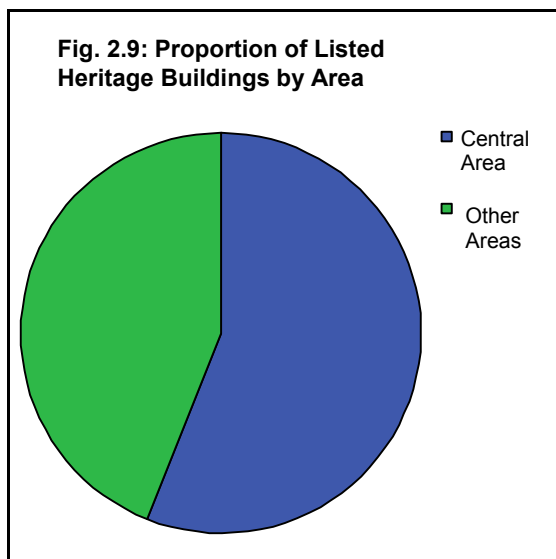
Figure 2.8: Relationship Between Good Outcomes and Compliance with Assessment Criteria for Buildings with Positive Scores

2.3 General Observations

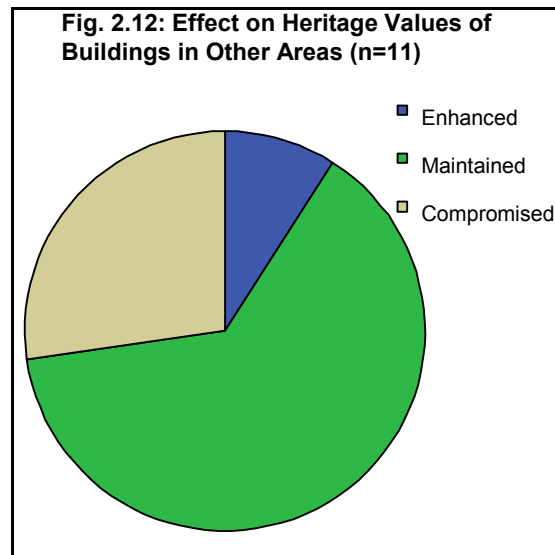
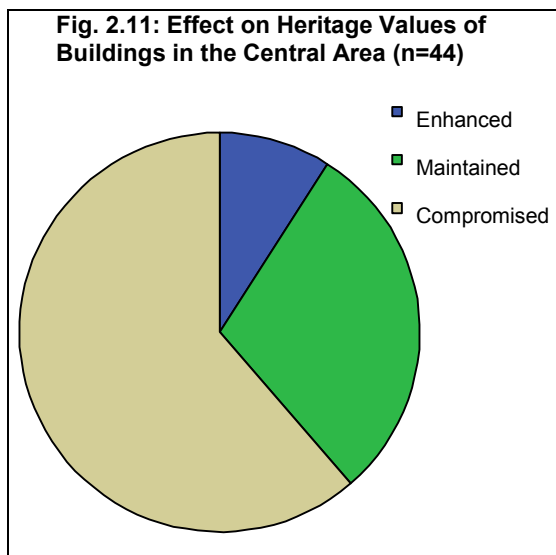
Nineteen of the 23 buildings (82.5%) chosen via step one that introduced a high degree of intervention received a score between -1 and -10 . Conversely, 82% of buildings that had only 'minor' consents implemented received a score of zero or better. This demonstrates two things: firstly, it points to the accuracy of the sampling method in separating out consents based on the degree of intervention. Secondly, it suggests that the degree of intervention is a good indicator of the likely impact a proposal will have on the building's heritage values. In other words, consents that introduce significant changes to a listed building tend to result in poorer outcomes than those consents that introduce comparatively minor changes. This seems like an obvious result but it is

useful in helping to assess the effectiveness of the current District Plan rules, which is discussed in detail in Section 5.

Another finding of note is that changes to listed heritage buildings are more frequent in the Central Area of Wellington than other areas. This is demonstrated in information provided by Council (and illustrated in Figures 2.9 and 2.10 below) regarding the 146 consents granted for 98 listed buildings between July 2000 and June 2004 (Appendix Two). Of these, 130 consents were for 83 buildings located in the Central Area, while the remaining 16 consents were for 15 buildings outside of the CBD. This means that 85% of all consents granted over the four year period relate to buildings in the Central Area. In contrast, of all buildings listed in the Plan (excluding structures such as band rotundas and bus shelters) around 268 (or 56%) are located in the Central Area, whereas around 213 (44%) are not.



In terms of the sample for this project, 44 of the 55 buildings with consents granted were in the Central Area (80%), again a disproportionately high number. The majority of these Central Area buildings (61% or 27) registered a negative score, 30% (13) achieved a neutral score, and the remaining nine percent (4) gained positive scores (see Figure 2.11 on the next page). Ninety percent of buildings with negative scores are located in the Central Area. Conversely, Figure 2.12 (next page) shows that the score for the 11 buildings located outside the Central Area were generally more encouraging: one (or 9%) received a positive score of five; seven (64%) scored a neutral zero; while the remaining three (27%) had negative outcomes (-2, -3, and -8 respectively).



In many instances consents for buildings in the Central Area were for activities that required substantial changes to the buildings, often in response to a change of use to residential accommodation such as erecting extra stories (e.g. the Prudential Building, the Children’s Dental Clinic, and the Warehouse on Wakefield St), or the construction of prominent additions, notably balconies and verandahs, for commercial activities (e.g. the Wellington Workingmen’s Club, Johnson and Edilson’s Building, and Caesars Palace). Additionally, many of these buildings have had more than one consent granted for changing retail and commercial activities indicating a cumulative effect on the values of the buildings, e.g. Kelburn Chambers, the former Wellington Produce Market, and Dr Pollen’s House.

The next section considers the effects of permitted activities on the remaining 14 buildings in the sample.

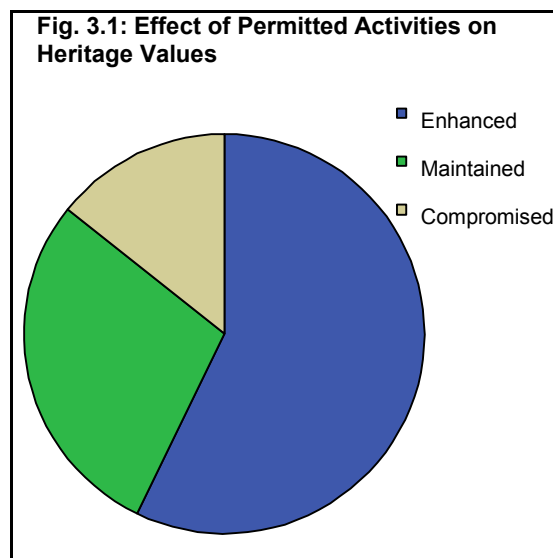
3. Effects of Permitted Activities on Listed Buildings

3.1 Overview

Fourteen of the 69 buildings in the sample (or 20%) have no resource consent history. All of these buildings were identified via step two of the sampling method (refer to Section 1) and offer a contrast to the outcomes observed for consented activities. These fourteen buildings were visited to determine what effect, if any, permitted activities (excluding interior alterations) have had on their heritage values and whether or not they still stand up favourably to the District Plan criteria for evaluating significance.

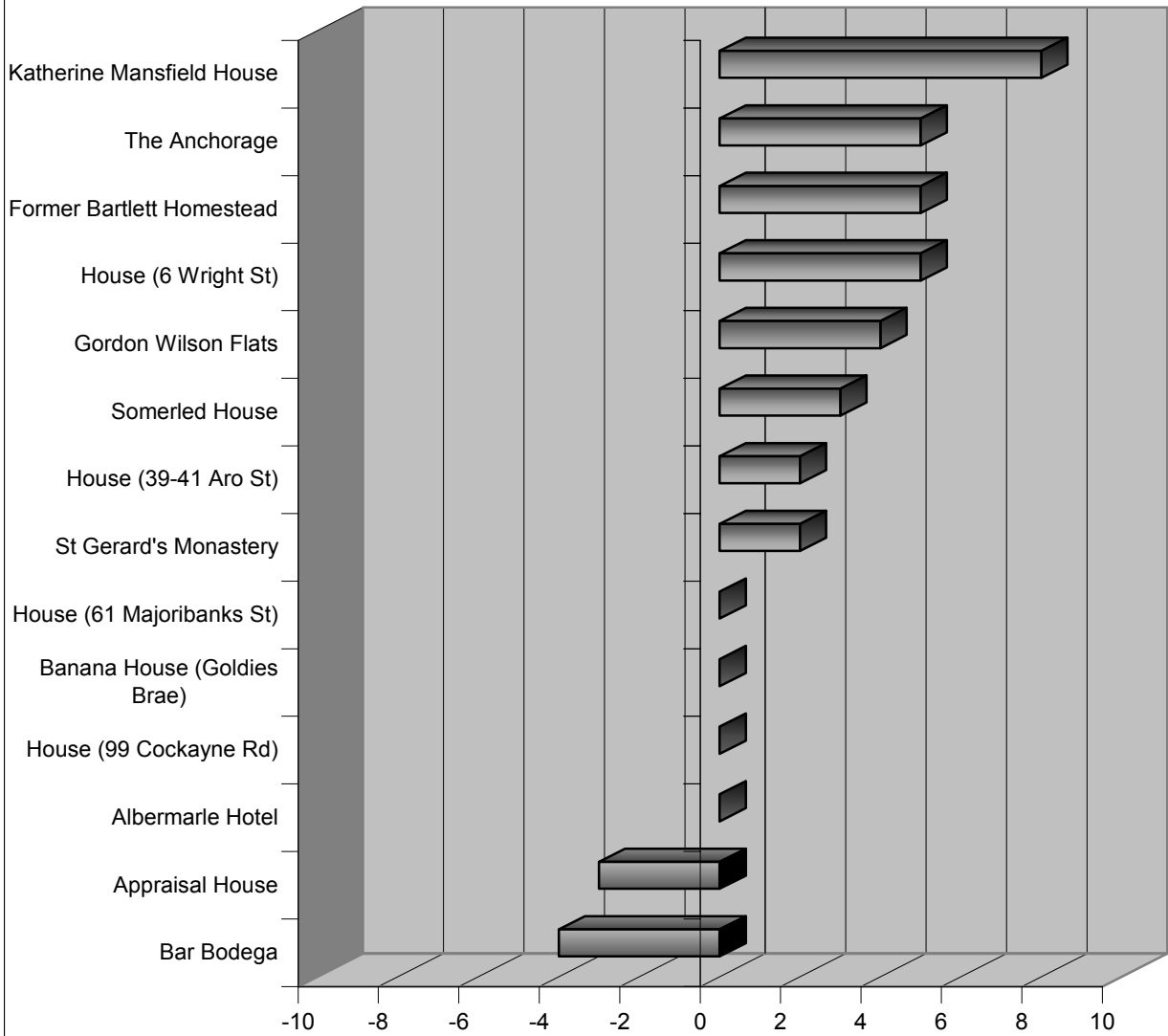
3.2 Outcomes of Monitoring

The overall results of these assessments are presented in Figure 3.1 on the next page and they show a more favourable outcome than for consented activities. Notably, eight of the 14 buildings (or 57%) scored positively indicating that the heritage values have been enhanced and the buildings are in good condition (Figure 3.2 below). The assessment forms note that many of these buildings have been recently painted and show signs of repair and maintenance, including a number that had been re-roofed and one that has had weatherboards replaced. Five of these listed buildings are privately owned houses, one is State owned accommodation (Gordon Wilson Flats), and one is a Wellington landmark – St Gerard’s Monastery. Katherine Mansfield House, a building held in high public esteem and run by the Katherine Mansfield Birthplace Society, has had public money made available to ensure its restoration and conservation.



A further four buildings (29%) have scores of zero and so their heritage values have been maintained since listing in the Plan. Three of these buildings are privately owned residences and one is a former hotel located in the CBD. The exterior of this latter building was being prepared for painting at the time of assessment. Two of the buildings showed some need for maintenance

Figure 3.2: Overall Scores for Buildings With No Consents Granted (n=14)



but on the whole were in good condition. The assessment for one of these, Goldies Brae, was done using recent photos as the house is not visible from the street. One other building could not be viewed from the street and in the absence of recent photos received a neutral score.

Finally, two buildings (14%) received negative scores. Appraisal House was showing signs of disrepair with missing roof tiles and spouting/downpipes needing attention. Similarly Bar Bodega, which is currently vacant, was assessed as needing some TLC. This building is one of twelve that will be moved to make way for the proposed Inner City Bypass (it is to be relocated about fifty metres to the north along Willis St) thus explaining why it is currently untenanted. Once relocated, conditions of the Bypass designation require Transit NZ to ‘upgrade’ Bar Bodega (and the other 11 buildings) “to ensure that the buildings are structurally sound and in good repair”. The assessment here is for the current condition of Bar Bodega only and does not take into account the effects of moving the building.

Each of the fourteen buildings retain their eligibility for inclusion on the District Plan. In terms of the assessment criteria, there was not enough information on the Heritage Inventory to determine the historical value of three of the nine residential buildings. This would suggest that updating the information on listed residential buildings, as has been done for non-residential buildings, would be advantageous.

3.3 *General Observations*

Several points can be made about the buildings in this section. Firstly, in contrast to buildings with a resource consent history, the majority of these ones are located outside the Central Area (i.e. nine, or 64%). This reflects the finding in Section 2 that the pressure to develop heritage buildings is strongly focused on those located in the CBD.

A second and related point concerns the comparatively high number of residential buildings that have not had a resource consent granted (i.e. nine, or 64%). Interestingly, the heritage values of these buildings have either been enhanced (for six) or maintained (for three) showing that they have been kept in good repair.

4. Assessment of the Resource Consent Process for 10 Buildings

4.1 Overview

This section looks at the outcomes for ten buildings that were chosen to reflect a range of scores from very good to very poor. This involved assessing the process that was followed during the time Council was considering the various resource consent applications, including the role Council staff and other stakeholders played in influencing the outcomes. Information used to enable these assessments came from Council's files, namely: the resource consent applications; any further information requested by Council; independent evaluations commissioned by the Council; heritage and urban design assessments undertaken by Council staff; the Planner's Reports and Decisions; and the outcomes of any compliance monitoring. The assessment forms were also closely referred to and Dr McEwan provided further details where necessary.

The ten buildings are:

- The Vic (7)
- Cambridge Hotel (6)
- Erskine College Main Block (5)
- Government Life Building (0)
- Kelburn Chambers (-2)
- Former Children's Dental Clinic (-3)
- Former South British Insurance Building (-4)
- Futuna Chapel (-8)
- Johnson and Edilson Building (-8)
- Former Wigan Street Cottage (-10)

The first three were chosen because they achieved good outcomes. They are informative in highlighting the factors that led to the positive result and offer Council insights into how to promote the use of listed buildings in ways that respect (and enhance) their values. Government Life Building received a neutral score, but had one of the consents been implemented fully the result would have been an enhancement to the building and a positive score. Therefore, it is included here as an example of the importance of ensuring all conditions on a consent are met. Kelburn Chambers illustrates the cumulative effect of a number of consents being granted. These consents had both positive and negative aspects but one proposal was not implemented as granted and this has affected the overall score for the building.

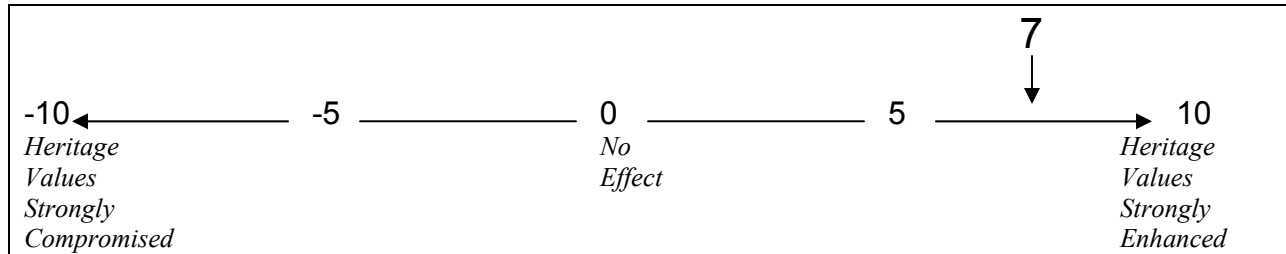
The Children's Dental Clinic also reflects the cumulative effects of activities but it demonstrates more than the others the complexity of applications that Council receives, particularly when consents are granted but new applications are made to make changes to the initial proposal. In this case, a conservation plan would have been an invaluable tool in providing a consistent benchmark against which to compare the effects of multiple proposals. The assessment for the Former South British Insurance Building is a little different as it focuses on an application that was withdrawn by the applicant in response to Council deciding it should be notified. This example highlights the shortcomings with the current District Plan rules and the difficulty Council staff have in addressing proposals that will lead to adverse outcomes.

Futuna Chapel further highlights the weakness of the Plan in adequately protecting the heritage values of listed buildings. In this case, the setting of the chapel was at risk which is an integral part of the chapel's values – a fact not recognised by the Plan (at the time). Similarly this example exposes shortcomings in the relevant design guide in terms of encouraging development that takes note of and respects the design elements of listed buildings. The final two buildings illustrate the worst case scenario – when consented activities lead to the destruction of the building's heritage values. The circumstances surrounding these buildings are different but in both cases the Council did not consider the proposals would lead to significantly adverse results. Therefore, implementation of the Plan's assessment criteria is questioned.

Following this section, the final one (Section 5) considers the effectiveness of the District Plan heritage provisions in light of the review below, as well as the results from the overall monitoring.

**The Vic
154-156 Cuba St**

Overall Score



The Vic after the consent (SR 82512) was implemented. Photo by Ann McEwan, 09.11.2004

Summary of resource consent history

A resource consent was granted for this building on the 27th December 2001 (SR 82512). The proposal included:

- Converting the first and second floors into two residential units per floor;
- Modifying the shop frontage by changing the existing three shops into two;
- Moving the ground floor stairway and entrance door from the centre of the street frontage to the northern end;
- Replacing the wooden balustrade on the second floor with a new galvanized steel design;
- Removing the fire escape ladders from the first floor façade.

The exterior of the building was also painted.

The proposal was considered as a Controlled Activity pursuant to Rule 13.2.1.2 additions and alterations to buildings in the Cuba Character Area, and Rule 21.2.2 additions and alterations to a listed heritage building.

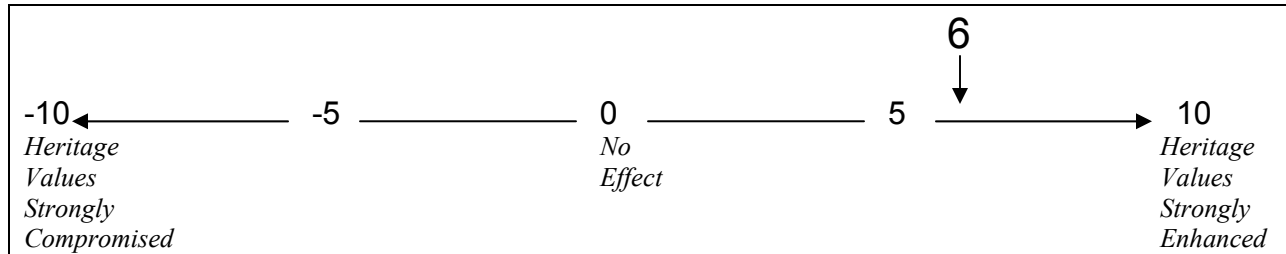
Assessment of resource consent(s)

Assessment Matters	Response
<p><i>Did the AEE reflect the degree of intervention of the proposed works and accurately identify effects on the building's heritage values?</i></p>	<p>Yes.</p> <p>Overall, the proposed work was designed to enhance the notable features of the building and this was outlined in the application. The biggest changes were to the shop front, which had been largely modified.</p> <p>The AEE generally outlined the proposal and identified the main effects on the building, although some detail was lacking, e.g. about materials to be used, final colour of materials (notably the balustrade), and what the proposed activities on the rooftop entailed (i.e. for outdoor living space).</p> <p>Although not part of the consent, the applicant could have outlined the intended paint scheme for the building to indicate a further positive outcome of the proposal.</p> <p>The application described the building's style and character similarly to the Heritage Inventory. The applicant also stated that he had reviewed the original plans and noted that the existing wooden balustrade was not part of the original design. It would have been useful if a copy of the original elevations of the building were included with the application.</p>
<p><i>Was further information required and, if so, did this provide sufficient detail to assess the proposal?</i></p>	<p>Two requests for further information were made:</p> <ol style="list-style-type: none"> (1) To provide written approval from NZHPT. (2) Further assessment of effects in terms of addressing specific criteria in the Cuba Character Area Design Guide. Also a richer description of materials to be used and further details about activities on roof. In regard to the latter, the applicant was advised to contact council's heritage advisor directly.

<p><i>Did the Council's Heritage Advisor, Urban Design staff or NZHPT support the proposal? If not were their concerns addressed through the resource consent process?</i></p>	<p>The NZHPT supported the application as first submitted.</p> <p>Both Council's urban design and heritage assessments noted that there was not sufficient detail in the application to make conclusions about the proposal. Council's Heritage Advisor expressed concern about the replacement of the wooden balustrade (which she thought to be original) with a steel one, and the design of the new shop fronts being out of proportion with the original layout and materials.</p> <p>However, as a result of further information being provided and through discussions with the client, both the Urban Designer and Heritage Advisor's concerns were addressed.</p>
<p><i>Did the approved plans differ from those first submitted by the applicant? If so, what influenced the changes and did they lead to a better outcome?</i></p>	<p>Yes.</p> <p>As a result of concerns raised by Council's Heritage Advisor the design of the windows on the ground floor and the materials used were changed. The outcome was enhanced as a result.</p>
<p><i>Did the approved plans (and final outcomes) satisfy the assessment criteria in the district plan?</i></p>	<p>Yes, in all respects.</p>
<p><i>Did the approved plans (and final outcomes) take cognisance of the heritage values identified in the Heritage Inventory and District Plan?</i></p>	<p>Yes.</p> <p>There was some uncertainty about whether the wooden balustrade was original (it is not mentioned in the Heritage Inventory). Nevertheless, the new design is considered to enhance the building's appearance.</p>
<p><i>Were the approved plans implemented?</i></p>	<p>Yes.</p> <p>A monitoring letter was sent to the applicant advising the consent conditions had been met except that the galvanized steel balustrade still needed to be painted to match the building. This was duly carried out.</p>
<p><i>Did the applicant receive money from the Heritage Fund to assist with the application?</i></p>	<p>Yes.</p> <p>Reference is made in a letter by the applicant (dated 17.10.03) that funding for alterations to the façade had been approved.</p>
<p><i>Overall, what were the main influences on the outcomes for this building?</i></p>	<p>The intentions of the applicant were to enhance the appearance of the building and so I believe this was a strong influence on the final outcome. The other main factor was the intervention by Council's Heritage Advisor, which realised a more complementary shop front.</p> <p>Other influences were the monitoring by council's compliance officer, which ensured the conditions of consent were fully met. Finally, the incentive provided by the Heritage Fund may have encouraged the applicant to undertake work to enhance the façade.</p>
<p><i>How could the outcome have been improved?</i></p>	<p>The Café Istanbul, with 1970s cladding, is the only compromising aspect of the building now. A perfect score could be achieved if this part of the ground floor was altered to match the other two shop fronts.</p>

Cambridge Hotel 28 Cambridge Terrace

Overall Score



Cambridge Hotel after the consent (SR 81024) was implemented. Photo by Ann McEwan, 09.11.2004

Summary of resource consent history

Two resource consents have been granted for the Cambridge Hotel.

1. SR 68203 granted on the 10th November 2000 to convert the building into backpackers accommodation, involving:
 - Replacement of partial canopies over entrances with a continuous verandah along both Cambridge Tce and Alpha St frontages;
 - Replacement of window joinery on ground level to match original;
 - Restoration of ironwork on fire escape verandahs and refit to verandahs;
 - Removal of fire escape ladders;
 - Replacement of existing signage with two pairs of banner signs, one on each frontage.

2. SR 74986 granted on the 12th April 2001, involving:
 - Change to the verandah design (consented to above) from a continuous verandah to three separate canopies above existing entranceways.
 - Installation of seven signs: four banner signs at the upper level fixed at right angles to the building (two on each street frontage), two signs on the Alpha St frontage below veranda level; one sign on Cambridge Tce frontage below veranda level.

SR 68203 was assessed as a Discretionary Activity (Restricted) due to non-compliance with on-site servicing requirements (Rule 13.3.1). SR 68203 was a Controlled Activity pursuant to Rule 21.2.1 for signage, Rule 21.2.2 additions and alterations to a listed heritage building, and Rule 13.2.1 alterations to a building in the Central Area that are visible from a public place.

Assessment of resource consent(s)

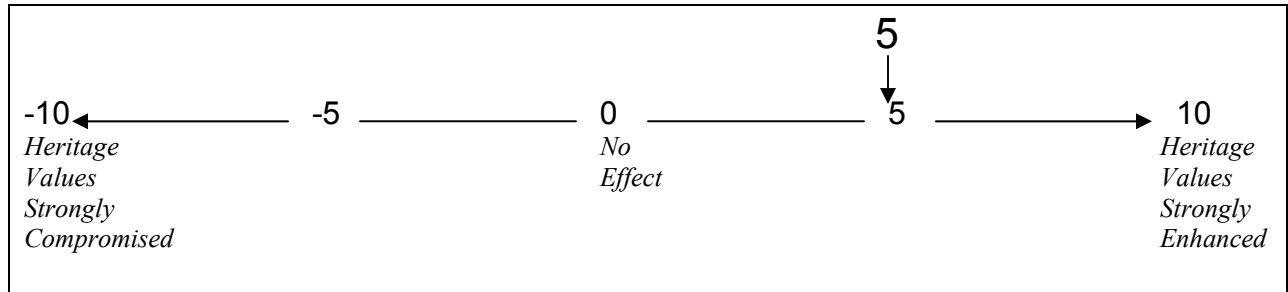
Assessment Matters	Response
<p><i>Did the AEE reflect the degree of intervention of the proposed works and accurately identify effects on the building's heritage values?</i></p>	<p>Generally, yes.</p> <p>The AEE accurately outlined the proposal and the various changes to be undertaken. It also provided good commentary on the District Plan provisions that need to be taken into account. It was perhaps light on the actual assessment of effects on the building's heritage values, for instance the AEE did not identify the relevant District Plan assessment criteria for adds/alts to heritage buildings nor address how the proposal satisfied them. Additionally, no historical information was provided to demonstrate that some work was in fact restoration, e.g. changes to ground floor window design and the removal of the corner entry.</p> <p>The plans are well drawn but the elevations in particular could have been improved by clearly identifying and explaining the new work in order to aid an assessment of the impacts. As well, the application makes mention of new signage but no details are provided on the plans.</p> <p>Interestingly, the Heritage Inventory (2001) mentions that a Conservation Plan exists for the building (by Mike Davies, 1996) but there is no mention of one in the application.</p>

<p><i>Was further information required and, if so, did this provide sufficient detail to assess the proposal?</i></p>	<p>Both Decision Reports refer the reader to the resource consent applications for an outline of the proposal and an assessment of effects, so Council staff obviously considered sufficient information was provided in the original applications.</p> <p>However, at the suggestion of Council's Heritage Advisor, further (very brief) details about the verandah reinstatement were provided for SR 68203, particularly the material of the posts. The Consent Planner noted that the posts would be cast aluminium and match other metal work on the building – no further details seem to have been provided.</p>
<p><i>Did the Council's Heritage Advisor, Urban Design staff or NZHPT support the proposal? If not were their concerns addressed through the resource consent process?</i></p>	<p>The NZHPT provided written support for both consents.</p> <p>Council's Heritage Advisor had no concerns with the applications. I did not find an urban design assessment on file.</p>
<p><i>Did the approved plans differ from those first submitted by the applicant? If so, what influenced the changes and did they lead to a better outcome?</i></p>	<p>No.</p> <p>The original plans submitted remained unchanged for both consents.</p>
<p><i>Did the approved plans (and final outcomes) satisfy the assessment criteria in the district plan?</i></p>	<p>Yes, largely.</p> <p>SR 68203 did not minimise alterations to the street elevations but met all other relevant assessment criteria. While SR 74986 involved alterations to the street frontage these were minimised and the proposal met all other relevant assessment criteria.</p>
<p><i>Did the approved plans (and final outcomes) take cognisance of the heritage values identified in the Heritage Inventory and District Plan?</i></p>	<p>Yes.</p> <p>The change in verandah design from a continuous one (SR 68203) to three separate canopies (SR 74986) is considered to be an improvement, and the faux zinc patterning on the underneath is a nice feature. Also, the use of suspended supports rather than verandah posts is appropriate for the building.</p> <p>The design, placement and size of the signage are appropriate for the building.</p>
<p><i>Were the approved plans implemented?</i></p>	<p>SR 68203 was implemented except for those aspects that were superseded by the later consent (signage and verandah design).</p> <p>SR 74986 was largely implemented as consented except that the three smaller signs were not present at the time of assessment but two round 'Speights' signs by the Cambridge Tce entrance were.</p>
<p><i>Did the applicant receive money from the Heritage Fund to assist with the application?</i></p>	<p>Not directly.</p> <p>The building owners received \$25,000 from both the heritage fund and the building safety fund (i.e. a total of \$50,000) to assist with earthquake strengthening, although this did not form part of either consent. There was also mention on file of a reduced annual rent charge of \$0.10 agreed to in June 1996.</p>
<p><i>Overall, what were the main influences on the outcomes for this building?</i></p>	<p>In both cases, the consent applications remained unchanged so therefore the intentions of the applicant to restore the exterior of building are a major influence on the final outcome.</p>

	<p>The grant given for earthquake strengthening and the reduced rent (if it still applies) may also be contributing factors by providing the incentive to redirect money into the building’s upkeep.</p>
<p><i>How could the outcome have been improved?</i></p>	<p>There has been some loss of heritage value due to the removal of the corner entry, which is assumed to be part of the original design. The outcome would therefore have been improved if this feature remained. However, the doorway could be reinstated in the future.</p> <p>Further, the colour scheme of the building was seen as a negative – Dr McEwan states that it “has a major impact on [the] appearance of the building”. She considers that the ‘all-over’ colour scheme underplays the architectural style of the building.</p>

**Erskine College
33 Avon Street**

Overall Score



*A view of the restored verandah on the front of the Erskine College Main Block
Photo by Ann McEwan, 01.12.2004.*

Background to Protection of Erskine College

In response to a proposal to demolish the buildings on the site, Save Erskine College Trust (SECT) formed as an Incorporated Society and gained status as a Heritage Protection Authority in 1992. A requirement for a Heritage Order was publicly notified by Wellington City Council and, following an unsuccessful judicial review by the then owners of the site, the Heritage Order took effect.

In the meantime both the Erskine College Main Building (exterior only) and the Chapel of the Sacred Heart (exterior and all moveable fittings and furniture forming the fabric of the Chapel) had been listed in the District Plan. The Heritage Order recognises more broadly the heritage values of the site, including:

- All exterior and interior walls;
- All timber joinery, skirtings, architraves, doors, windows, fireplaces, dadoes, caps, staircases and newel posts;
- The lift in the Main Block;
- All fireplace metalwork;
- All interior hardware; and
- The roofs of the buildings.
- The setting of the buildings, including gardens, trees, shrubs and all natural growth.

Additionally the Chapel is registered as a Category I historic place and the Main Building as a Category II historic place under the Historic Places Act 1993.

Summary of resource consent history

A notified resource consent was granted for this building on the 14th December 2001 (SR 79405) to operate a function centre (up to 160 guests and staff) within the old library and priest quarters at the rear of the building. The proposal included:

- Restoration of the 3-storey high veranda on the front façade;
- Removal of windows enclosing the ground level verandah and replacement with veranda posts;
- Replacement of a window with a new entranceway;
- Various internal alterations within the old library and priests quarters – new partitioning walls, double glazing in exterior windows, installation of new kitchen area; installation of additional toilet facilities.

The resource consent was assessed as a Discretionary Activity (Unrestricted) due to the Outer Residential Area rules and it relates only to the Main Building and not the Chapel.

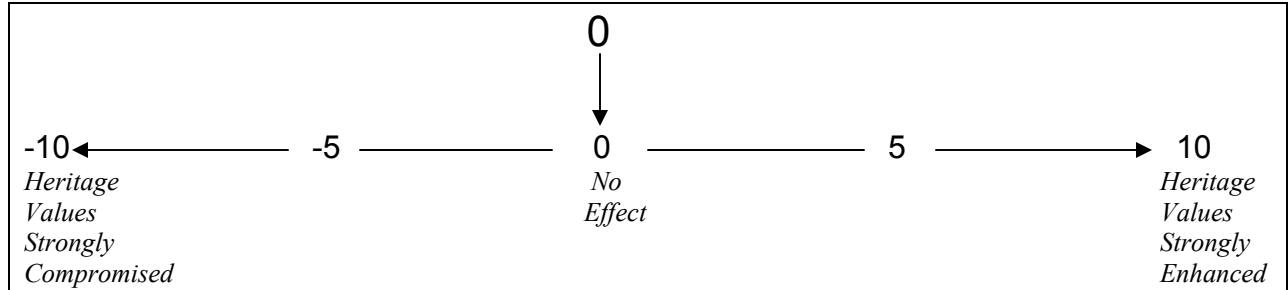
Assessment of resource consent(s)

Assessment Matters	Response
<p><i>Did the AEE reflect the degree of intervention of the proposed works and accurately identify effects on the building's heritage values?</i></p>	<p>Yes. The application was very detailed – it provided a history of events regarding protection of the site, clearly outlined the proposal, and identified the main effects on the heritage values of the building. While the District Plan only required information about changes to the exterior of the building, planned interior alterations were also outlined.</p> <p>A Conservation Plan had been prepared for the site and was included as part of the application. Additionally, the Conservation Architect who wrote the plan reviewed the consent plans and provided comments about them. These comments were incorporated into the application and acknowledged in the conditions of consent.</p>
<p><i>Was further information required and, if so, did this provide sufficient detail to assess the proposal?</i></p>	<p>Yes. Clarification of specific matters, such as the specifications for the verandah restoration was needed and the applicant was able to address these matters at the hearing. Other matters were addressed through conditions of consent.</p>
<p><i>Did the Council's Heritage Advisor, Urban Design staff or NZHPT support the proposal? If not were their concerns addressed through the resource consent process?</i></p>	<p>Council's Heritage Advisor supported the proposal subject to confirmation of specific matters, which were addressed via conditions of consent.</p> <p>The NZHPT and SECT similarly supported the proposal subject to certain conditions being met. These were duly included in the final decision.</p> <p>The conditions ensured that: (1) all works were in accordance with the Conservation Plan; (2) the verandah restoration was reinstated to the same specifications as the original; (3) the NZHPT and SECT were consulted on working drawings and included in on-site meetings; (4) heritage fabric that was removed (either temporarily or permanently) was labeled and stored.</p>
<p><i>Did the approved plans differ from those first submitted by the applicant? If so, what influenced the changes and did they lead to a better outcome?</i></p>	<p>No. Further details were required regarding the restoration of the verandah but the final plans did not change.</p>
<p><i>Did the approved plans (and final outcomes) satisfy the assessment criteria in the district plan?</i></p>	<p>Yes. The proposal met all the relevant assessment criteria.</p>
<p><i>Did the approved plans (and final outcomes) take cognisance of the heritage values identified in the Heritage Inventory and District Plan?</i></p>	<p>Yes. The application was guided by the Conservation Plan, which in turn provided much richer detail about the building's heritage values than the District Plan or the Heritage Inventory.</p>

<i>Were the approved plans implemented?</i>	Yes.
<i>Did the applicant receive money from the Heritage Fund to assist with the application?</i>	Yes and No. A total of \$75,000 was offered to assist with earthquake strengthening and costs associated with the restoration of the verandah. However the applicants declined to uplift the money as they did want an encumbrance.
<i>Overall, what were the main influences on the outcomes for this building?</i>	<p>Erskine College is a unique example as there are many stakeholders interested in its protection and a number of legal instruments currently in place to ensure its future. In this case, the influences are many and it is difficult to isolate the ones that had the main bearing on the outcome.</p> <p>Recognition of the status of the site by the applicant no doubt had an influence on the shape of the development, particularly the fact that a Conservation Plan from a well-respected Conservation Architect was used to inform the design. Therefore, the willingness of the owner to undertake a development that enhanced the building's heritage values contributed to the positive outcome. So too did the quality of the Conservation Plan that guided the work and the close scrutiny of the work by the Conservation Architect.</p> <p>SECT deserve special mention for their role in protecting the site via a heritage order – certainly no mean feat! Consequently, their status as a Heritage Protection Authority and the broad terms of the heritage order would have influenced the shape of the development, probably more so than the District Plan listing.</p> <p>The role played by Council and the NZHPT would also have influenced the outcome through their input into the proposal at two pre-application meetings, a site visit and on-going consultation during the implementation of the consent.</p> <p>Finally, the financial support from the heritage fund would have been a valuable incentive for the developer in undertaking the restoration work.</p>
<i>How could the outcome have been improved?</i>	<p>Dr McEwan saw the overall condition of the building, e.g. the roofing and spouting, as the only negative aspect. Given that a commercial operation has now established in the building it will hopefully be possible for the owner to direct some funds into undertaking further maintenance and restoration work. The restoration of the verandah certainly suggests that this may occur.</p> <p>Additionally, the building still requires earthquake strengthening.</p>

Government Life Building 50-64 Customhouse Quay

Overall Score



Government Life Building with new 'Tower' signage on upper Customhouse Quay facade. Note the canopy proposed to be replaced by SR 33493 is still in-situ. Photo by Ann McEwan, 10.11.2004.



*Enlarged entranceway and new signage on Panama St elevation (SR 70022).
Photo by Ann McEwan, 10.11.2004.*

Summary of resource consent history

Two resource consents have been granted for the Government Life Building.

1. SR 33493 granted on 15th September 1997, involving:
 - Replacement of ‘Tower’ signage on the upper façade with the new signage being a different design and covering a larger area;
 - Removal of ‘Tower’ signage on the canopy above the Customhouse Quay entry;
 - Replacement of Customhouse Quay canopy with a new design to enhance views of the existing leadlight door overpanels.

2. SR 70022 granted on 1st November 2000, involving:
 - Enlarging the entranceway on Panama St facade;
 - Signage to be hung from and beneath the veranda, perpendicular to the new entranceway.

SR 33493 was considered a Non-Complying Activity under the Transitional District Plan due to the size of the upper façade sign. SR 70022 was assessed as a Controlled Activity under Rule 21.2.1 for signage and Rule 21.2.2 for additions and alterations to a listed heritage building.

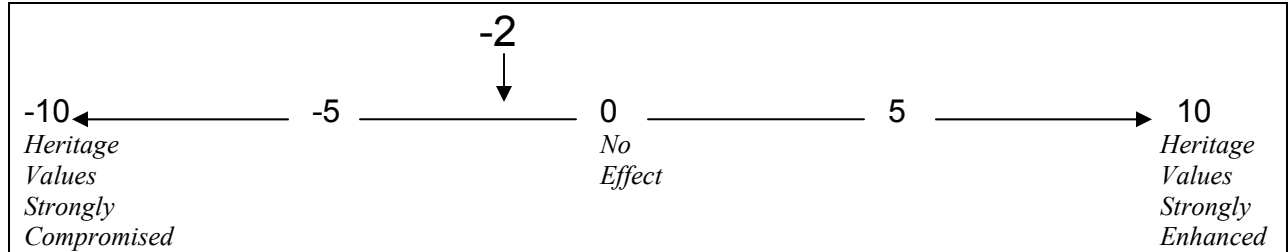
Assessment of resource consent(s)

Assessment Matters	Response
<i>Did the AEE reflect the degree of intervention of the proposed works and accurately identify effects on the building's heritage values?</i>	Yes. The assessment accurately outlined the proposal and identified the main effects for both consents. SR 33493 was particularly detailed and this was noted by Council staff. The plans clearly identified the existing situation and the proposed work.
<i>Was further information required and, if so, did this provide sufficient detail to assess the proposal?</i>	Yes. For SR 33493 details on how the signage was to be fixed to the building were requested and supplied. No further information was sought for SR 70022.
<i>Did the Council's Heritage Advisor, Urban Design staff or NZHPT support the proposal? If not were their concerns addressed through the resource consent process?</i>	The NZHPT supported both consents. It does not appear as though heritage or urban design advice was provided by Council for SR 33493 (maybe these positions weren't established in 1997?). Council's heritage and urban design assessments were both favourable for SR 70022.
<i>Did the approved plans differ from those first submitted by the applicant? If so, what influenced the changes and did they lead to a better outcome?</i>	No changes were made to the plans for either consent.
<i>Did the approved plans (and final outcomes) satisfy the assessment criteria in the district plan?</i>	Yes. The signage consented by SR 33493 does not obscure any architectural detail and it is positioned to maintain elevation symmetry. The enlarged doorway (SR 70022) required the loss of some fabric to make the opening and an ornate gate was removed and is now currently in storage. Nevertheless, the new entrance is located away from the important Panama St corner and replicates a neighbouring entrance so that its visual impact is minimal. The sign (suspended from the verandah) echoes others on the same elevation.
<i>Did the approved plans (and final outcomes) take cognisance of the heritage values identified in the Heritage Inventory and District Plan?</i>	Yes. For the reasons noted above.
<i>Were the approved plans implemented?</i>	SR 33493 was not implemented in full – the proposed alterations to the Panama St verandah were not undertaken and the sign that was to be removed from the verandah fascia remains (although it is now a different design to that shown in the approved plans). It is disappointing that the new verandah design has not been realised as it would have exposed the

	<p>leadlight overpanels and enhanced the entrance to the building. Similarly, removing the sign on the verandah would also have been an improvement. Both these aspects were hailed as positive enhancements by the Council in the consent decision and obviously influenced the Consent Planner's view of the whole proposal.</p> <p>SR 70022 was implemented as consented.</p>
<i>Did the applicant receive money from the Heritage Fund to assist with the application?</i>	No.
<i>Overall, what were the main influences on the outcomes for this building?</i>	<p>Clearly the applicant wanted to minimize adverse effects on the building and this was reflected in the design of both consents.</p> <p>The size of the building is also a factor in that its overall scale helped to reduce the visual impact of the consented activities.</p>
<i>How could the outcome have been improved?</i>	Had SR 33493 been implemented in full the building would have been given a positive score instead of a neutral one.

**Kelburn Chambers
280-284 Lambton Quay**

Overall Score



Kelburn Chambers from Lambton Quay showing the new balcony and associated work undertaken under SR 57761. Photo by Ann McEwan on 03.12.2004.



View down Cable Car Lane showing the 1st floor window protrusion (SR 48429) and the recent Star Mart (SR 75930). Photo by Ann McEwan on 03.12.2004.

Summary of resource consent history

Five resource consents have been granted for Kelburn Chambers, however they relate to only three separate proposals as one consent dealt with a change of conditions following compliance monitoring (SR 69004), and another addressed an objection to the amended conditions (SR 74917). Both of these consents relate to activities that were originally granted in SR 57761.

The three applications are:

1. SR 48429 granted on the 10th March 1999, involving:
 - Alteration of the entrance towards the rear of Cable Car Lane to create space for a small coffee bar;
 - Replacement of four arched windows on the first floor with large glass windows, one of which extends out from the facade.

2. SR 57761 granted on the 18th October 1999, involving:
 - Removal of canopies above the pavements at the entrance to Cable Car Lane and along the Lambton Quay frontage;
 - Removal of first floor balconies along Cable Car Lane;
 - Construction of new balconies along the Lambton Quay and Cable Car Lane facades;
 - Replacement of two arched windows with rectangular ones on Cable Car Lane facade.
3. SR 75930 granted on the 18th May 2001 to convert three shops into a Star Mart, involving:
 - Replacement of two doors with window openings;
 - Removal of canopies from each window;
 - Signage and coloured fascia to window design.

SR 48429 was assessed as a Discretionary Activity (Unrestricted) whereas the other two consents were Controlled Activities.

Assessment of resource consent(s)

Assessment Matters	Response
<i>Did the AEE reflect the degree of intervention of the proposed works and accurately identify effects on the building's heritage values?</i>	SR 48429 Yes. The application provided a good explanation of the proposal and supporting plans. The AEE was appropriate given the scale of the proposal and the key effects were identified, except that the adverse effects from replacing paving in Cable Car Lane with polished concrete flagstones were not recognised (i.e. visual impacts). The alterations to the first floor were added to the application after it was submitted but no assessment of effects accompanied the new plans. It was this aspect of the application that received a negative assessment from Dr McEwan.
	SR 57761 Yes. A detailed consent application accurately outlined the proposal and identified the main effects on the building's heritage values. The application was accompanied by clearly drawn plans and coloured perspective drawings, which aided the assessment of effects. The quality of the application was noted in the Decision Report.
	SR 75930 The application provided a good outline of the proposal and a very clear photomontage further illustrated the activity. The AEE was a tad scant – it did not identify the values of the building or relate in detail how the proposal would (or would not) impact on them.
<i>Was further information required and, if so, did this provide sufficient detail to assess the proposal?</i>	SR 48429 Yes. Following discussions with Council's Urban Designer, a revised application was lodged to indicate the further work that the applicant intended to do – the original application only dealt with changes to the ground floor. The revised application included the proposed alterations to the first floor. This gave Council the opportunity to assess the full impact of the changes.

	SR 57761 No, the application was considered to provide all necessary information.
	SR 75930 No.
<i>Did the Council's Heritage Advisor, Urban Design staff or NZHPT support the proposal? If not were their concerns addressed through the resource consent process?</i>	SR 48429 Council's Urban Designer had concerns with the initial design regarding the visual impact of the proposed changes at ground level and the loss of paving stones in Cable Car Lane. He also was aware of plans for further alterations to the building and wanted these to be assessed as part of the application. As a result, the applicant submitted a redesigned application, which the urban design assessment viewed favourably. It does not appear as though Council's Heritage Advisor commented on the application. The NZHPT supported both the initial and revised applications.
	SR 57761 Council's Urban Designer supported the application as submitted. I did not find evidence of input from Council's Heritage Advisor. The NZHPT supported the initial application but not the balcony as it was eventually built. They requested that the first consent be complied with.
	SR 75930 Council's Urban Designer was concerned about visual clutter as a result of the signage down Cable Car Lane. He also did not approve of the large sign to be placed at the entrance on Lambton Quay. In response, the applicant deleted two proposed promo signs from the plans. The sign on Lambton Quay turned out to be permitted under the District Plan and therefore beyond the scope of the consent. Council's Heritage Advisor supported the proposal, as did the NZHPT.
<i>Did the approved plans differ from those first submitted by the applicant? If so, what influenced the changes and did they lead to a better outcome?</i>	SR 48429 Yes. The changes were influenced by Council's Urban Designer who wanted particular aspects of the original design changed.
	SR 57761 No. The Council approved the plans provided with the application.
	SR 75930 Yes. The applicant lodged new plans that deleted two promo signs. This resulted in less signage on the Cable Car Lane façade.
<i>Were the approved plans implemented?</i>	SR 48429 Yes.

	<p>SR 57761</p> <p>No. Council’s compliance monitoring revealed that several aspects of the balcony design were different to the consent, namely:</p> <ul style="list-style-type: none"> • The introduction of a heavy wooden handrail; • A wire baluster screen instead of glass; • Exposed PVC stormwater pipes beneath the balcony; • A solid connecting gangway between the side and front balconies instead of glass; • Underside portion of balconies were dark instead of being a reflective colour/material. <p>The applicant was served with an abatement notice and a new consent (SR 69004) was subsequently lodged seeking approval of the balcony as built. An assessment by Council’s Urban Designer and the NZHPT, however, considered that the best outcome for the building would be for the balcony to be built as originally consented. Council granted SR 69004 but with conditions that required the matters above to be resolved by essentially following the initial design and materials.</p> <p>The applicant lodged an appeal to the conditions (SR 74917) and offered to paint the building and the handrail to match in order to reduce its visual prominence. Lighting beneath the balcony was also proposed to minimise loss of light down Cable Car Lane. Wire screening was still proposed for the balcony baluster. The proposal was found to be acceptable to Council’s Urban Designer and the objection was upheld.</p>
	<p>SR 75930</p> <p>Yes.</p>
<p><i>Did the approved plans (and final outcomes) satisfy the assessment criteria in the district plan?</i></p>	<p>SR 48429</p> <p>No. The window that projects out into Cable Car Lane was the main issue here. This was seen as not reflecting the style or scale of the building, or being sympathetic to its form, cladding materials or opening proportions. In general, a high level of architectural design authenticity was not maintained. Overall though, the loss of heritage values is relatively minor.</p> <p>SR 57761</p> <p>Yes and no. The approved plans were considered to meet the relevant assessment criteria by both Council and the NZHPT. However, the final outcomes as assessed by Dr McEwan departed from the proposal that was consented to (see below for more details).</p> <p>The proposal as implemented was considered to be contrary to the style of the building and not in sympathy with the existing cladding materials. The balcony also compromised the level of architectural design authenticity although this was moderated to some extent by the removal of the intrusive canopies at the entrance to Cable Car Lane and along the Lambton Quay frontage, which was assessed as a positive change.</p>

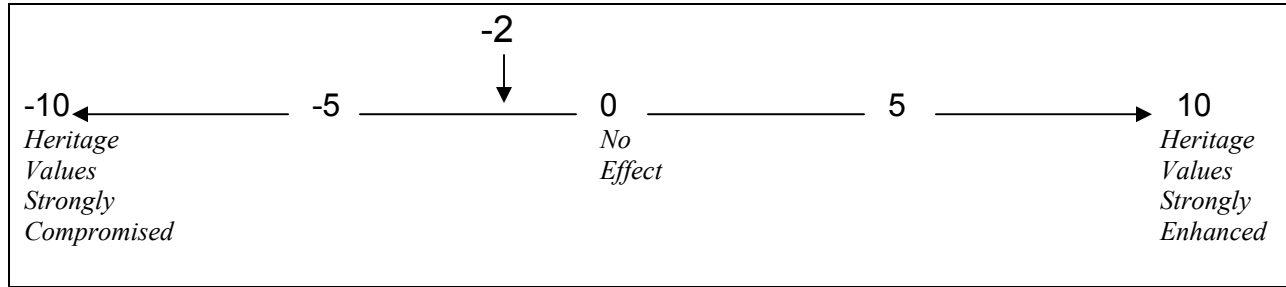
	<p>SR 75930 Yes, largely. Two assessment criteria were not met: (1) the Star Mart colours were seen to clash; and (2) a high level of architectural design authenticity was not maintained. Overall though, Dr McEwan considered the outcome to be acceptable in terms of effects on heritage values and, in particular, she felt the signage was modest.</p>
<p><i>Did the approved plans (and final outcomes) take cognisance of the heritage values identified in the Heritage Inventory and District Plan?</i></p>	<p>SR 48429 Yes. The heritage values identified in the Heritage Inventory have not been compromised. It notes that the building was substantially ‘modernised’ in 1981 and apparently at this time the wall to Cable Car Lane was altered so that the changes introduced by this consent do not affect original fabric.</p>
	<p>SR 57761 Yes and no. The approved plans did respect the heritage values of the building as protected by the District Plan and described in the Heritage Inventory.</p> <p>However, the actual outcome went beyond the scope of the consent by introducing a different design for the balcony as well as new materials. As shown in the assessment, this meant that a number of District Plan criteria were not met and led to a loss of heritage values. As noted, this was offset by the positive enhancement of the building from the removal of the 1980s canopies.</p>
	<p>SR 75930 Yes largely, given that Cable Car Lane façade is apparently not original.</p>
<p><i>Did the applicant receive money from the Heritage Fund to assist with the application?</i></p>	<p>No.</p>
<p><i>Overall, what were the main influences on the outcomes for this building?</i></p>	<p>SR 48429 The input from Council’s Urban Designer and probably the NZHPT were the main influences. The applicants were obviously open to the suggestions made and so their willingness to comply was also a contributing factor.</p>

	<p>SR 57761 The original application was thorough and considerate in terms of compatibility with the building’s heritage values. Therefore the skill of the architect was a major factor in the application being processed without modification.</p> <p>It is more difficult to gauge what influenced the owner to depart from the plans. In correspondence with Council he indicates a change of mind regarding some design features and materials for practical reasons. Possibly a lack of knowledge about the consent process meant the applicant did not seek the necessary approval before making the changes.</p> <p>Council’s intervention through compliance monitoring meant the issue was identified, and action was taken to stop further work and to seek remedy on the work already undertaken (which was most of it). However, it would seem that minimal change resulted as a consequence despite Councils initial requirement that the applicant restore the balcony to what was originally consented.</p> <p>SR 75930 Minor positive changes were made to the consent as a result of input from Council’s Urban Designer. Otherwise, the alterations introduced by the consent were of a minor nature and the impacts on the building are negligible.</p>
<p><i>How could the outcome have been improved?</i></p>	<p>SR 48429 It could be argued that the first floor window contributes to a play of angles down Cable Car Lane (which turns towards the end). However, despite this and even though the projecting window reads as new, it is obtrusive. Retaining the window opening flush with the façade would have resulted in a better outcome.</p> <p>SR 57761 Had the balcony been built as originally consented the outcome for the building would have improved. It is likely that this, coupled with the removal of the highly conspicuous canopies, would have resulted in an enhanced appreciation of the building and a positive score.</p> <p>SR 75930 A more appropriate colour scheme would have lessened the visual impact of the proposal. However, this was unlikely given the signage reflects Star Mart’s corporate colours.</p>

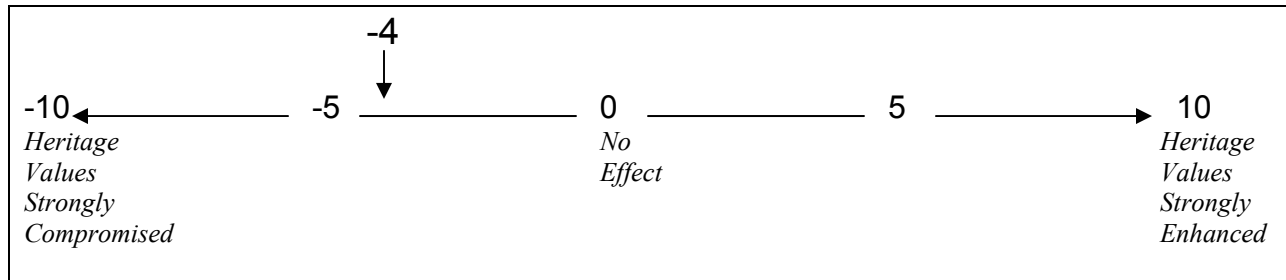
**Children's Dental Clinic
254 Willis St**

Overall Score

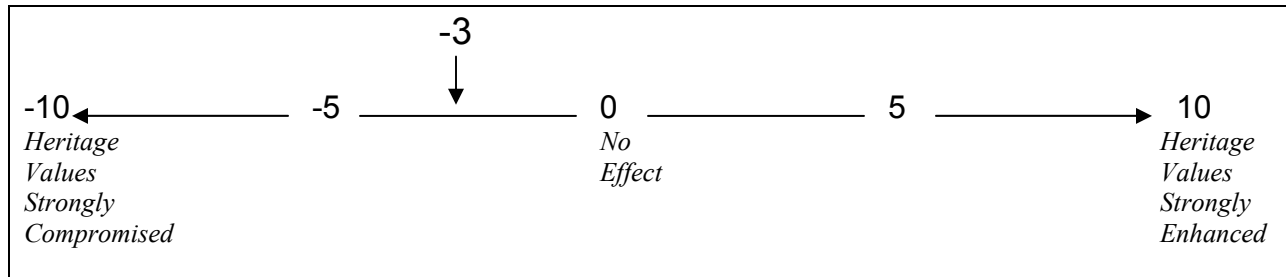
For the Additions and Alterations to the Listed Building (excluding the rooftop addition)



For the Rooftop Addition Only



Combined Score





*View of the listed building and the rooftop addition looking north up Willis St.
Photo taken by Ann McEwan on 02.12.2004.*



Restoration and repainting of the Willis St facade. Photo by Ann McEwan on 02.12.2004



View of the work being undertaken at basement level. Photo by Ann McEwan on 02.12.2004.

Summary of resource consent history

The Children's Dental Clinic has had a rather active history in terms of resource consent applications but this assessment focuses on two specific activities – the addition of rooftop apartments and the alterations made to the main building in converting it for residential use. The developer also wants to erect a new building to the south of and adjoining the Children's Dental Clinic and the original resource consent application (SR 94589) included all three elements.

However, concern was raised (by the NZHPT and Council) about the size and design of the rooftop addition and the proposed new building. Subsequently a new application was lodged (SR 96984) that sought consent for the conversion of the listed building to apartments and a four storey standalone building to the south (reduced from five stories from the original application). As well, the amended application included new plans for the rooftop apartments that reduced it to two stories (from three) and more closely aligned it to the design and materials of the listed building. Continued issues around the rooftop addition, however, led the applicant to withdraw this part of the proposal and the consent was then granted on the 26th February 2003 on a non-notified basis. SR 112004, granted on the 26th April 2004, made a number of changes to the conversion of the listed building that affected the exterior of the building.

A new proposal (SR 98531) was submitted for the rooftop addition and Council notified the application and eventually granted it on the 14th May 2003. One of the submitters in opposition appealed Council's decision to the Environment Court but then withdrew. Another consent application (SR 111476) was submitted to modify some aspects of the rooftop addition, including increasing the number of apartments from 5 to 7 and changing some specific design details and materials, although the mass of the structure remained the same. This application was granted by Council on the 6th July 2004.

Yet one more proposal was lodged that superseded the consent already granted by Council for the proposed new building to the south of the site. The new plans were for a four storey building plus basement to accommodate nine apartments (up from six) and the new building was to abut the southern facade of the listed building. While the consent was granted by Council on the 31st May 2004 an amended application followed soon after (SR 112768) that requested an additional two floors and four apartments taking the total to six and 12 respectively. This application was declined by Council and the applicant has appealed the decision to the Environment Court where a hearing is pending.

Assessment of resource consent(s)

Assessment Matters	Response
<p><i>Did the AEE reflect the degree of intervention of the proposed works and accurately identify effects on the building's heritage values?</i></p>	<p>Rooftop Addition (SRs 98531 & 111476) The applications were quite detailed in terms of describing the proposal and effects. Assessments were provided from an Urban Designer and a Conservation Architect regarding the effects of the activity. Both concluded the effects would be minor and supported granting of the application. A legal opinion was also included in SR 111476 regarding whether an unimplemented consent (in this case SR 98531) can be taken into account during an assessment of the permitted baseline.</p> <p>It was a little difficult to follow exactly what was being sought in SR 98531. For instance, the urban design assessment that was included discussed the effects of the alterations to the listed building and the proposed building to the south. These aspects, however, were not part of the application but had already granted in SR 96984 – the applicant had simply included the assessment that was made for that consent. As a result, there were some contradictions between the description of the newer proposal and the earlier assessment, e.g. the height of the addition and its setback.</p> <p>Alterations to Listed Building (SRs 96984 & 112004) The application for SR 96984 was large and a little difficult to follow given that the proposal included many components. The AEE provided in the application was supported by assessments from an Urban Designer and Conservation Architect. The application generally reflected the degree of intervention although specific details were missing and were addressed via s92 requests.</p> <p>The comments above re a Conservation Plan apply.</p>

<p><i>Was further information required and, if so, did this provide sufficient detail to assess the proposal?</i></p>	<p>Rooftop Addition (SRs 98531 & 111476) It would appear not for SR 98531 but this application was notified. Additional information was requested for SR 111476 pertaining to the proposed change of materials, colours, window setback on the northern and southern elevations, and also requesting a photomontage.</p> <p>Alterations to Listed Building (SRs 96984 & 112004) Yes, further details and plans were provided for SR 96984 following a meeting with Council officers and following assessment of the new information. This seems to have been provided to the satisfaction of Council as the application was granted soon after.</p> <p>Extra information was also required for SR 112004 regarding the french doors, fence and changes to the windows in the northern and southern elevations.</p>
<p><i>Did the Council's Heritage Advisor, Urban Design staff or NZHPT support the proposal? If not were their concerns addressed through the resource consent process?</i></p>	<p>Rooftop Addition (SRs 98531 & 111476) Council's Heritage Advisor concluded that the apartment addition was not appropriate in terms of design and the visual impact on the listed building. Contrary to the view of the NZHPT, it was felt that the addition too closely mimicked the listed building. It was further noted that "the former Dental School building can be adaptively used without necessarily adding to the top of the building. Therefore I do not support the application for the proposed addition to the rooftop". Nevertheless, the Council's Hearings Committee granted the application.</p> <p>In contrast, Council's Urban Designer assessed both proposals as meeting the Central Area Design Guidelines.</p> <p>Various staff at the NZHPT commented on the first application. Initial advice recommended a design that contrasted to the listed building and this was the approach taken in the first consent (SR 94589). However, different staff assessed that application and requested that the design more closely incorporate the form and materials of the building. These changes were reflected in SR 98531 and the NZHPT duly provided their support. The NZHPT also supported the second application.</p>

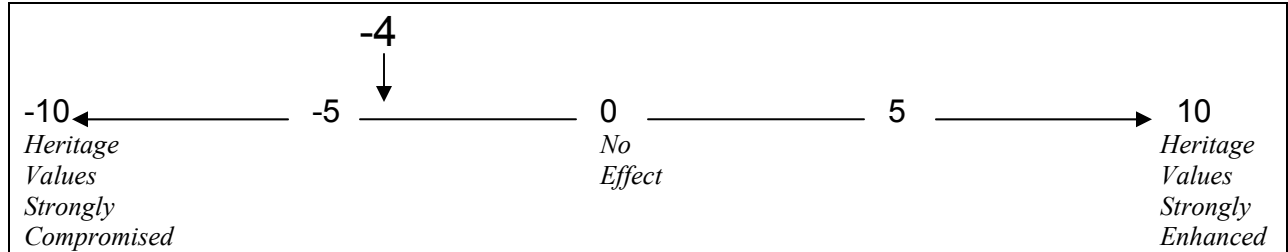
	<p>Alterations to Listed Building (SRs 96984 & 112004) In an assessment commissioned by Council’s Heritage Advisor (for SR 96984), concern was raised about: (1) the recessed balconies in the east and west elevations; (2) the excavation of the basement level and cutting down of windows for French doors; (3) the proposed windows in the northern and southern facades. Council’s Heritage Advisor also eventually supported the change of conditions following additional information being provided.</p> <p>Council’s Urban Designer generally supported the first application although a number of points were raised and dealt with via the supply of further information and conditions of consent.</p> <p>The NZHPT supported the first proposals following a site visit and provision of information to satisfy initial concerns. They also supported the change of conditions and viewed this as an enhancement for the building.</p>
<p><i>Did the approved plans differ from those first submitted by the applicant? If so, what influenced the changes and did they lead to a better outcome?</i></p>	<p>Rooftop Addition (SRs 98531 & 111476) No, the plans for both consents were approved as submitted. The later consent however did make changes to the design of the rooftop apartment that generally resulted in a better outcome.</p> <p>Alterations to Listed Building (SRs 96984 & 112004) Apart from the removal of the rooftop addition from the application, changes to SR 96984 after it was first submitted were only minor. However, conditions of consent were imposed to deal with outstanding issues such as the French doors at basement level, the fence along the Willis St frontage, and the balconies on the eastern façade.</p> <p>SR 112004 changed a number of aspects of the first application and led to a better outcome in terms of reducing the degree of intervention on the listed building. The plans did not change markedly in response to the consent process.</p>
<p><i>Did the approved plans (and final outcomes) satisfy the assessment criteria in the district plan?</i></p>	<p>Rooftop Addition (SRs 98531 & 111476) The addition satisfied most of the assessment criteria, a reflection of the fact the design was intended to reflect the architectural detail of the listed building, e.g. in terms of style, cladding materials, and existing building and opening proportions. However, the form of the main building was not reflected in the addition given its lack of finishing at parapet level. The assessment also notes some loss of fabric, which resulted from cutting down the wall surface on the southern (and northern) façade.</p> <p>Alterations to Listed Building (SRs 96984 & 112004) Yes, largely. The assessment notes that the main changes on the Willis St elevation are limited to the basement level and reflects the positive contribution of the restoration work on the major three levels above. Some question remains about the loss of heritage fabric (but in regard to internal spaces).</p>

<p><i>Did the approved plans (and final outcomes) take cognisance of the heritage values identified in the Heritage Inventory and District Plan?</i></p>	<p>Rooftop Addition (SRs 98531 & 111476)</p> <p>There is obviously some disagreement about the degree to which the addition took notice of the building's heritage values. The District Plan identifies the facades as significant and in this regard, Dr McEwan assessed the addition as minimising changes to the street elevation, due largely to its setback. The primary façade, being the Willis St one, was not affected <i>per se</i> as a result. However, the southern and northern facades have both had noticeable areas cut out of the top of the building at parapet level to provide an opening for windows in the addition. This work has impaired the heritage fabric and aesthetic value of these facades.</p> <p>As is often the case, the Heritage Inventory describes values that exceed those recognised by the District Plan. In general, these values remain unchanged by the addition, except that the use of the building is no longer associated with its historical one.</p> <hr/> <p>Alterations to Listed Building (SRs 96984 & 112004)</p> <p>SR 96984 was less cognisant of the building's values as it did not minimise the loss of heritage fabric and introduced design elements that were not consistent with the architectural details of the building, notably the proposed balconies on the eastern façade and removal of eight windows on the western facade. These negative aspects were pointed out by Council's Heritage Advisor but were largely unaltered in the consent that was granted.</p> <p>However, the change of conditions revoked some of this work so that there was greater retention of heritage fabric and additions proposed on the rear elevation were removed. The effect of this was to reduce the impacts on the most significant Willis St façade. As noted on the assessment form, views of the work being undertaken at basement level were poor due to the barrier extending along the Willis St frontage. Dr McEwan considers the design and materials used for the french doors to be a good match with the original windows. She also believes that the overall impact of the excavated basement will largely depend on the treatment of the <i>piano nobile</i> entrance (i.e. how the elevated ground floor will be linked to the street). This is not yet apparent.</p> <p>The alterations occurring inside the building to convert the space for residential use are apparent though, i.e. new floors and walls are visible through the windows when viewed from Willis St. However, this has not been assessed as a negative outcome as the notable exterior features of the building are still clearly evident (e.g. the double height windows) thus allowing an appreciation of the original form of the building. Similarly, the interior alterations identify the building's new use. In Dr McEwan's view, historical interpretation would help explain the reasons for the buildings original form as well as identifying the changes made to accommodate a new use.</p> <p>The restoration of the Willis St façade contributed positively to the end result and Dr McEwan notes the careful manner in which this has been undertaken, especially the paint job and repair of fenestration.</p>
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<i>Were the approved plans implemented?</i>	Rooftop Addition (SRs 98531 & 111476) Yes (taking into account the modifications consented in SR 111476).
	Alterations to Listed Building (SRs 96984 & 112004) Yes (taking into account the modifications consented in SR 112004).
<i>Did the applicant receive money from the Heritage Fund to assist with the application?</i>	No.
<i>Overall, what were the main influences on the outcomes for this building?</i>	Rooftop Addition (SRs 98531 & 111476) Clearly, the fact the developer wished to maximise the economic use of the building (and thus take advantage of the roof space) was a major factor. Ongoing discussions with NZHPT regarding the design of the structure resulted in the amended plans (i.e. from SR 94589) that were finally implemented – therefore their role influenced the final outcome.
	Alterations to Listed Building (SRs 96984 & 112004) As with the above consents, the goal of the developer to convert the building into residential accommodation introduced changes to the building. The final form of these changes have been influenced by comments from the NZHPT, Council staff and from advice commissioned by the applicant. Isolating out the major influences is a difficult proposition without discussions with the various parties, particularly the applicant.
<i>How could the outcome have been improved?</i>	Rooftop Addition (SRs 98531 & 111476) Dr McEwan considered that “the biggest disappointment is [the] blockiness of [the] addition”, a result of the addition ending too abruptly and giving a cut-off look and an overall crude appearance. To improve this outcome, she states that “simple parapet detailing would have improved side views of [the] addition”.
	As noted, part of the listed building’s southern and northern façade has been cut out to make way for windows in the addition. A better outcome would have been achieved had this not occurred.
	As noted, a Conservation Plan would have enabled all aspects of the proposal to be assessed and it would also have been a useful guide to the applicant during the planning stages.
	Alterations to Listed Building (SRs 96984 & 112004) A colour scheme that more clearly highlighted the architectural detail of the listed building would be an improvement. Additionally, it seems as though the front stairs leading to the building have been demolished. If so, their retention would have been a further enhancement. Dr McEwan also noted that some historical interpretation would be an asset and I see that this was a condition of consent in SR 98531 (at least it refers to a plaque – I assume this includes description of the building’s history and design).

**South British Insurance Building
326 Lambton Quay**

Overall Score



View of the South British Insurance Building from Lambton Quay – note the removal of building identifiers from above the 1st floor windows and at parapet level. Photo by Ann McEwan on 03.12.2004

Summary of resource consent history

This building has had a lively consent history that is not readily apparent from its current condition. A total of four applications have been lodged with Council since the District Plan came into effect but only two of these have been granted. The first (SR 20266, granted on the 19th July 1996) involved alterations to the shop front at street level. The second was for a two storey apartment building located on a 1976 addition at the rear of the building (SR 79631, granted on the 7th September 2001). The latter consent has had no effect on the building's heritage values as it did not alter the original building and is not visible from Lambton Quay. The earlier consent did result in some erosion of values but due to poor quality plans included with the application it was not possible to determine the exact format of the ground floor prior to SR 20266 being implemented.

Possibly the greatest impact has been the removal of the building's name from below the parapet and bronze crest at first floor level (apparently in the 1980s). This has stripped the building of its identifiers and therefore undermines the potential for historic interpretation. The current verandah was also assessed as compromising the building's heritage values, and the building was noted as showing signs of weathering and in need of repair.

The two consents that were not granted relate to: (1) SR 24985, which sought to demolish the South British Insurance building plus two of its neighbours – the CBA and Prudential Buildings. This application was strongly opposed and was declined by Council. The applicant appealed the decision to the Environment Court (SR 42403) but subsequently withdrew. The remaining consent, which is the focus of the assessment that follows, sought to erect a balcony to the front façade below the central windows on the first floor. While the applicant ultimately withdrew the plans, the process that led up to that point is indicative of significant shortcoming in the current District Plan provisions.

Assessment of resource consent(s)

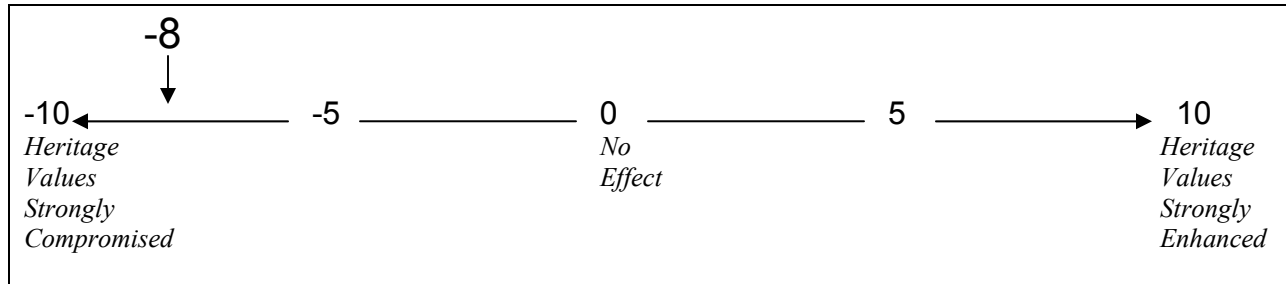
Assessment Matters	Response
<i>Did the AEE reflect the degree of intervention of the proposed works and accurately identify effects on the building's heritage values?</i>	No. The proposal was briefly outlined in application and the plans were limited to the balcony specifications and did not include elevations or details of the window that was to be cut down to form a door. The AEE did not accurately address the effects on the building of constructing a verandah. It did not sufficiently discuss the architectural significance of the building and address the impacts on those features arising from the proposal. Indeed the balcony was viewed as enhancing the heritage values of the façade by “further embellishing the graduation of ornamentation from the ground upwards”.

<p><i>Was further information required and, if so, did this provide sufficient detail to assess the proposal?</i></p>	<p>Yes. An Architect was commissioned by Council's Heritage Advisor to assess the effects of the proposal. He suggested ways of mitigating adverse effects on the building in the event that Council deemed the balcony acceptable or unavoidable. Further plans including elevations were also requested from the applicant.</p> <p>This assessment was forwarded to applicant and they were invited to submit amended plans to address concerns about the balcony design. The revised drawings were again assessed by the same architect who considered that, while some aspects of the revised proposal were an improvement, the addition of a balcony to the building would significantly undermine its heritage values.</p>
<p><i>Did the Council's Heritage Advisor, Urban Design staff or NZHPT support the proposal? If not were their concerns addressed through the resource consent process?</i></p>	<p>Both Council's Heritage Advisor and Urban Designer were not in favour of granting the application. However, it was noted in the Heritage Advisor's first assessment that the District Plan does not offer the Council the opportunity to decline the application (as a Controlled Activity).</p> <p>The NZHPT supported the application.</p>
<p><i>Did the approved plans differ from those first submitted by the applicant? If so, what influenced the changes and did they lead to a better outcome?</i></p>	<p>Yes. The design of the balcony was altered to reflect some of the recommendations made in the Council commissioned assessment. The revised plans were considered to be an improvement in some respects but unacceptable in general.</p>
<p><i>Did the approved plans (and final outcomes) satisfy the assessment criteria in the district plan?</i></p>	<p>No. The evaluations of the proposal commissioned by Council outline the degree non-compliance the proposal had with the assessment criteria. Dr McEwan similarly felt that the proposal "would have been completely at odds with [the] flat, planar surface of [the] façade".</p>
<p><i>Did the approved plans (and final outcomes) take cognisance of the heritage values identified in the Heritage Inventory and District Plan?</i></p>	<p>No. The Heritage Inventory clearly identifies the architectural significance on the building and from this description it is obvious that the balcony would have interfered with the most decorative and visually prominent part of the façade. As well, the protrusion of a balcony would be out of place in what is a "dignified and unpretentious" façade.</p>
<p><i>Were the approved plans implemented?</i></p>	<p>No. The consent application is dated the 23rd May 2001 but considerable time passed between lodging the consent and the applicant withdrawing the proposal (about two years). During this time the amendment to the RMA in 2003 provided Councils with the ability to notify controlled activities where the effects were more than minor (s93(1)). This is what Council resolved to do and it was in receiving this news that the application was withdrawn.</p>
<p><i>Did the applicant receive money from the Heritage Fund to assist with the application?</i></p>	<p>N/A.</p>

<p><i>Overall, what were the main influences on the outcomes for this building?</i></p>	<p>As the application was withdrawn, the heritage values of the building were not affected as predicted. However, the outcome was in part the product of a lengthy consent process that saw the 2003 amendments come into force thus allowing Council to notify the application. Despite the public notification option, the Council still would not have had the ability to decline the application so it was, in effect, a roundabout way of achieving the best outcome for the building.</p> <p>I suspect that had the Plan allowed the Council decline the application this would have been the action taken.</p>
<p><i>How could the outcome have been improved?</i></p>	<p>In terms of the effects on the building, the outcome could not have been improved as it was withdrawn. It was clearly the view of relevant staff and their advisors that any balcony on the building was inappropriate and accordingly conditions of consent were unlikely to prevent a substantial loss of values.</p> <p>However, a more upfront treatment of the application could have resulted if the Council had the ability to decline the application outright. Therefore, a stricter activity status for such applications in the District Plan would have given the Council greater authority in deciding upon the proposal.</p>

**Futuna Chapel
62 Friend Street, Karori**

Overall Score



*Futuna Chapel from Friend St with units under construction adjacent to the chapel.
Photo by Ann McEwan on 30.11.2004.*



Contrasting designs - a completed unit on the Friend St boundary. Photo by Ann McEwan on 30.11.2004.

Summary of resource consent history

Two (relevant) resource consents have been granted for the site of Futuna Chapel.

1. SR 70980 granted on the 29th November 2001, involving:
 - Clearance of the site and construction of a multi-unit residential development comprising 68 units.
2. SR 98968 granted on the 24th July 2003, involving:
 - Erection of a brick wall along the Friend St frontage;
 - Temporary marketing sign.

SR 70980 was assessed as a Discretionary Activity (Restricted) under Rule 5.3.4 relating to multi-unit housing. SR 98968 was a Discretionary Activity (Unrestricted) pursuant to Plan Change 13 – Futuna Chapel (Appendix 3 Chapter 21) regarding the construction of any buildings or structures in the curtilage of the Chapel.

This following assessment focuses on SR 70980 as it involves the major changes to the Futuna site and was the catalyst for much controversy regarding the impacts of the development on the heritage values of the building, even though it was argued that the building itself was not being altered. It was through this consent process that the shortcomings of the District Plan in protecting the values of Futuna Chapel were recognised and later addressed.

Assessment of resource consent(s)

Assessment Matters	Response
<p><i>Did the AEE reflect the degree of intervention of the proposed works and accurately identify effects on the building's heritage values?</i></p>	<p>No.</p> <p>The original consent application (dated 02.11.00), which sought to construct 76 units, noted that Futuna Chapel was to be retained for use as a community area for residents and that it would not be affected by the development in any way. However, the application did make reference to removal of 'drains' at two corners of the chapel, which were in fact pools designed to catch water from the roof and part of the original plans. A covered walkway that linked the retreat house (now demolished) to the chapel was also part of the original design and this too was to be removed.</p> <p>The AEE did not identify effects on the chapel from the siting of the proposed units in close proximity (and thus encroaching on the building's setting). But, in fairness, the Plan at this time did not recognise and protect the chapel's context. Similarly, the application did not discuss the relationship between the design of the units and the design of Futuna Chapel. Again, this was not a requirement of the Plan but Dr McEwan viewed the incompatibility in design as being the most significant detraction.</p> <p>There was a furore over the proposal as it involved substantial modification of the site, including demolition of existing buildings (notably Kirkcaldie House – or retreat house – built in 1906 and intrinsically linked to the use of the chapel), removal of established trees, piping the stream that crosses the property and significant earthworks. Effects on the heritage values of the chapel were raised at this time regarding the loss of open space around the chapel (especially from the NZHPT, Council's Heritage Advisor, members of the architecture community and local residents). The availability of the chapel to the public was also a concern but was recognised as being outside the scope of the resource consent process.</p>

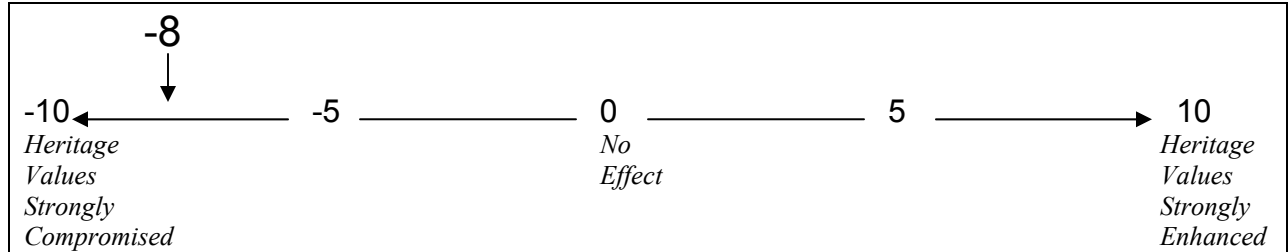
<p><i>Was further information required and, if so, did this provide sufficient detail to assess the proposal?</i></p>	<p>Yes.</p> <p>Further details regarding earthworks were requested on 17.11.00. The Council also resolved at this time to notify the application as it considered the effects of the proposal were more than minor, although it would appear that their concerns at this stage were more to do with earthworks and urban design matters than heritage.</p> <p>Council's Urban Designer assessed the proposal against the Multi-Unit Design Guide before it was lodged and then again after Council had received the application. The latter assessment revealed that many of the recommendations made to improve the design of the development were not adopted in the application.</p> <p>Following discussions with Council staff the developer made a number of amendments to the application including reducing the number of units to 72. Comments from an Urban Designer commissioned by the Council to assess the latest revised plans (dated 01.12.00) expressed concern at the loss of views of the chapel from the street due to the location of proposed units 71 & 72. Council's Urban Design Advisor also noted that more space around the chapel was desirable so that it could "be shown to its best advantage" but that this was beyond the scope of the Multi-Unit Design Guide. He goes on to state that "[Visual] cohesion does not extend to Futuna Chapel, where a lack of open space, building setbacks and appropriate landscaping creates a discordant visual relationship with the proposed development". It was further noted that many of the criteria of the Design Guide were still not adequately addressed.</p> <p>At the same time, Council's Heritage Advisor organised for an independent architect to meet with concerned parties (residents, NZHPT etc) to design a new layout for the development that was more sympathetic to the site. She also commissioned a Conservation Architect in February 2001 to assess the heritage values of Futuna Chapel and its setting, and to identify the curtilage that contributes to its values. This resulted in a report that recommended a specific area be excluded from development.</p> <p>This information was instrumental in shaping a redesign of the development to maintain appropriate open space around the chapel. The urban design assessments were also taken on board by the applicant to the extent that a revised resource consent application was lodged with Council on 01.06.01, which further reduced the total number of units to 68. This application received the approval of the NZHPT as well as Council's Heritage Advisor and Urban Designer (subject to certain conditions regarding colour schemes and landscaping). The application was subsequently processed on a non-notified basis.</p>
<p><i>Did the Council's Heritage Advisor, Urban Design staff or NZHPT support the proposal? If not were their concerns addressed through the resource consent process?</i></p>	<p>Council's Heritage Advisor did not support the application as first submitted. Indeed it was through her efforts that further information about the significance of the wider site to the Chapel itself was gained and eventually incorporated into the final design.</p>

	<p>The same is true for Council's Urban Designers who had input into the process from the pre-application stage. Initially, they identified that the proposal failed to meet the necessary guidelines in numerous ways. Eventually, however, their comments were taken on board by the applicant and were generally reflected in the final proposal.</p> <p>The NZHPT did not support the initial proposal and expressed concern about the possible demolition of the pools and the loss of the building's context. They also stressed to Council the need to be notified as an affected party to the proposal. As the consent process unfolded the NZHPT had the opportunity to discuss with the Council and applicant ideas for achieving a better outcome and in the end they supported the revised application.</p>
<p><i>Did the approved plans differ from those first submitted by the applicant? If so, what influenced the changes and did they lead to a better outcome?</i></p>	<p>Yes.</p> <p>As discussed above, the original plans essentially 'boxed in' Futuna Chapel by locating units on all sides of the building and in close proximity. Views of the chapel from the street would have been compromised, the important open space to the north would have been lost and there was potential for loss of light to the coloured gables on the east side of the chapel.</p> <p>The revised application essentially addressed these issues by retaining a significant portion of open space around the chapel. This result was the product of strong lobbying by residents and the NZHPT. Also, and perhaps most influential, were the efforts of Council staff (notably the Heritage Advisor) to identify the significance of the building's setting. The decision to notify the application may also have been an incentive for the applicant to prepare a better design that addressed the concerns raised.</p>
<p><i>Did the approved plans (and final outcomes) satisfy the assessment criteria in the district plan?</i></p>	<p>No.</p> <p>In assessing the outcomes of this consent the relationship of the units' design with the chapel itself have been taken into account. Consequently the development was assessed as failing to reflect the chapel's style and character, form, cladding materials, colour and patina of age. Overall, the development was seen to lack a high level of architectural design authenticity.</p> <p>The assessment also faltered in terms of the relationship of the building with its setting, i.e. the use of the chapel as a place of retreat and spiritual renewal is lost although there is still arguably some connection between this former use and the current residential nature of the site. However, the chapel is currently not being used for the purpose it was designed for.</p>
<p><i>Did the approved plans (and final outcomes) take cognisance of the heritage values identified in the Heritage Inventory and District Plan?</i></p>	<p>Yes and No.</p> <p>The District Plan at the time only protected the exterior of the chapel and so did not accurately identify the heritage values of the wider site. There also seemed some doubt early on as to whether this protection extended to the pools in the two corners of the chapel. In contrast, the Heritage Inventory discusses in detail the significance of the building's interior spaces and the unique experience of being inside the chapel (although it does not mention the building's context). There was clearly a gap</p>

	<p>between the values identified in the Heritage Inventory and those protected by the Plan.</p> <p>The Council subsequently became aware of damage to the exterior of the building and the threat to interior features as well. Consequently an interim enforcement order was served on the owner and Plan Change 13 – Futuna Chapel was publicly notified that identified the context of the chapel as well as the interior fittings and fixtures as contributing to the building’s heritage values. Provisions were also introduced that required consent as a Discretionary Activity (Unrestricted) for any development within the identified curtilage, and any physical changes to the building’s exterior and interior.</p>
<i>Were the approved plans implemented?</i>	<p>Yes, largely.</p> <p>Construction was still underway at the time of assessment but much of the site has been developed.</p>
<i>Did the applicant receive money from the Heritage Fund to assist with the application?</i>	<p>No.</p>
<i>Overall, what were the main influences on the outcomes for this building?</i>	<p>As mentioned, I believe the sustained efforts of Council staff, residents and other interested parties (such as the architectural community) and the NZHPT were instrumental in gaining a better outcome than would have otherwise resulted. However, the overall poor outcome was largely influenced by the inability of the Plan to protect the setting of the chapel from the outset.</p> <p>Additionally, sufficient design controls were not in place to ensure the style of new development took note of and respected the values of the listed building.</p>
<i>How could the outcome have been improved?</i>	<p>Ironically, despite the effort that was spent in trying to get a better result, the outcomes of the consent application received a very poor score.</p> <p>Council’s Urban Designers repeatedly stressed the need to have individuality in the units’ design, e.g. via variations in roof form, cladding and fenestration colours, and they obviously felt the revised application sufficiently achieved the relevant criteria of the Multi-Unit Design Guide. However, in Dr McEwan’s view, the design of the units is the main detraction of the site and impinges upon the values of Futuna Chapel.</p> <p>Interestingly, the Design Guide makes provision for multi-unit development to recognise the heritage values of a site, including buildings and setting. This suggests that either (1) there was poor implementation of the Design Guide in this case or (2) further direction is needed in the Guide to facilitate development that takes heed of a site’s heritage values.</p>

Johnson & Edilson Building 171 Cuba St

Overall Score



*The Johnson & Edilson Building after the balcony (SR 81024) was erected.
Photo by Ann McEwan, 09.11.2004.*



Another view of the balcony; the building has been assessed as no longer meeting the criteria for listing in the District Plan. Photo by Ann McEwan on 09.11.2004.

Summary of resource consent history

Two resource consents have been granted for the Johnson and Edison Building.

1. SR 113407 granted on 20th April 2004, involving:
 - Relocation of a ground floor door (moved back 1.0m) and reversing the swing of the door.

2. SR 81024 granted on 28th January 2002, involving:
- Replacement of the existing first floor verandah with a balcony.

Both proposals were considered as a Controlled Activity pursuant to Rule 21.2.2 additions and alterations to a listed heritage building, and Rule 13.2.1.2 additions and alterations to buildings in the Cuba Character Area.

SR 113407 involved only minor alterations to the already modified ground floor façade. Therefore, this assessment focuses solely on SR 81024 which had a far greater impact.

Assessment of resource consent(s)

Assessment Matters	Response
<p><i>Did the AEE reflect the degree of intervention of the proposed works and accurately identify effects on the building's heritage values?</i></p>	<p>No. The AEE that accompanied the application failed to identify the building as being listed on the District Plan – it instead wrongly noted that it was part of a Cuba St historic zone and consequently dealt with how the proposal related to surrounding buildings.</p> <p>This meant that the AEE did not identify effects on the Edilson building itself, despite the plans showing:</p> <ol style="list-style-type: none"> (1) An obtrusive balcony that significantly exceeded the scale of the existing verandah. (2) Cutting down two windows on the first floor to provide door openings onto the balcony, requiring the partial destruction of ornamental detail. (3) Windows on the first floor that differ from the original steel mullions, indicating removal of these features. (4) Views of the building's remaining decorative features being largely obscured from the street. <p>Additionally, the photos that accompanied the AEE illustrated that there were no other such balconies along Cuba St and that this proposal was therefore introducing a new element quite out of context with neighbouring buildings. This point wasn't identified in the assessment.</p>
<p><i>Was further information required and, if so, did this provide sufficient detail to assess the proposal?</i></p>	<p>One request for further information was made:</p> <ol style="list-style-type: none"> (3) To provide written approval from NZHPT. (4) To more fully address Rule 13.1.2.8 of the District Plan relating to standards for verandahs. <p>Given the outstanding matters identified above, it is surprising that Council did not require a more detailed assessment to address the effects of the proposal.</p>
<p><i>Did the Council's Heritage Advisor, Urban Design staff or NZHPT support the proposal?</i></p>	<p>It appears the NZHPT requested that the design of the verandah be changed to incorporate posts. However, it is not clear from the information on the file why this change was deemed necessary.</p>

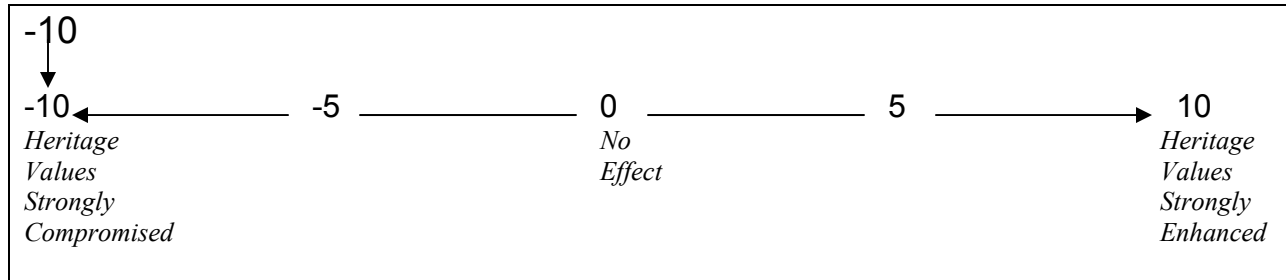
<p><i>If not were their concerns addressed through the resource consent process?</i></p>	<p>Council’s Urban Designer supported the addition of a balcony and in regard to effects on heritage ‘character’ noted that: <i>“The balcony increases the use potential of this building and does not reduce the visual integrity of the façade in urban design terms. This is mainly due to the open visual nature of the proposed balcony”</i>.</p> <p>The urban design assessment also supported the design of the posts, as did Council’s Heritage Advisor although both expressed surprise at, and disagreed with, NZHPT’s request for posts in the first place as it was felt they were not an appropriate feature on this building.</p> <p>I did not find any further comments from Council’s Heritage Advisor relating to the actual proposed balcony.</p>
<p><i>Did the approved plans differ from those first submitted by the applicant? If so, what influenced the changes and did they lead to a better outcome?</i></p>	<p>Yes.</p> <p>A number of changes can be noted:</p> <ol style="list-style-type: none"> (1) Glass panels were added to the top of the balcony, seven along the street frontage and one on either side. Presumably this was to enhance views of the building’s façade from Cuba Street. (2) The decorative detailing on the balcony was altered to accommodate the glass panels. (3) One window on the first floor (the central one) has been cut down to form a doorway to the balcony on the approved plans, whereas the original plans show that two doors were intended. Again, the reason for this change is unclear. (4) Only three balcony posts are shown on the approved plans as compared to four in the original ones. (5) Additional details were shown in the approved plans regarding balcony specifications (as per Council’s request for further information). <p>I could find no documentation to outline why these changes ((1) – (4)) had been made. However, I have been informed by Council’s Heritage Advisor at the time that a meeting took place between the applicant, Council’s Heritage Advisor and Urban Designer, and a representative of the NZHPT. It is possible that the amendments to the balcony resulted from this discussion.</p> <p>These changes did lead to a better outcome to that originally proposed in that loss of heritage fabric was reduced and the balcony was ‘opened up’ to allow views of the original façade. However, the gains made were minor compared to the overall erosion of heritage values resulting from the balcony addition.</p>
<p><i>Did the approved plans (and final outcomes) satisfy the assessment criteria in the district plan?</i></p>	<p>No.</p> <p>The balcony addition did not minimise changes to the street frontage. The proportions of the listed two-storey building have been entirely compromised – the balcony is out of scale with the building, it projects forward too far and is too high. Consequently the proposal did not maintain a high level of architectural design authenticity.</p> <p>Further, by introducing a balcony the relationship of the building with its setting has been undermined.</p>

	<p>Positive features are the repetition of the parapet design on the handrail balcony and the repeating patterns on the front of the balcony but these are modest in effect.</p> <p>In her overall comments, Dr. McEwan states that the “<i>appalling deck addition and insensitive alt[eration]s to first floor fenestration have completely undermined [the] heritage/design values of this building</i>”.</p>
<p><i>Did the approved plans (and final outcomes) take cognisance of the heritage values identified in the Heritage Inventory and District Plan?</i></p>	<p>No.</p> <p>The Heritage Inventory describes the specific characteristics and features of the building, and notes that: “<i>The building, representing a transitional style, makes a distinct contribution to the Cuba Street precinct</i>”.</p> <p>Unfortunately, the balcony largely obscures the features noted as well as introduces a design element that is out of scale with the listed building and wider context. As a result the contribution of the building to Cuba Street has been greatly diminished.</p>
<p><i>Were the approved plans implemented?</i></p>	<p>The approved plans appear largely to have been implemented, except for the following:</p> <ul style="list-style-type: none"> • Both sides of the balcony are solid rather than having a glass panel as shown on plans L01 and L03. • Decorative features on the lower half of the balcony (street façade and sides) are missing. • The signage on both sides of the balcony is not included in this consent (i.e. SR 81024), or subsequent consents to my knowledge. <p>Implementing the first and second outstanding matters would improve the appearance of the balcony but this would not alter the overall monitoring score.</p>
<p><i>Did the applicant receive money from the Heritage Fund to assist with the application?</i></p>	<p>No.</p>
<p><i>Overall, what were the main influences on the outcomes for this building?</i></p>	<p>The main pressure seems to have come from the owner wanting to increase the floor space of the Indigo Bar, therefore the continued economic use of the building would seem to be an influencing factor. However, there is no indication that the building couldn’t have supported either the existing commercial activity or a new one without the balcony addition.</p> <p>The design of the balcony would also appear to have been influenced by requirements to minimise noise pollution from the bar – thus the enclosed sides. As well, the NZHPT asked for posts to be added to the structure – an element that received a negative assessment.</p> <p>While some changes were made to the design of the balcony as a result of negotiations with Council and the NZHPT, any gains made are insignificant compared to the overall effect. As noted above, the deficient consent application was not challenged and an accurate assessment of effects was not provided. Therefore, poor implementation of the District Plan was also a contributing factor, although it should be noted that Council’s inability to decline such applications must have a</p>

	<p>bearing on the manner in which staff enter negotiations (i.e. they are on the back foot).</p>
<p><i>How could the outcome have been improved?</i></p>	<p>There are examples of balconies on other buildings from the same period that could have been used as a model (note the Vic opposite, the listed Apartment Building further south on Cuba St, the Cambridge Hotel and the Opera Bar). All these balconies are transparent and of a much smaller floor size so may not have been suitable with respect to noise minimisation and provision of sufficient outdoor space.</p> <p>At the end of the day, it may be that the design of the balcony was just not suitable for the building and the only way to ensure a positive outcome (in terms of maintaining heritage values, i.e. the reason consent was required) would have been to decline the application. However, the proposal was granted and it is now recommended that the building be removed from the heritage list.</p> <p>In making this recommendation, the probability of the balcony being removed in the future has been taken into account and in this case it is considered unlikely. This is because its removal and subsequent conservation work would be expensive, particularly in relation to the building's overall value. Secondly, the scale of the balcony means that the features for which it has been listed are largely invisible (and in some instances destroyed) thereby undermining its values to such an extent that Dr McEwan considers it no longer meets the criteria of the District Plan.</p> <p>This situation can be contrasted to the verandah erected on the Wellington Workingman's Club (mentioned in Section 2), which resulted in an equally bad outcome (-8.5). However, it is not recommended that this building be removed from the heritage list as much of the building's features can still be appreciated due to the considerably larger scale of the building (e.g. it is three stories). Removal of the verandah and restoration of the building in the future also seems a more economically viable and thus realistic proposition.</p>

**Cottage
16 Newtown Avenue
(formerly 30 Wigan Street)**

Overall Score



The former Wigan St cottage on its new site in Newtown where implementation of the consent for the additions and alterations is nearing completion. It is recommended that this building be removed from the heritage list as a result of the consented activities. Photo by Ann McEwan on 01.12.2004.

Summary of resource consent history

Two resource consents have been granted for this cottage.

1. SR 100423 granted on the 13th June 2003, involving:
 - Relocation of the building from Wigan St to Newtown Ave.
2. SR 110925 granted on the 16th February 2004, involving:
 - Addition of a kitchen and living rooms;
 - Re-cladding of building in corrugated iron to match original;
 - Replacement of the roller door at the front of the building with a double sash window (taken from the cottage at 26 Wigan St).

The first consent was considered as a Discretionary Activity (Unrestricted) while the second one was a Controlled Activity.

Assessment of resource consent(s)

Assessment Matters	Response
<p><i>Did the AEE reflect the degree of intervention of the proposed works and accurately identify effects on the building's heritage values?</i></p>	<p>SR 100423</p> <p>No. The application was very brief and while it noted that the proposal included removing the building it did not elaborate on the effects of doing so. For instance, the AEE notes that “The location of the existing historic list cottage at 30 Wigan Street in its present location does not have significant heritage values, and relocation will not lead to loss of heritage values”. However, the application does not elaborate on why the current site erodes the cottage’s heritage values or outline the reasons why the significance of the building had lessened since it was listed in the Plan. Similarly the application does not discuss how the proposed new site for the cottage would enhance the building’s values – in fact no description of the new site is offered.</p>
	<p>SR 110925</p> <p>The application was very detailed and provided good information including clear plans and photos. The AEE was thoughtfully prepared by the owner/applicant and care was obviously taken to ensure the addition was consistent with the character of the Newtown neighbourhood. There was also the intention to undertake sympathetic alterations to the original building as evidenced by the removal of the roller door and replacement with a sash window from another former Wigan St cottage.</p> <p>However, while bearing in mind that many of the heritage values identified in the Heritage Inventory had already been compromised as a result of the relocation, the size of the addition and the desire to match the relocated dwelling to its new surroundings meant that any remaining values were not reflected in the AEE or outcomes.</p>

<i>Was further information required and, if so, did this provide sufficient detail to assess the proposal?</i>	SR 100423 Yes. However this was not required from the applicant but instead Council commissioned an assessment of the effects of relocating the building, which considered that the present streetscape beside the cottage (i.e. “the large blank wall of the School of Architecture building and semi-industrial nature of many of the neighbouring buildings”) reduced the integrity of the three cottages. Consequently the relocation of the building was supported.
	SR 110925 It would appear not.
<i>Did the Council’s Heritage Advisor, Urban Design staff or NZHPT support the proposal? If not were their concerns addressed through the resource consent process?</i>	SR 100423 Council’s Heritage Advisor commissioned the above assessment and also provided additional comments and archival information on the history of the building (i.e. date of construction), as the information in the Residential Heritage Inventory was inaccurate. However, it seems that only the Conservation Architect’s assessment was taken into account in the decision-making process. The NZHPT commented on the proposal (the building is not registered) and they also felt that the cottage’s setting was not ideal. They supported relocation of the building on the grounds that it was moved to an appropriate setting and restored. Council’s Urban Designer deferred to the comments of the NZHPT in addressing the relevant assessment criteria in the Cuba Character Area.
	SR 110925 Council’s Heritage Advisor had input at the pre-application stage and as a result the applicant changed aspects of the design of the proposal. It was the Heritage Advisor’s view that relocation had already undermined the significance of the building and the proposed addition and alterations (which as a Controlled Activity could not be declined) would further erode any remaining values. Therefore, only limited comments on the application were provided.
	Neither the NZHPT nor Council’s Urban Designer commented on the proposal.
<i>Did the approved plans differ from those first submitted by the applicant? If so, what influenced the changes and did they lead to a better outcome?</i>	SR 100423 No. Not in terms of wanting to remove the building.
	SR 110925 No.

<i>Did the approved plans (and final outcomes) satisfy the assessment criteria in the district plan?</i>	SR 100423 No. The outcome was assessed as contrary to all relevant criteria. In particular, the building was removed from its historical setting and, in light of the overall score, the impact of relocation on the heritage significance of the building was not adequately considered. Dr McEwan considered the new location of the cottage to be as equally compromised as its original one, i.e. it is now next to a supermarket car park and has a number of commercial and light-industrial premises in close proximity. Neighbouring cottages were also in very poor condition and did not enhance the setting.
	SR 110925 No. The outcomes were assessed as contrary to most of the relevant criteria: the style and character was not reflected in the addition; the size of the addition did not respect the original building; the alterations and addition were unsympathetic in terms of form, cladding materials, colours, and building and opening proportions. Additionally, the loss of heritage fabric was not minimised. The assessment also notes that the relationship of the building with its setting has not been maintained, as outlined in SR 100423.
<i>Did the approved plans (and final outcomes) take cognisance of the heritage values identified in the Heritage Inventory and District Plan?</i>	SR 100423 No. The Heritage Inventory notes that the cottage “is an important historical building if only to retain one last element of this area’s previous use and status”. Clearly, this factor was not afforded a high priority in deciding upon the consent. The Inventory also identifies that the building was surrounded by light industry at the time of listing, which suggests that the setting was not considered so detrimental as to warrant omitting the building from the District Plan. Furthermore, until its removal the building was one of three such cottages in a row, so the group value of these buildings in a greatly changed (contemporary) context was also an important value.
	SR 110925 No. In most respects the buildings heritage values had been irreparably compromised through implementation of SR 100423.
<i>Were the approved plans implemented?</i>	SR 100423 Yes. The building has been relocated.
	SR 110925 Yes.
<i>Did the applicant receive money from the Heritage Fund to assist with the application?</i>	No.

<p><i>Overall, what were the main influences on the outcomes for this building?</i></p>	<p>SR 100423 The developers desire to use the site for commercial purposes was no doubt the driving force behind the building's relocation. The location of the cottage in the heart of Te Aro meant that the potential economic benefits from using the land in a more intensive manner would far outstrip the economic gains of retaining the cottage. This is evidenced by the five storey building that now occupies the site, which is used by the Victoria University design school.</p> <p>Another factor was poor implementation of the Plan's assessment criteria by Council staff.</p>
	<p>SR 110925 The desire of the owner/applicant for larger living space than that offered by the cottage obviously influenced the plans for the addition. The size of the addition in relation to the original floor plan has changed the form of the building significantly. It also appears as though much of the original fabric of the building has been replaced.</p> <p>Ultimately relocation of the building was a major influence as it meant that changes to the cottage were assessed in light of the residential buildings in the new environment. As a result, the changes made reflect the new setting rather than the original one.</p>
<p><i>How could the outcome have been improved?</i></p>	<p>SR 100423 Obviously the best outcome in terms of retaining the heritage values of the cottage would have been for it to remain on its original site. It could be argued that the changing setting of the building actually told the story of development in central Wellington, i.e. it reveals a layer of history in a very tangible way with the cottage being a rare reminder of a previous environment and way of life. The fact that the two neighbouring cottages have an economic use also suggests that the relocated one was not necessarily redundant.</p> <p>Alternatively, relocation to a site that better reflected the building's historical significance (such as an inner-city one) may have delivered a better outcome.</p>

	<p>SR 110925</p> <p>As noted, removing the building from its original setting already strongly influenced the negative score, which was further exacerbated by its relocation to an unflattering location. This meant that the merits of retaining the building on the heritage schedule were already highly questionable. It may have proven worthwhile if sensitive restoration of the building had taken place (as wished for by the NZHPT) and interpretation of its history and reasons for relocation were provided.</p> <p>However, the additions and alterations carried out after relocation completely alters the reading of the cottage by changing its form, size and appearance. While the additions/alterations may have enabled the building to “fit well within the context of inner Newtown as [they are] consistent in design with similar period houses” (as gauged by Council’s Heritage Advisor), neither Newtown as a location nor houses of a similar period located in Newtown offer suitable comparison to the historical or architectural values identified for the former Wigan St cottage.</p> <p>Consequently, Dr McEwan’s recommendation is for the building to be removed from the District Plan.</p>
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5. Assessment of Plan Effectiveness

5.1 Overview of District Plan Heritage Provisions

The heritage provisions of the Plan are predominantly found in Chapter 20 (the policy framework) and Chapter 21 (the regulatory framework). Other areas of the Plan are relevant, particularly the General Provisions (Chapter 3) that outline the matters to be included in resource consent applications and provide definitions to aid interpretation of the rules. As well, provisions relating to Plan variations and changes, designations, and requirements for a heritage order have had an influence on heritage buildings that form part of this project, namely:

- Plan Change 13 – Futuna Chapel, which added the interior and setting of the building to the heritage list and provided stricter rules to oversee their future use;
- Variation 22 – Lambton Harbour Area, which added a number of buildings to the heritage list and introduced stricter provisions to guide changes to them, including the Wellington Free Ambulance Building;
- The requirement for a heritage order by Save Erskine College Trust (SECT) over the exterior and interior of the Erskine College’s Main Building, Chapel of the Sacred Heart, and the grounds and vegetation;
- The requirement for a designation by Transit NZ for the planned Inner City Bypass as it relates to Bar Bodega.

The following section will outline the main parts of the Plan that aim to protect listed heritage buildings. This will be followed by a discussion about the effectiveness of current provisions in achieving Plan goals for heritage in light of the findings in previous sections.

Objectives, Policies, Methods, and Anticipated Environmental Results

Chapter 20 has one objective that applies to the buildings in the heritage list. That is:

Objective 20.2.1

To maintain and enhance the city’s heritage to ensure continuity with the past in the development of the city.

In support, three policies have been specified to achieve this objective:

Policy 20.2.1.1

Identify and list items of significant heritage value.

Policy 20.2.1.2

Avoid the loss of heritage value associated with listed items.

Policy 20.2.1.3

Manage the effects of activities that cause the loss of heritage values associated with listed items.

The District Plan identifies a number of methods that are available to Council to aid in implementing the policies. These are:

- Rules
- Information (promotion of city heritage)
- Other Mechanisms (financial incentive programmes for heritage retention, heritage orders)

The District Plan anticipates that by implementing the policies using the methods available the following environmental results will be realised:

1. The retention of a significant proportion of Wellington's heritage.
2. The use of heritage items by activities that do not compromise the heritage item's values.

District Plan Rules

The Plan relies on three levels of rules to meet its objective. Firstly, Permitted Activities can be undertaken without Council approval as their effects are deemed to be acceptable. There are three relevant permitted activity rules:

Rule 21.1.1

Any repair and maintenance of listed buildings, objects, areas and sites of significance to tangata whenua heritage items is a Permitted Activity.

Rule 21.1.2

Internal alterations to heritage buildings are permitted except in respect of buildings where the whole interior or individual interior items have been specifically listed.

Rule 21.1.3

Signs less than 0.5m² in area on land associated with, but not attached to the exterior of, a listed heritage item for the purposes of identification and information.

Secondly, there are two rules for Controlled Activities that require a resource consent from Council but which cannot be declined. Conditions can be imposed however over the matters specified. The Plan states that the written approval of affected persons is not necessary (except where a heritage order is in force and/or the building is registered by the NZHPT) and the application need not be notified. A considerable number of assessment criteria are provided to assist in the consideration of consent applications under the Controlled Activity rules. The rules are:

Rule 21.2.1

Signs on listed heritage items:

- Larger than 0.5m² in size on any land associated with a listed heritage item
- That are not for the purpose of identification and information on any land associated with listed heritage items

Are controlled in respect of: the area, height, number and location of signs

Rule 21.2.2

Additions and alterations, that are not Permitted Activities, to listed heritage buildings, listed facades, listed interiors or listed interior items are Controlled Activities in respect of: the design and appearance of the additions or alterations.

Lastly, there is one rule for Discretionary Activities (Unrestricted) and resource consent applications for such activities may be notified and can be declined. Again, a number of assessment criteria are given to aid determining whether or not to grant consent and what conditions might be necessary. The rule is:

Rule 21.3.1

The total or partial demolition, destruction or removal of any listed heritage area, building or listed facades or other listed elements of a building, object, or sites of significance to tangata whenua or other Maori.

The heritage rules are in addition to and often supersede the area-based rules (e.g. for the Central Area). Definitions for ‘repair and maintenance’, ‘addition and alteration’, and ‘total or partial demolition’ are provided in the General Provisions section of the Plan (see Appendix Five).

Design Guides

A number of character areas are identified in the Plan and several of these have a high concentration of buildings that were part of this project, e.g. the Courtenay Character Area and Cuba Character Area. Changes to buildings in the character areas are typically a Controlled Activity. Criteria are provided to assess such changes and some relate to heritage issues, e.g. the Cuba Character Area has criteria that relate to ‘Heritage Setting’ and ‘Heritage Compatibility’, which seek to encourage the protection, rehabilitation and continuing use of heritage buildings. Council’s Urban Designers are responsible for providing advice on the extent to which consent applications comply with design guide criteria.

Other Methods for Implementing the Heritage Policies

The Plan adopts methods other than rules for implementing its policies and several of these were apparent in this project.

(i) Information (promotion of city heritage):

- Council Heritage Advisors – who, amongst other tasks, provide advice to resource consent applicants and consent planners regarding the effects of activities on heritage buildings.
- Heritage Inventory – which outlines the historical, architectural and other values of buildings protected by the Plan, and assists with assessments of resource consent applications.
- Wellington City Archives – which provides historical records for buildings.

- (ii) Other Mechanisms (financial incentive programmes for heritage retention, heritage orders):
- Building Safety Fund – which funds work for earthquake strengthening of buildings.
 - Heritage Fund – which provides financial assistance to owners who are undertaking restoration and conservation work.

5.2 Effectiveness of District Plan Heritage Provisions

A good starting point in considering how effective the Plan has been to date is to compare the monitoring outcomes from this project with the District Plan goals. As noted above, there are two relevant anticipated environmental results (AERs): (1) the retention of a significant proportion of Wellington’s heritage; and (2) the use of heritage items by activities that do not compromise the heritage item’s values. This section will focus predominantly on the second AER and will address the first one briefly at the end.

The previous sections have revealed that consented activities have reduced the heritage values of the majority of sample buildings with a resource consent history (refer again to Figure 2.1 on p.5). This includes activities that have resulted in only minor loss of values (i.e. scores of –1 and –2) that for the most part can be reversed and which may be expected in allowing changes to heritage buildings. However, scores of –3 and lower indicate more significant erosion of values and the effects on the majority of these buildings are permanent or else unlikely to be reversed. If we take a strict interpretation of the relevant AER then the heritage values of 55% of sample buildings with consented activities have been compromised. However, a more pragmatic view – one that considers only buildings with scores of –3 or less as ‘compromised’ – gives a figure of 31%.

As outlined in Section 1, care was taken to select a representative sample of buildings with consents granted so that the results could be generalised. The results suggest then, that the outcomes for between one half and one third of all listed heritage buildings that have been through the resource consent process are contrary to the environmental outcome sought by the Plan, i.e. the values for which the buildings were identified and protected have been compromised to varying degrees. This sends a rather strong signal that the District Plan heritage provisions are ineffective in many instances.

Taking into account the monitoring outcomes, an evaluation of the Plan provisions has highlighted some shortcomings that the Council may wish to address. As well, the findings from the in-depth examination of ten buildings help to shed light on why outcomes for buildings turn out positively or negatively, and they offer further insights into what Council can do to secure better results.

What is Heritage?

This is a fundamental question that must be addressed before any attempts can be made to protect or conserve heritage resources. In this regard, there seems to be a contradiction in terms about how heritage is described and assessed in Chapter 20 and what is actually protected by the rules in Chapter 21. For instance, the Plan’s definition of heritage suggests a broad rather than restrictive view, as the following quote indicates:

Heritage preservation involves protecting aspects of the... cultural environment that are inherited from the past, that provide a context for the present and that shape the future... Heritage provides the community with a sense of continuity and the ability to identify with their City through evidence of its past in the existing environment. Evidence of heritage in the environment provides us with a sense of time, of where we have been and where we are now, and gives us the opportunity to shape our future. It sets concepts such as "growth" and "progress" in a social context (p. 20/1).

Further, the criteria for including buildings on the heritage list take cognisance of a range of values including historical, technological and use values, and the authenticity of a building's setting and evidence of workmanship/craftsmanship.

However, the rules only protect the exterior of buildings so that any physical change to the external fabric (e.g. walls, the roof, windows and doors, and features such as steps and verandahs) requires Council's consent. In a number of cases only one or two facades of a building are subject to the rules, typically those fronting the street, thereby limiting the jurisdiction of Council to assessing effects on that part of the building alone. The risk here is that any changes to the building beyond the protected façade(s), such as to the roof, would not require consent under the heritage rules and effects on the heritage values of the building may be ignored. Excluding Futuna Chapel, the setting or context of listed buildings are not automatically protected. There are a number of heritage areas (21) listed in the Plan and a small number of these relate to buildings that are on the heritage list, e.g. Parliament Buildings, and St John's Church and Spinks Cottage. However, the vast majority of the listed buildings do not receive this broader protection. Interior elements are also only protected for a minute number of listed buildings (about 1%).

Interestingly, the ability to address a number of assessment criteria relating to additions and alterations requires an evaluation that is beyond the scope of the rules, namely:

- Whether modifications to heritage buildings respect movable cultural property; as noted in Section 2 this criterion was irrelevant for the consents assessed as part of this project as it largely relates to internal features of a building.
- Whether the activity will keep loss of historic fabric to a minimum and avoid the destruction of significant materials and craftsmanship; this criterion equally applies to the interiors of buildings and in some cases historic fabric, materials and evidence of craftsmanship may be more evident on the inside.
- Whether the relationship of the building with its setting is maintained; as mentioned very few listed buildings also have their setting protected.

This gives the appearance of a Plan that has the wish to protect heritage in its broader sense but not the will. The result is a regulatory framework that essentially protects the streetscape values of historic buildings but not necessarily their heritage values. Put another way, the heritage objective, policies, assessment criteria and AERs imply the Plan is seeking grander outcomes than the current rules can deliver. This point is inferred in Council's draft Built Heritage Strategy (November 2004), which identifies 'facadism' as having a negative impact on listed heritage buildings.

Consequently, I believe the Plan needs to be clearer about its role in regard to heritage protection. The 2003 amendment to the Resource Management Act (RMA) can provide guidance here in terms of the elevated status of heritage protection and the new definition of historic heritage. Further direction can be gained from the ICOMOS NZ Charter, which is referred to in the Plan. In clarifying the Plan's role, changes to the heritage rules will be required.

Rules

As noted, the rules predominantly only protect exteriors or facades leaving the buildings' interiors and setting largely ignored. Further, the group values of buildings are not taken into account despite a number of heritage precincts being identified in the Heritage Inventory (e.g. Blair and Allen Streets). A number of the ten buildings looked at in Section 4 indicate that simply protecting the outside of buildings does not prevent their heritage values from being compromised. Firstly, the consent to build a multi-unit development on the site of Futuna Chapel did not invoke the heritage rules because the chapel itself was untouched. Further, the setting of the chapel was not recognised by the Plan. As the consent was assessed as a Discretionary Activity (Restricted) under the multi-unit housing provisions the Council's discretion was limited as to what issues it could address. Luckily, the efforts of Council's Heritage Advisor and Urban Designers, NZHPT and residents led to a change in design that left an area around the chapel undeveloped. However, the weakness in the Plan had been exposed and, having also become aware of damage to the interior of the chapel, Council initiated Plan Change 13 to formally identify and protect the building's setting and interior elements.

A second example is Erskine College Main Block which again has only the exterior protected in the Plan. In contrast, the heritage order required by SECT recognises the wider values of the Main Block, including interior features and fabric and the setting including gardens and vegetation. Similarly, the conservation plan for the site recognises these values as well as important view shafts. Consequently, the Plan can be seen to be deficient in recognising the heritage values of these places and I recommend that the heritage list be updated to take into account the overall values of the buildings and their relationship to their surroundings. The Heritage Inventory often identifies the values of listed buildings over and above those protected by the Plan, so this would be a good starting point for a review.

It could be argued that the interior alterations to Erskine College were subject to the listing for the Chapel of the Sacred Heart (which includes all moveable fittings and furniture forming the fabric of the interior), as they occurred in the same building albeit on the floor beneath the Chapel itself. However, the description of the Chapel's interior features in the Plan does not seem to cover the area where internal alterations were made as part of the resource consent. This raises the point that it is imperative for the descriptions used in the heritage list to be precise and unambiguous in order to avoid confusion (or provide room for creative interpretation) of what is and what is not protected by the Plan.

A further point about the rules is that Council does not have the ability to decline the majority of consent applications it receives, i.e. those relating to Controlled Activities (signage and additions/alterations). This fact certainly seemed to frustrate Council officers assessing the consent for a balcony on the South British Insurance Building. The overall monitoring outcomes show that there are consents for additions and alteration that lead to very poor outcomes and the

Council should have the ability to decline these. Therefore a stricter activity status than is currently provided by the Plan is recommended. I believe such a move would help in meeting the stronger mandate for heritage protection required by the 2003 RMA amendment. This point is obviously apparent to Council as shown in Plan Change 13 – Futuna Chapel, which now requires any proposal affecting the chapel’s interior, exterior or setting to be assessed as a Discretionary Activity (Unrestricted).

In considering what activity status is appropriate the monitoring results show that there are a reasonable number of consents that have a benign effect on heritage values. These tend to be small-scale activities such as shop front alterations and associated signage. Therefore, Council may consider having two levels of rules. Firstly, Controlled Activity status for proposals where the effects are anticipated to be minor but with standards that must be met. For instance, signage could be controlled provided it is of a particular size, does not obscure architectural features and is fixed in an appropriate manner. Similarly, additions to shop fronts could be controlled provided they take place below the verandah, involve alterations to a limited percentage of the shop frontage, and do not affect original fabric (for example). If standards are not met the proposal could become a Discretionary Activity (Restricted).

Secondly, a stronger activity status of Discretionary (Unrestricted) could be introduced for proposals that involve substantial changes to a building such as rooftop additions and other large-scale work. Notification would be more likely for these proposals, which seems appropriate given the public value of heritage and the fact that many of these large-scale proposals have led to negative outcomes. The provisions introduced by Variation 22 – Lambton Harbour Area dealt with activities in a hierarchical manner based on their degree of intervention and this would provide a useful starting point for thinking about the heritage rules.

For applications falling under the stricter activity status, Council could encourage the use of a conservation plan and if applicants can demonstrate they are complying with the recommendations in the plan, the activity status could be reduced and the application granted on a non-notified basis. This would provide an incentive to the applicant to undertake work in a sensitive manner in return for a quicker, cheaper and more certain process. For this to be successful, however, it would be prudent for Council to set up an assessment procedure to ensure that conservation plans are of an acceptable standard (e.g. comply with the principles of the ICOMOS NZ Charter). For instance, Council could require a conservation plan to be (1) prepared by a suitably qualified and experienced Conservation Architect and (2) be peer reviewed by Council (or a person nominated by Council) and perhaps the NZHPT. Council could exercise its discretion regarding whether or not a conservation plan is acceptable.

Finally in regard to the rules, the worst score given as part of this project (i.e. –10) related to a building that was relocated. Consequently, Council may want to recognise the risks associated with relocating buildings by changing the activity status from Discretionary (Unrestricted) to Non-Complying, thereby signalling to potential applicants that such effects are unacceptable in all but exceptional circumstances. This would equally apply to the demolition of a listed building.

Definitions

The current definitions require further clarification as they are currently open to interpretation (refer to Appendix 5).

Repair and maintenance: needs to be clearer about what repair and maintenance means when applied specifically to a heritage building. The following quote comes from the Gisborne District Plan and provides an example of a more comprehensive definition (note that ‘minor works’ is used in the same way as ‘repair and maintenance’).

Minor Works:

In relation to Post European Contact and Central Business Heritage Items, minor works means general maintenance and/or minor repair where minor repair means the repair of materials by patching, piecing –in, splicing and consolidating existing materials and including minor replacements of minor components such as individual bricks, cut-stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. The replacement should be of the original or similar material, colour, texture, form and design as the original it replaces and the number of components replaced should be substantially less than the existing.

Addition and alteration: if Council chooses to have a hierarchy of rules for additions and alterations this definition will need to be changed accordingly. The definition for ‘minor additions and alterations’ in the Lambton Harbour Area would be helpful. As well, the monitoring assessments showed that the colour choice for buildings can have an impact on their values. Council may want to consider including the colour scheme of buildings as a matter over which they retain control.

Demolition and partial demolition: need to clarify the meaning of partial demolition, especially regarding the difference between partial demolition and additions/alterations. For example, it could be argued that rooftop additions involve the partial demolition of the building due to the removal of the roof. Yet any such interpretation would be open to debate as the current definitions do not provide sufficient distinction between these types of activities. Nevertheless, it seems to me that the crucial factor is whether any features that are removed (e.g. walls, windows, roofs etc) are to be replaced, although the definition for additions and alterations gives no indication of what it should be replaced with (i.e. a wall for a wall, a roof for a roof?). If any such part of a building is removed and not replaced, or else is replaced with something unrelated to the original, then it would seem reasonable to consider that activity as partial demolition. In any event, the best option for Council is to provide clearer definitions to avoid any doubt.

Implementation

Council did not undertake a sufficiently robust assessment of effects on the Johnson and Edison Building. In this case the Planner’s Report concluded that the effects would be no more than minor. However, the monitoring results reveal the outcome was very poor (-8) and it is now recommended that the building be taken off the heritage list. Similarly, the advice provided to Council regarding the former Wigan St cottage recommended the relocation of the building and this action was taken. The monitoring outcome though was the worst possible (-10) and again the building no longer meets the criteria for listing in the Plan.

These examples point to questionable implementation of the Plan, particularly as the applications had very low compliance with the assessment criteria. In part, Council planners are hamstrung by the Controlled Activity rules, which means they have very little flexibility in assessing applications – the consent for the balcony on the Edilson Building and the additions and alterations to the cottage come under this category. However, the relocation of the cottage was a Discretionary Activity (Unrestricted) and could have been declined. Decisions to remove or demolish listed buildings inevitably come down to a balancing of conflicting values, and economic considerations such as the opportunity costs to the owner of retaining the building become important considerations. It was obviously the Council’s view that the heritage values of the building could be retained through its relocation but poor choice of site and insensitive additions and alterations have totally undermined the values of the cottage. This points to a need to build the capacity of Council staff, particularly Consent Planners, to more effectively implement the Plan’s assessment criteria. A stronger commitment from Council to protecting heritage values (e.g. with the strengthening of the rules) would also hopefully encourage more effective Plan implementation.

An additional comment about implementation relates to the Planner’s Reports and how they address heritage issues. Of all the applications I looked at only a handful specifically identified the relevant assessment criteria and explicitly discussed whether or not (and how) the application complied with them. I believe that this analysis is essential to gauge the degree of compliance with the Plan.

Compliance Monitoring

One of the findings from the monitoring was that several consents were only partially implemented and the conditions that had not been met would have in fact enhanced the heritage values of the building, such as for the Government Life Building. Given that the positive aspects of proposals would have been taken into account when deciding upon a consent application, it is important that the entire proposal is implemented as consented.

Other Methods

(i) Information (promotion of city heritage):

Council Heritage Advisors play an important role and the results presented in this report illustrate that they often secured a better outcome for listed buildings than would have otherwise been realised. It is therefore recommended that Council retain the position of Heritage Advisors (and consider expanding their numbers) so that they are able to fulfil Council’s goals for heritage management in the City. Heritage Advisors are, however, working in trying circumstances given that most of the applications cannot be declined and therefore their ability to comment on proposals is limited. As well, Council’s Urban Designers sometimes give conflicting advice on proposals (based on the criteria in the design guides) and this may undermine the assessment of the Heritage Advisors. Updating the design guides so that they better promote the heritage values of listed buildings, e.g. by addressing conflicting criteria as evidenced in the implementation of the Multi-Unit Design Guide for the Futuna site, is also suggested.

The Heritage Inventory is an invaluable source of information about the historic, architectural and other values of listed buildings, particularly the 2001 Non-Residential

inventory. To enhance these documents it is suggested that more visual evidence of the building's history be provided, i.e. through a photographic record including both exterior and interior shots, and photos from when the building was first constructed. Also, the Residential Heritage Inventory should be revised along the lines of the Non-Residential one. I understand that Council's Heritage Advisors regularly refer to information held at the Wellington City Archives and this may be useful for updating the Inventory.

(ii) Other Mechanisms (financial incentive programmes for heritage retention, heritage orders):

As shown in Section 4, the owners of the three buildings with positive scores were offered assistance from the Council's Heritage Fund (although one applicant declined the money). I believe that this offers a very important financial incentive for owners to undertake conservation work and recognises the costs associated with maintaining a public good. It clearly promotes good outcomes as well. Therefore, I recommend that Council continue to make money available for such a use. I also recommend that Council require conservation plans to be prepared for large-scale proposals – only one consent looked at in this project was guided by a conservation plan and that outcome was a positive one. It may be that Council can help fund the costs of preparing a conservation plan although this may not be necessary if it results in a speedier consent process (i.e. the savings would offset the costs).

Capacity and Willingness of Applicants

Perhaps the most significant influence on outcomes is the willingness and ability of the applicant to design a sensitive proposal. None of the applications that provided the best outcomes required changes to their design thus illustrating that good outcomes are achieved through good applications. Importantly, each of these applications included restoration and conservation work.

One recommendation is to provide information to potential applicants outlining what needs to be included in applications that affect a heritage building. For instance:

- Clearly drawn plans showing all necessary elevations, a site plan, cross sections, specifications etc. The plans should clearly distinguish the existing situation from the proposed one and accurately show the proposed changes. Photomontages, where possible, are an excellent way of representing the proposed activity.
(A number of the plans that accompanied applications were of a very poor quality.)
- An accurate and suitably detailed assessment of effects including:
 - a detailed description of the proposal;
 - an outline of the values for which the building is recognised (historical, architectural etc – the Heritage Inventory is a good reference);
 - identification of the building fabric that is significant;
 - an outline of the changes that are proposed to the building and an explicit discussion on how these will impact on the building's values/fabric;
 - details about materials and colours to be used and why they have been chosen, and methods to be followed in undertaking the work (e.g. when enlarging window openings to accommodate doors); and
 - a discussion of alternatives and why the proposal is the best option.

(Many of the resource consent applications looked at did not provide the necessary information to accurately assess the effects of the proposal. Alternatives to the chosen course

of action were also very rarely presented in applications despite the fact that many consents lead to significant adverse effects. It was often left up to Council staff, notably Heritage Advisors and Urban Designers to consider and promote alternatives once the application had been received).

Ideally, this level of detail should be included in the General Provisions of the Plan in the section that outlines the ‘Information to be Submitted with an Application for a Resource Consent’ (p.3/5)

Another tool would be a design guide for activities that are undertaken frequently but which can lead to negative impacts, e.g. the addition of balconies and verandahs, and rooftop additions. While the design guides could not address the particular characteristics of each listed building they could illustrate the design philosophy of particular periods, for instance the types of balconies on Art Deco buildings. Similarly with rooftop additions, there are certain principles to ensure the addition does not dominate, such as maintaining an appropriate scale, setbacks and colour. It would be useful to present these principles in a visual form so that applicants can take them on board from the earliest stages. It would also be a useful tool for Council staff when assessing applications and may enhance implementation of the Plan’s assessment criteria.

I note that the draft Heritage Strategy outlines other initiatives to build the capacity of applicants over the longer term, such as working with the “NZ Institute of Architects and other building industry stakeholders to recognise best practice in the adaptation and reuse of heritage buildings”, and these are commendable.

Finally and briefly, the other Plan AER of relevance relates to “the retention of a significant proportion of Wellington’s heritage”. While it was not a part of this project to consider whether other buildings warrant protection several points can be made. Firstly, the retreat house (Kirkcaldie House) on the site of Futuna Chapel was demolished as part of the development. It was not listed on the Plan but its use was nevertheless inextricably linked to the chapel and the site in general. I believe that a reasonable argument could have been made to list the building on the Plan and, if it had been, the effects of demolishing the building would have been taken into account.

A further point is that two of the buildings assessed in this project no longer warrant protection by the Plan and the merits of a small number of others are questioned. Allowing activities that lead to such negative outcomes is contrary to this AER. Nevertheless, I am aware of Council initiatives that seek to bolster the heritage schedule, such as listing the buildings in the Heritage Inventory that are currently not in the Plan and identifying buildings constructed post-World War II, as well as buildings associated with Maori, ethnic and cultural groups, and gender (as described in the draft Heritage Strategy). These projects signal Council’s commitment to meeting this AER and will strengthen the breadth of heritage identified in the Plan.

5.3 *Summary of Recommendations*

In summary, the following recommendations are made in response to the findings from the overall monitoring and in-depth review of listed buildings.

1. *Bring the District Plan in line with the 2003 amendment to the RMA by:*
 - Recognising heritage in broader terms by identifying and protecting the values that contribute to the building's significance, such as interiors and setting;
 - Strengthening the heritage rules, particularly for signage and additions/alterations, so that Council has the ability to decline consents when their effects are deemed unacceptable;
 - Clarify the definitions in the Plan relating to the various activities so that there is no room for doubt as to their meaning;
 - Add other buildings to the heritage list where these have been assessed as meeting the eligibility criteria;
 - Consider establishing new heritage areas, e.g. Blair and Allen Sts and Cuba St to ensure the group values of buildings are not undermined by individual consents.

2. *Other Methods:*
 - Build the capacity and willingness of applicants to comply with the Plan;
 - Continue to assist owners via the Heritage Fund and Building Safety Fund;
 - Promote the use of conservation plans, especially for large-scale proposals;
 - Continue to support the role of Heritage Advisors within Council – they make a positive difference;
 - Build the capacity of Council staff, particularly Consent Planners, to respond appropriately to applications involving heritage;
 - Update the Heritage Inventory;
 - Continue to ensure conditions are implemented through compliance monitoring.

Appendix One
Project Brief

PROJECT BRIEF

District Plan Monitoring: Professional Heritage Assessment of approvals of additions and alterations to listed heritage buildings

Project Summary

The project involves an in depth review of ten resource consent applications processed for additions and alterations to listed heritage buildings. The objective is to examine the environmental effects of such projects and monitor the effectiveness of the District Plan Heritage Rules.

Background

Every Council has an obligation under the Resource Management Act 1991(RMA) to monitor the efficiency and effectiveness of any plans developed under the RMA. This obligation was strengthened in the Resource Management Amendment Act 2003, which now requires councils to report on their plan monitoring activities every five years.

The District Plan Team has developed a Monitoring Programme that outlines how the Council will fulfil these obligations relating to the Wellington City District Plan. The programme includes seven main objectives, highlights the priority areas of the Plan to be monitored and details 112 indicators that will measure whether or not the Plan is achieving its stated objectives.

Heritage is one of the main topic areas to be studied. Studying the effect of alterations and additions to listed heritage buildings is one of the indicators used to help determine if the rules in the District Plan are effective. One key question to be answered is whether or not the building is still eligible for inclusion on the Heritage List following the addition or alteration.

Scope

The objective of this study is to bring in an outside professional to assess the effectiveness of the District Plan Heritage Rules in examining resource consent requests and to evaluate the environmental effects on listed heritage items caused by alterations and additions. In determining the environmental effects, cognisance should be made of the process followed for resource consent application review, particularly the considerations made in respect of the assessment criteria in the Heritage Rules.

Specifically, this study will involve the following:

- A review of the resource consent files. Note, many resource consents are issued and then may be varied through changes to consent conditions or by subsequent consents. Understanding of the entire process will be required.

- Analysis of any assessments of effects, if provided with the resource consent application, and whether or not they were reflective of the degree of intervention of the proposed works.
- Discussion of the extent to which the approved plans differ with the plans originally proposed by the applicant (i.e. implicitly includes a discussion about the extent to which consultation with Council officers influenced the final outcome).
- Professional opinion of the approved plans (and final results) against the assessment criteria in the Heritage Rules, as well as the heritage values discussed in the District Plan and the Heritage Inventory.
- Site visits and illustrative photos to consider the effects of the completed works on the listed heritage building and its context.

The primary audience for the report is the Wellington City Council. However, information from the report will be used in conjunction with other monitoring information on heritage to prepare a report for the public at a later stage.

Work involving the review of council files must be carried out at the Council offices. Desk space (although not necessarily a computer) will be made available for this review. Council staff will also provide a copy of the relevant District Plan Rules, a Heritage Building Inventory description for each selected item, a checklist for assessment (sample attached) and maps as required. This is largely an exercise based on professional heritage planning expertise and site visits. Consultation relating to specific resource consent applications with property owners and applicants is specifically NOT required as part of this exercise.

Project Deliverables

A written report shall be prepared including the following items:

- The results of the review on each resource consent application studied, including a Heritage Outcomes Form. A similar reporting style should be adopted for each of the resource consents studied.
- Comments on the effectiveness of the Heritage Rules in achieving the heritage objectives of the District Plan, using the ten resource consents studied as a basis for the analysis.
- Photographs of each item studied illustrating any comments made on the resource consent.

Appendix Two
Resource Consents Granted
July 2000 – June 2004

**Resource Consents Granted By Wellington City Council July 2000 – June 2004
Relating to Buildings Listed in the District Plan Heritage Schedule**

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
1.	16-10/4	Allen St, 14-16	Warehouse (Neil's Fisheries)		12.09.00 (SR 66734)		Substantial (4 storey addition)
2.	16-10/5	Allen St, 18-24	Wellington Performing Arts Centre <i>(Satay Malaysia)</i>	13.10.00 (SR 69964) 22.04.03 (SR 99565)			Results in clutter
3.	16-10/7	Allen St, 25-29	Warehouse <i>(Mates Bar)</i>		24.06.02 (SR 88067)		Shopfront
4.	16-11/7	Aro St, 44	House		24.09.02 (SR 92524)		Minor
5.	4-21/1	Avon St, 33	Erskine College		14.12.01 (SR 79405)		Substantial RC - Notified
6.	16-26/1	Blair St, 6-20 <i>(NB Wrongly listed in inventory as 24 Blair St)</i>	Warehouse (former Wellington produce market) <i>(Little India/Monsoon Poon)</i>	23.08.01 (SR 79412) 03.10.01 (SR 80467)	03.10.01 (SR 80467)		Substantial shopfront & signage
7.	16-26/3	Blair St, 13-19	Office Building <i>(Mondo Cucina & Daily Squeeze)</i>		16.02.01 (SR 72739)		Alteration to roof level - Minor
8.	16-26/4	Blair St, 21-25	Warehouse <i>(Last Supper Bar)</i>	13.11.01 (SR 81710)	13.11.01 (SR 81710)		Shopfront
9.	16-26/5	Blair St, 24-28 <i>(NB: incorrectly shown in Inventory as 6-20 Blair St)</i>	Warehouse (Former Produce Market) <i>(Red Square)</i>		19.09.03 (SR 105702)		Substantial

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
10.	17-38	Brandon St, 20	Brandon House		05.12.03 (SR 107999)	05.12.03 (SR107999)	Substantial – 3 additional storeys (not given effect to and wanting another 3 storeys!
11.	16-43	Buckle St, 13	Mount Cook Police Barracks	05.05.04 (SR 113356)			Minor (2 bracket signs)
12.	17-44	Bunny St, 2	Wellington Railway Station	16.03.04 (SR111471)	26.09.03 (SR 105977) 28.11.03 (SR 108379) 01.06.04 (SR 111823)		Substantial refurbishments
13.	17-49	Cable St, 11 - 21	Odlins Building		4.10.02 (SR 90292) 22.09.03 (SR105114)		Substantial refurbishments and additions
14.	17- 48	Cable St, 2-14	John Chambers Building (Rialto)	10.02.04 (SR110595)			Bracket signage Minor
15.	16-52	Cambridge Tce, 21-23	Oriental Chambers (Old Cambridge Tce PO) <i>(Base Backpackers)</i>	02.10.03 (SR105924)	28.09.01 (SR 71902)		Additional Storey * illuminated signage Substantial
16.	16-53	Cambridge Tce, 28	Cambridge Establishment	12.04.01 (SR 74986)	10.11.00 (SR 68203) 12.04.01 (SR 74968)		Refurbishment

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
17.	16-51/1	Cambridge Tce, 6	Rolle House (YHA)		15.12.00 (SR 70749)		Removal of all building except for façade (which collapsed) plus additional storey
18.	16-51/2	Cambridge Tce, 8	Caesar's Palace		10.06.03 (SR 101704)		New verandah (but under threat!)
19.	11-382	Campbell St, 21	Cottage		02.10.01 (SR 79652)		New garage adjacent
20.	21-58	Cockayne Rd, 15	Puketiro (dwelling)		18.06.02 (SR 89040)		Minor
21.	16- 62	Courtenay Pl, 10-14	Westpac Bank Building (front façade – first floor and above)	13.05.03 (SR100672)			Large improvement
22.	16-63/1	Courtenay Pl, 11-13 (aka 11A Courtenay Pl)	McDonalds Building		29.01.03 (SR 94368) 26.05.04 (SR 114903) 13.05.03 (SR 101133)		Substantial (legal opinion re: definition of façade)
23.	16-68	Courtenay Pl, 120-126	Shanghai Restaurant	08.01.04 (SR109303)	08.01.04 (SR109303)		Shopfront/ Signage (Hideous verandah?)
24.	16-26/6	Courtenay Pl, 14-16 (16-18)	Opera Bar (The Establishment)	09.10.03 (SR107266)	09.10.03 (SR 107266) 04.06.04 (SR 113772)	09.10.03 (SR107266)	Medium – a lot of negotiation in this consent
25.	16-64/1	Courtenay Pl, 24-26	Commercial Building (Mini Bar & GoGo Barupstairs)		21.12.01 (SR 83071)		Shopfront

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
26.	16-64/2	Courtenay Pl, 28	Commercial Building <i>(Kitty O'Sheas)</i>		02.04.03 (SR 99130)		Shopfront
27.	16-10/9	Courtenay Pl, 30	Rod's Block <i>(Jet Bar)</i>		19.03.03 (SR 98491) 10.08.01 (SR 78906)		Shopfront Substantial
28.	16-63/8	Courtenay Pl, 49-53	National Bank Building (front façade above ground level, the entrance lobby, the banking chamber, the stair well at the rear of the banking chamber and the main stair well)	10.02.04 (SR111012)	10.02.04 (SR 111012)		Alteration to verandah and illuminated ANZ signage (Minor)
29.	16-63/7	Courtenay Place, 45A	Athentic Building	01.07.03 (SR 97923)			NB: Notified Resource Consent Eastern façade signage – interesting to look at
30.	16-67/3	Courtenay Pl, 89-95	CMC Building <i>(Civic Video)</i>	19.05.04 (SR114407)			Minor (unrelated to heritage part)
31.	16-61/1	Courtenay Place, 60-64 (aka 30 St)	Wellington Gas Co. Building <i>(currently National Bank)</i>	05.06.02 (SR 80732)			Signage above verandah
32.	16-78/1	Cuba St, 101-117	Wellington Working Men's Club	24.09.01 (SR 80217) 16.03.04 (SR112134)	24.09.01 (SR 80217) 16.03.04 (SR112134)		Shopfront/ Signage
33.	16-78/2	Cuba St, 119-123	Commercial Building <i>(JJ Murphys)</i>		29.11.00 (SR 69084) 02.12.03 (SR 107967)		Substantial Verandah & balcony
34.	16-80/1	Cuba St, 126	Commercial Building	09.07.03 (SR102336)	26.06.01 (SR 76472)		Verandah

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
35.	16-80/2	Cuba St, 130 (aka 56A Ghuznee St)	Gear Meat Co <i>(STA Travel)</i> Ware Press Building (Commercial Building)		16.08.00 (SR 66823) 23.05.03 (SR 88924) 27.03.01 (SR 73123)		Verandah/ shopfront/ balconies Substantial Ventilation flue (bad) Additional Floor
36.	16-82/1	Cuba St, 141-143	Commercial Building <i>(Lucky Corner – now known as Rouge Bar)</i>		27.03.02 (SR 85574) 11.04.03 (SR 99589) 04.03.04 (SR 111350)		Medium
37.	16-83	Cuba St, 154 -156	The Vic <i>(Café Istanbul)</i>		27.12.01 (SR 82512)		Minor
38.	16-84	Cuba St, 161-163	Commercial Building (Craft Village) <i>Anise</i>	21.06.02 (SR 88689)	10.05.02 (SR 86261)		Minor
39.	16-86/1	Cuba St, 171	Johnson & Edilson Building <i>((Indigo)</i>		28.01.02 (SR 81024) 20.04.04 (SR 113407)		Verandah & balcony Substantial
40.	16-85/2	Cuba St, 176-186	LT Watkins Building		02.03.01 (SR 70947)		Minor
41.	16-89/3	Cuba St, 203	People's Palace (former)		12.06.01 (SR 76153)		2 additional floors (substantial)
42.	16-91/2	Cuba St, 255	Apartment Building		01.12.00 (SR 71047)		Roof canopies at rear
43.	16-94/1	Cuba St, 293	Thistle Hall		04.10.02 (SR 92505)		Minor entrance alts
44.	17-71	Cuba St, 33-39	Kennedy Building		19.04.04 (SR 111735)		Improvement

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
45.	16-73	Cuba St, 41-43	Commercial Building <i>(Last Footwear)</i>		19.02.02 (SR 84340)		Minor (glazed roof over internal courtyard)
46.	16-74/1	Cuba St, 45-47	Arco House		09.05.01 (SR 75915)		Entrance alts
47.	16-74/2	Cuba St, 49-55	Former James Smith Building	19.03.01 (SR 73287)	10.07.03 (SR 98782)		Substantial rooftop addition & Cuba St façade alts
48.	16-75	Cuba St, 58	T G McCarthy Trust Building		29.11.02 (SR 95102) 08.02.02 (SR 84173)		Shopfront Earthquake strengthening
49.	17-98	Customhouse Quay, 50-64	Government Life Building <i>(Tower Corp)</i>	06.11.00 (SR 70022)			Minor
50.	16-106	Egmont St, 8	The Bond Store		03.10.01 (SR 80545)		Minor
51.	17-162	Featherston, 135 (aka 15 Johnstone St)	National Chambers <i>(Leuven Bar)</i>		27.10.00 (SR 69598)		Additional Floor
52.	16-132	Ghuznee St, 103	Brasserie Flipp (RSA)	27.09.02 (SR 87687)	27.09.02 (SR 87687)		Refurbish and signage (Minor)
53.	11-148/1	Holloway Rd, 17	House (former shop)		19.04.01 (SR 74849)		Minor rear addition
54.	16-339	Hopper St, 1 (21-25 Webb St)	Building (Shop/Residence)		15.06.01 (SR 77210)		Additional floor
55.	17-160	Jervois Quay, 3	Wellington Harbour Board Head Office (Former) <i>Museum of Wellington, City & Sea (Bond Store)</i>	29.05.03 (SR 98540)			Controversial – large container box directional signs adjacent to building

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
56.	18-216	Kate Sheppard Pl, 38 (aka Molesworth St, 34	Backbencher		30.01.02 (SR 82436)		Substantial RC – 10 level building adjacent with balconies over airspace
57.	16-172	Kent Tce, 9-11	Embassy Theatre	17.10.00 (SR 66955) 06.09.01 (SR 79929) 07.12.01 (SR 82721) 13.13.02 (SR 85438)	21.05.03 (SR 99470) 04.07.03 (SR 103005) 07.10.03 (SR 107395) 30.10.03 (SR 107572)		A number of temporary LOTR signs (removed) Adds & Alts substantial e.g. shear wall on Majoribanks façade
58.	17-183	Lambton Quay, 179-193	Harbour City Centre (Lambton Quay, Brandon St and Panama St facades)		11.07.03 (SR 103239)	21.10.03 (SR107210)	Minor
59.	17-184	Lambton Quay, 195-201	Hamilton Chambers		24.09.00 (SR 67617)		Substantial
60.	17-185	Lambton Quay, 203-213	Harcourts Building		19.12.03 (SR 109313)		Entrance doors - minor
61.	17-186	Lambton Quay, 231 (corner of Lambton Quay and Hunter Sts)	MLC Building (Keith Matheson)	05.09.01 (SR 79640)	05.07.01 (SR 78335) 05.09.01 (SR 79640) 27.06.03 (SR 102633)		Shopfronts and awnings (problem with stone matching)

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
62.	17-187	Lambton Quay, 233-247	Former BNZ Buildings 1 & 2 (Heritage Order on No.1)	07.12.00 (SR 71389) 12.04.01 (SR 75787)	03.08.00 (SR 66920) 12.04.01 (SR 75787) 19.06.01 (SR 77959)		SR 75787 – new canopies (Substantial) Others - minor
63.	17-188	Lambton Quay, 280-284	Kelburn Chambers / Stoneham's Building (Lambton Quay and Cable Car Lane facades) <i>Flight Centre and Concrete Bar</i>	18.05.01 (SR 75930)	21.02.01 (SR 69004) 18.05.01 (SR 75930)		SR 69004 – façade alterations – new verandah
64.	17-190/3	Lambton Quay, 332-340	Prudential Insurance Building		20.07.00 (SR 67143) 26.04.04 (SR 112571)		Substantial – additional floors
65.	16-102	MacDonald Cres, 1 (aka 166-176 Willis St)	Spinks Cottage		06.09.00 (SR 68038)		Dormer window (bad)
66.	16-201	Manners St, 131	Edward Building		07.07.03 (SR 102842)		Shopfront (minor)
67.	16-199	Manners St, 88	Building		19.09.00 (SR 68242)		Minor shopfront
68.	6-220	Moxham Ave, 129	All Saints Church		02.11.00 (SR 66731)		Notified RC – minor intervention
69.	12-240	Oriental Parade, 198	House		13.03.03 (SR 98678)		Minor
70.	16-234	Oriental Parade, 2	Central Fire Station		26.03.04 (SR 112119)		Minor
71.	12-241	Oriental Parade, 212	Anscombe Flats (front and side facades)		24.05.01 (SR 76511)		Medium (alteration to window)

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
72.	12-245	Oriental Parade, 306	Inverleith Flats		08.11.02 (SR 93782)		Minor
73.	12-246	Oriental Parade, 348-352	Apartment Building		03.01.01 (SR 71380)		Substantial – additional floor
74.	18-251	Pipitea St, 39	House		18.09.01 (SR 79810)		Minor
75.	17-161	Queen's Wharf, 1 (aka Jervois Quay)	Wharf Offices/Shed 7 <i>Academy of Fine Arts</i>		07.12.00 (SR 71184)		Windows/ doors at ground - medium
76.	17-284	Queen's Wharf, 3 (Taranaki St Wharf)	Wellington Rowing Club		18.07.01 (SR 78714)		New windows - minor
77.	6-260	Riddiford St, 139	Castle's The Chemist		11.03.03 (SR 97144)		Shopfront
78.	17-266	Salamanca Rd, 21	House		08.07.03 (SR 102218)	08.07.03 (SR102218)	Subdivision - Medium
79.	17-258	Salamanca Rd, 29	House		25.09.00 (SR 68608)		Minor
80.	17-269	Salamanca Rd, 32	Dominion Observatory, Botanical Gardens		11.03.03 (SR 96920)		New doors - minor
81.	16-279	Taranaki St, 36	Valma House	18.07.01 (SR 98735)	01.04.03 (SR 98864) 22.04.04 (SR 113956)		Substantial – K-bracing
82.	16-283	Taranaki St, 75	Wesley Methodist Church & Associated Buildings	29.04.04 (SR113951)			Minor (but a lot of negotiation)
83.	17-296	The Terrace, 214	House		23.10.01 (SR 74759)		Upper floor addition
84.	17-297	The Terrace, 221	House		26.11.03 (SR 106786)		Minor

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
85.	17-291	The Terrace, 96-102	Shell House		02.07.02 (SR 88920) 10.02.03 (SR 96485) 29.09.03 (SR 106171) 11.03.04 (SR 111725)		Minor & Medium (SR 111350)
86.	17-292	The Terrace, 97	Woodward Chambers (Chow)	17.03.03 (SR 97322)	17.03.03 (SR 97322)		Shopfront + signage (a lot of negotiation)
87.	16-314/4	Tory St, 15-19	British Car House (Mountain Safety House) <i>(Heart & Bones Pilates Centre)</i>	14.04.04 (SR 113308)			Minor
88.	17-30	Upland Rd (Botanic Gardens)	Cable Car Winding House		04.06.04 (SR 110585) 25.06.02 (SR 89429)		Substantial
89.	16-320	Vivian St, 105-107	Building		19.09.01 (SR 80293)		Minor rear addition
90.	16-377	Wakefield St, 186- 200	Manthel Motors Building <i>(Tse Group Building)</i>	28.06.01 (SR 74561)			Minor
91.	16-328/2	Wakefield St, 262- 284	Warehouse		04.12.00 (SR 69493)		Distinct (substantial) rooftop apartment addition
92.	16-328/1	Wakefield St, 272- 280	The Studio Working Mens Club		21.05.02 (SR 85401)		Substantial
93.	17-326/1	Wakefield, 118-120	Hyams Building		14.08.03 (SR 99407)		Medium (due to disabled access requirements)

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
				Signage	Adds/Alts	Dem/Rem	
94.	17-331	Waring Taylor St, 35	Central Police Station (former)	09.05.03 (SR 100756)			Large Vodafone signage on blank facade
95.	17-338	Waterloo Quay, 28	Waterloo Hotel 1936		11.01.02 (SR 83169)		Entrance alterations - minor
96.	16-341/1	Wigan St, 24 (Now relocated to: 16 Newtown Ave)	Cottage		16.02.04 (SR 110925)	13.06.03 (SR100423)	Substantial – relocation, then adds & alts
97.	16-353	Willis St, 254-266	Children's Dental Clinic (façade)	25.09.03 (SR 106629)	26.02.03 (SR 96984) 14.05.03 (SR 98531)		Restore & convert building & rooftop addition (Substantial)
98.	17-345/1	Willis, 82	Evening Post Building (Willis St façade)		16.10.00 (SR 68602) 23.05.03 (SR 101093)		Minor shopfront alts

Appendix Three

Sample Buildings

Sample Buildings Chosen Via Step One

(n = 45)

Minor

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
1.	16-26/3	Blair St, 13-19	Office Building <i>(Mondo Cucina & Daily Squeeze)</i>		16.02.01 (SR 72739)		Alteration to roof level - Minor
2.	16-26/4	Blair St, 21-25	Warehouse <i>(Last Supper Bar)</i>	13.11.01 (SR 81710)	13.11.01 (SR 81710)		Shopfront
3.	16-43	Buckle St, 13	Mount Cook Police Barracks	05.05.04 (SR 113356)			Minor (2 bracket signs)
4.	17- 48	Cable St, 2-14	John Chambers Building (Rialto)	10.02.04 (SR110595)			Signage Minor
5.	11-382	Campbell St, 21	Cottage		02.10.01 (SR 79652)		New garage adjacent
6.	16-67/3	Courtenay Pl, 89-95	CMC Building <i>(Civic Video)</i>	19.05.04 (SR114407)			Minor (unrelated to heritage part)
7.	16-83	Cuba St, 154 -156	The Vic <i>(Café Istanbul)</i>		27.12.01 (SR 82512)		Minor
8.	16-84	Cuba St, 161-163	Commercial Building (Craft Village) <i>Anise</i>	21.06.02 (SR 88689)	10.05.02 (SR 86261)		Minor
9.	16-91/2	Cuba St, 255	Apartment Building		01.12.00 (SR 71047)		Roof canopies at rear
10.	17-71	Cuba St, 33-39	Kennedy Building		19.04.04 (SR 111735)		Improvement
11.	17-98	Customhouse Quay, 50-64	Government Life Building <i>(Tower Corp)</i>	06.11.00 (SR 70022)			Minor
12.	11-148/1	Holloway Rd, 17	House (former shop)		19.04.01 (SR 74849)		Minor rear addition
13.	17-183	Lambton Quay, 179-193	Harbour City Centre (Lambton Quay, Brandon St and Panama St facades)		11.07.03 (SR 103239)	21.10.03 (SR107210)	Minor

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
14.	17-185	Lambton Quay, 203-213	Harcourts Building		19.12.03 (SR 109313)		Entrance doors - minor
15.	17-186	Lambton Quay, 231 (corner of Lambton Quay and Hunter Sts)	MLC Building <i>(Keith Matheson)</i>	05.09.01 (SR 79640)	05.07.01 (SR 78335) 05.09.01 (SR 79640) 27.06.03 (SR 102633)		Shopfronts and awnings (problem with stone matching)
16.	12-240	Oriental Parade, 198	House		13.03.03 (SR 98678)		Minor
17.	16-234	Oriental Parade, 2	Central Fire Station		26.03.04 (SR 112119)		Minor
18.	12-245	Oriental Parade, 306	Inverleith Flats		08.11.02 (SR 93782)		Minor
19.	18-251	Pipitea St, 39	House		18.09.01 (SR 79810)		Minor
20.	17-284	Queen's Wharf, 3 (Taranaki St Wharf)	Wellington Rowing Club		18.07.01 (SR 78714)		New windows - minor
21.	6-260	Riddiford St, 139	Castle's The Chemist		11.03.03 (SR 97144)		Shopfront
22.	17-345/1	Willis, 82	Evening Post Building (Willis St façade)		16.10.00 (SR 68602) 23.05.03 (SR 101093)		Minor shopfront alts

More than Minor

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
23.	16-10/4	Allen St, 14-16	Warehouse (Neil's Fisheries)		12.09.00 (SR 66734)		Substantial (4 storey addition)
24.	4-21/1	Avon St, 33	Erskine College		14.12.01 (SR 79405)		Substantial RC - Notified
25.	16-26/1	Blair St, 6-20 <i>(NB Wrongly listed in inventory as 24 Blair St)</i>	Warehouse (former Wellington produce market) <i>(Little India/Monsoon Poon)</i>	23.08.01 (SR 79412) 03.10.01 (SR 80467)	03.10.01 (SR 80467)		Substantial shopfront & signage
26.	17-38	Brandon St, 20	Brandon House		05.12.03 (SR 107999)	05.12.03 (SR107999)	Substantial – 3 additional storeys (not given effect to and wanting another 3 storeys!)
27.	16-52	Cambridge Tce, 21-23	Oriental Chambers (Old Cambridge Tce PO) <i>(Base Backpackers)</i>	02.10.03 (SR105924)	28.09.01 (SR 71902)		Additional Storey * illuminated signage Substantial
28.	16-53	Cambridge Tce, 28	Cambridge Establishment	12.04.01 (SR 74986)	10.11.00 (SR 68203) 12.04.01 (SR 74968)		Refurbishment
29.	16-51/2	Cambridge Tce, 8	Caesar's Palace		10.06.03 (SR 101704)		New verandah (but under threat!)
30.	16-63/1	Courtenay PI, 11-13 (aka 11A Courtenay PI)	McDonalds Building		29.01.03 (SR 94368) 26.05.04 (SR 114903) 13.05.03 (SR 101133)		Substantial (legal opinion re: definition of façade)
31.	16-26/6	Courtenay PI, 14-16 (16-18)	Opera Bar <i>(The Establishment)</i>	09.10.03 (SR107266)	09.10.03 (SR 107266) 04.06.04 (SR 113772)	09.10.03 (SR107266)	Medium – a lot of negotiation in this consent

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
32.	16-10/9	Courtenay Pl, 30	Rod's Block <i>(Jet Bar)</i>		19.03.03 (SR 98491) 10.08.01 (SR 78906)		Shopfront Substantial
33.	16-78/1	Cuba St, 101-117	Wellington Working Men's Club	24.09.01 (SR 80217) 16.03.04 (SR112134)	24.09.01 (SR 80217) 16.03.04 (SR112134)		Shopfront/ Signage
34.	16-86/1	Cuba St, 171	Johnson & Edilson Building <i>((Indigo)</i>		28.01.02 (SR 81024) 20.04.04 (SR 113407)		Verandah & balcony Substantial
35.	16-75	Cuba St, 58	T G McCarthy Trust Building		29.11.02 (SR 95102) 08.02.02 (SR 84173)		Shopfront Earthquake strengthening
36.	16-339	Hopper St, 1 (21-25 Webb St)	Building (Shop/Residence)		15.06.01 (SR 77210)		Additional floor
37.	18-216	Kate Sheppard Pl, 38 (aka Molesworth St, 34	Backbencher		30.01.02 (SR 82436)		Substantial RC – 10 level building adjacent with balconies over airspace
38.	17-188	Lambton Quay, 280- 284	Kelburn Chambers / Stoneham's Building (Lambton Quay and Cable Car Lane facades) <i>Flight Centre and Concrete Bar</i>	18.05.01 (SR 75930)	21.02.01 (SR 69004) 18.05.01 (SR 75930)		SR 69004 –façade alterations – new verandah
39.	17-190/3	Lambton Quay, 332- 340	Prudential Insurance Building		20.07.00 (SR 67143) 26.04.04 (SR 112571)		Substantial – additional floors
40.	12-241	Oriental Parade, 212	Anscombe Flats (front and side facades)		24.05.01 (SR 76511)		Medium (alteration to window)
41.	16-328/2	Wakefield St, 262- 284	Warehouse		04.12.00 (SR 69493)		Distinct (substantial) rooftop apartment addition

No.	Map Ref.	Address	Building Type/Name	Date Consent Granted			Minor or Substantial Intervention?
42.	17-326/1	Wakefield, 118-120	Hyams Building		14.08.03 (SR 99407)		Medium (due to disabled access requirements)
43.	17-331	Waring Taylor St, 35	Central Police Station (former)	09.05.03 (SR 100756)			Large Vodafone signage on blank facade
44.	16-341/1	Wigan St, 24 (Now relocated to: 16 Newtown Ave)	Cottage		16.02.04 (SR 110925)	13.06.03 (SR100423)	Substantial – relocation, then adds & alts
45.	16-353	Willis St, 254-266	Children's Dental Clinic (façade)	25.09.03 (SR 106629)	26.02.03 (SR 96984) 14.05.03 (SR 98531)		Restore & convert building & rooftop addition (Substantial)

Sample Buildings Chosen Via Step Two (n = 25)

CENTRAL AREA					
No.	Street	Number	Building & Date of Construction	Map Ref.	Symbol Ref.
1.	Boulcott St		Dr Henry Pollen House 1902 (now incorporated into the Majestic Building)	17	31
2.	Cable St	5-9	Wellington Free Ambulance Building, 1931	17	47
3.	Courtenay Pl	48	Newport Chambers, 1930	16	65/2
4.	Ghuznee St	59	The Albemarle Hotel, 1906	16	130
5.	Lambton Quay	326	South British Insurance Building, 1936	17	190/1
6.	The Terrace	192	Somerled House (including fence and gates), 1902	17	294
7.	The Terrace	320	Gordon Wilson Flats, 1940s	16	299
8.	Victoria St	78-84	Dominion Building, 1926-28	17	317
9.	Waterloo Quay		Shed 27, 1922	17	335
10.	Willis St	124	Hotel St George, 1929-30 (Willis St and Boulcott St facades first floor and above)	17	354
11.	Willis St	279	Appraisal House, 1909	16	356
12.	Willis St	282-286	Building (Bar Bodega), 1901	16	355/2

OTHER AREAS					
No.	Street	Number	Building & Date of Construction	Map Ref.	Symbol Ref.
13.	Abbott St, cnr Kenya St		All Saints Church, 1928-29	21	378
14.	Aro St	39-41	House (semi detached), 1880-90	16	13
15.	Cockayne Rd	99	Arts and Crafts House, 1936	21	383
16.	Drummond St	41	Hollylodge, c1900	6	376
17.	Friend St	62	Futuna Chapel, 1961	11	125
18.	Goldies Brae	4	'Goldie's Brae' (Banana House), 1875-76	18	136
19.	Harrison St	22	Brooklyn Playcentre, former Library, 1905	6	402
20.	Hawker St	75	St Gerard's Monastery, 1932	12	144
21.	Majoribanks St	61	House, 1896	16	206
22.	Oxford St	26	Former Bartlett Homestead, 1860s	30	239
23.	Patanga Cres	31	'The Anchorage', 1890	17	248
24.	Tinakori Rd	25	Katherine Mansfield Birthplace, 1887	18	305
25.	Wright St	62	House, 1905	6	363/4

Appendix Four

Resource Consents Assessed For Monitoring Project

RESOURCE CONSENTS ASSESSED AS PART OF THE WELLINGTON CITY DISTRICT PLAN MONITORING PROJECT

No	BUILDING NAME	ADDRESS	SR No.	DATE GRANTED	DISTRICT PLAN RULE	DESCRIPTION	IMPLEMENTED (Yes/ No/ Partially)
1.	All Saints Church	Cnr Abbott & Kenya Sts	9603772	Don't know	21.2.2 Additions & Alterations	Erect cell site	Yes
2.	Anscombe Flats	Oriental Parade, 212	76511	24.05.01	21.2.2 Additions & Alterations	Replace perspex window material with glass; remove window transoms from curved corner penthouse window	Yes
3.	Apartment Building	Cuba St, 255	71047	01.12.00	21.2.2 Additions & Alterations	Addition of a roof canopy over rear exterior stairway	Yes
4.	Backbencher	Molesworth St, 34	82436	30.01.02	21.2.2 Additions & Alterations; assessed as a Discretionary Activity (Restricted) due to wind requirements	New 10 storey building adjoining the Backbencher; changes to building only involve new verandah	No, verandah was not built (assessment is in relation to effects of new building)
5.	Brandon House	Brandon St, 20	107999	05.12.03	21.2.1 Signage 21.2.2 Additions & Alterations	Three storey addition	No
6.	Brooklyn Playcentre	Harrison St, 22	29517	16.05.97	21.2.2 Additions & Alterations	Addition of a reading room; construction of a deck	Partially – deck not there; consent for reading room addition was retrospective
7.	Caesars Palace	Cambridge Tce, 8	101704	10.06.03	21.2.2 Additions & Alterations	Add a balcony at 1 st floor level supported by four verandah posts; replace 1 st floor window with a door opening	Partially – work in progress at time of assessment; work not consented has also undertaken
8.	Cambridge Hotel	Cambridge Tce, 28	68203	10.11.00	21.2.1 Signage 21.2.2 Additions & Alterations; assessed as a Discretionary Activity (Restricted) due to not meeting on-site servicing requirements	Convert to backpackers accommodation involving: reinstatement and restoration of window joinery and fire escape verandahs; replace partial canopies with continuous verandah	Partially; proposed verandah superseded by SR 74986 below
9.	Cambridge Hotel	Cambridge Tce, 28	74986	12.04.01	21.2.1 Signage 21.2.2 Additions & Alterations	Proposed continuous verandah changed to three separate sections of suspended canopies; signage	Yes
10.	Castles the Chemist	Riddiford St, 139	97144	11.03.03	21.2.2 Additions & Alterations	Replace existing lean-to at rear of building and replace with larger addition; enlarge existing shop front door	Partially (?), no changes to shop frontage evident; unable to view rear addition

No	BUILDING NAME	ADDRESS	SR No.	DATE GRANTED	DISTRICT PLAN RULE	DESCRIPTION	IMPLEMENTED (Yes/ No/ Partially)
11.	Central Fire Station	Oriental Parade, 2-38	112119	26.03.04	21.2.1 Signage 21.2.2 Additions & Alterations	Fill existing public entry and convert one appliance bay into new entry; new doors to rear accommodation block; sign at new public entry; restoration work	Partially, restoration work is on-going
12.	Children's Dental Clinic	Willis St, 254-266	111476 & 98531	06.07.04	21.2.2 Additions & Alterations; assessed as a Non-Complying Activity due to height controls	Two storey addition	Yes; SR 111476 changed conditions from consent SR 98531
13.	Children's Dental Clinic	Willis St, 254-266	112004 & 96984	26.04.04	21.2.2 Additions & Alterations; assessed as a Non-Complying Activity due to height controls	Convert building into residential apartments; replace basement windows with door openings; reinstate façade; repaint exterior	Partially – work in progress at time of assessment; SR 112004 changed conditions from consent SR 96984
14.	CMC Building	Courtenay Pl, 89-95	114407	19.05.04	21.2.1 Signage	Sign on fascia of Courtenay Pl verandah	Yes
15.	Cottage	Campbell St, 21	79652	02.10.01	21.2.2 Additions & Alterations	Erect single garage attached to existing building	Yes
16.	Cottage	Wigan St, 30 (formerly)	100423	13.06.03	21.3.1 Total or Partial Demolition or Removal; assessed as a Discretionary Activity (Unrestricted)	Relocate building to 16 Newtown Ave	Yes
17.	Cottage	Wigan St, 30 (formerly)	110925	16.02.04	21.2.2 Additions & Alterations; assessed as a Non-Complying Activity due to residential rules (Rule 7.1.2.5)	Addition of kitchen and living room; re-clad in corrugated iron; roller door replaced with window	Yes
18.	Craft Village	Cuba St, 161-63	86261	10.05.02	21.2.2 Additions & Alterations	Shop front alterations involving: replacement of existing door entry bay to Cuba St; replace window with door	Yes
19.	Craft Village	Cuba St, 161-63	88689	21.06.02	21.2.1 Signage	Two under verandah signs	Yes
20.	Dominion Building	Victoria St, 78-84	79904	03.09.01	21.2.2 Additions & Alterations	Erect a satellite dish on roof level	Yes (?), couldn't see from street
21.	Dominion Building	Victoria St, 78-84	9603024	17.05.95	21.2.2 Additions & Alterations	Veranda alterations & refurbishment of retail frontages at ground level; new design for the existing penthouse apartment; two new bay windows into the existing parapet; bay windows and balcony for tower at seventh floor level; repaint main building façade	Yes

No	BUILDING NAME	ADDRESS	SR No.	DATE GRANTED	DISTRICT PLAN RULE	DESCRIPTION	IMPLEMENTED (Yes/ No/ Partially)
22.	Dr Pollen's House	Boulcott St, 88	30440	09.05.97	21.2.1 Signage 21.2.2 Additions & Alterations	Convert building to wine bar involving: paint exterior; new deck and wheelchair ramp; new entrance; signage	Yes
23.	Dr Pollen's House	Boulcott St, 88	39896	17.03.98	21.2.1 Signage 21.2.2 Additions & Alterations	New Willis St entrance canopy; handrail to secondary entrance; signage	Yes
24.	Johnson & Edilson's Building	Cuba St, 171	81024	28.01.02	21.2.2 Additions & Alterations	New balcony	Yes
25.	Johnson & Edilson's Building	Cuba St, 171	113407	20.04.04	21.2.2 Additions & Alterations	Alter entrance door	Yes
26.	Erskine College Main Block	Avon St, 33	79405	14.12.01	21.2.2 Additions & Alterations; assessed as a Discretionary Activity (Unrestricted) due to Outer Residential Area rules; site is also subject to a Heritage Order covering the building's exterior, interior & grounds	Alterations to the Main Block to accommodate a function centre, including cutting down of window to create an entranceway, removal of windows enclosing ground level verandah, & restoration of verandah	Yes
27.	Evening Post Building	Willis St, 82-4	101093 & 68602	23.05.03	21.2.2 Additions & Alterations	Alterations at shop front involving: removal of bulkhead above entrance and two central columns; replacement of display windows; main doors set back and reinstated	Yes; SR 101093 largely removed work done under SR 68602 (not assessed)
28.	Former Central Police Station	Waring Taylor St, 35	100756	09.05.03	21.2.1 Signage	Two Vodafone signs	Yes
29.	Former Mount Cook Police Barracks	Buckle St, 13	113356	05.05.04	21.2.1 Signage	Two bracket signs	Partially, brackets installed but no signs
30.	Former McDonalds Building	Courtenay Pl, 11-13	94368	29.01.03	21.2.2 Additions & Alterations	Four two storey apartments behind the gables on the façade; requires alteration to roof structure to accommodate living space	Yes
31.	Former McDonalds Building	Courtenay Pl, 11-13	101133 & 112247	12.05.04	21.2.2 Additions & Alterations	Four two storey apartments to rear of the apartments approved by SR 94368 (above). Extend ridgeline to shield skylights	Partially – additional apartments not built
32.	Former McDonalds Building	Courtenay Pl, 11-13	114903	26.05.04	21.2.2 Additions & Alterations	Shop front alterations – new doors and windows	Yes
33.	Former Post Office	Cambridge Tce, 21-23	71902	28.09.01	21.2.2 Additions & Alterations	Addition of three levels in the 'existing central core' adjoining neighbouring building to the south	Yes

No	BUILDING NAME	ADDRESS	SR No.	DATE GRANTED	DISTRICT PLAN RULE	DESCRIPTION	IMPLEMENTED (Yes/ No/ Partially)
34.	Former Post Office	Cambridge Tce, 21-23	105924	02.10.03	21.2.1 Signage	Illuminated signage	Partially, some signage not in accordance with plans
35.	Former South British Building	Lambton Quay, 326	20266	19.07.96	21.2.2 Additions & Alterations	Shop front alterations involving removal of existing setback	Yes
36.	Former South British Building	Lambton Quay, 326	79631	07.09.01	21.2.2 Additions & Alterations	Two storey addition on 1976 addition at rear of building	Yes
37.	Free Ambulance Building	Cable St, 5-9	48749	24.01.99	21.2.1 Signage	Erect 3 signs on each of the southern and western facades, & four signs on the northern façade	Yes, probably but signs no longer present
38.	Futuna Chapel	Friend St, 62	70980	29.11.01	Assessed as a Discretionary Activity (Restricted) under multi-unit housing provisions; not assessed against the heritage rules	Develop site for 68 units (a retirement village)	Yes, largely - still under construction at time of assessment
39.	Futuna Chapel	Friend St, 62	98968	24.07.03	Rule introduced by Plan Change 13 – Futuna Chapel (Appendix 3 of Chapter 21); assessed as a Discretionary Activity (Unrestricted)	Brick wall along Friend St and 'Futuna' lettering; temporary sign	Yes, except for 'Futuna' wording on granite inset
40.	Government Life Building	Customhouse Quay, 50-64	33493	15.09.97	21.2.1 Signage 21.2.2 Additions & Alterations; assessed as a Non-Complying Activity under the Transitional District Plan	Replace existing 'Tower' signage; alter verandah over entrance hall to expose leadlight detailing	Partially
41.	Government Life Building	Customhouse Quay, 50-64	70022	06.11.00	21.2.1 Signage 21.2.2 Additions & Alterations	Enlarge pedestrian access along Panama St; remove & store original gate; install under verandah sign	Yes
42.	Harbour City Centre	Lambton Quay	26081	01.12.96	21.2.2 Additions & Alterations	Alter central entrance on Lambton Quay frontage	Yes
43.	Harbour City Centre	Lambton Quay, 179-193	103239	11.07.03	21.2.2 Additions & Alterations	Alter Brandon St entrance from single door to double	Yes
44.	Harbour City Centre	Lambton Quay, 179-193	107210	21.10.03	21.3.1 Total or Partial Demolition or Removal; assessed as a Discretionary Activity (Unrestricted)	Remove and replace 6 panel antennas on parapet	Yes

No	BUILDING NAME	ADDRESS	SR No.	DATE GRANTED	DISTRICT PLAN RULE	DESCRIPTION	IMPLEMENTED (Yes/ No/ Partially)
45.	Harcourts Building	Lambton Quay, 203-213	109313	19.12.03	21.2.2 Additions & Alterations	Shop front alterations involving installation of glass sliding doors; remove Air NZ signage panels over toplight windows	Yes
46.	Hollylodge	Drummond St, 41	50804	25.03.99	21.2.2 Additions & Alterations	Replace southern (rear) timber wall with glass	Unable to see from street
47.	Hotel St George	Willis St, 124	57757	21.10.99	21.2.1 Signage 21.2.2 Additions & Alterations	Replace existing window with a larger one; new signage to canopy over the entrance	Yes
48.	House	Pipitea St, 39	79810	18.09.01	21.2.2 Additions & Alterations	Extend building at rear; replace existing window on west façade to match original; install small toilet window on west façade; install fire egress stair from 1 st floor	Partially, window not replaced and two small 'toilet' windows built not one; unable to view rear addition
49.	House	Oriental Parade, 198	98678	13.03.03	21.2.2 Additions & Alterations	Addition of three skylights; replace decramastic roof tiles with corrugated iron	Partially, roof tiles not replaced
50.	House (former shop)	Holloway Rd, 17	74849	19.04.01	21.2.2 Additions & Alterations	Small extension to existing lean-to at rear of building	Yes
51.	Hyams Building	Wakefield St, 118-120	99407	14.08.03	21.2.2 Additions & Alterations	Convert building to backpackers' hotel involving: new canopies above main entrance doors; replace existing large windows with doors; replace existing front steps with disabled access ramp; repaint exterior; seismic strengthening	Partially – work in progress at time of assessment
52.	Inverleith Flats	Oriental Parade, 306	59435	10.12.99	21.2.2 Additions & Alterations	New windows in east (rear) wall of apartments 2,3,4 & 5	Unable to see from street
53.	Inverleith Flats	Oriental Parade, 306	93782	08.11.02	21.2.2 Additions & Alterations	Two new windows on south and east wall	Unable to see from street
54.	John Chambers Building	Cable St, 2-14	110595	10.02.04	21.2.1 Signage	Billboard on eastern facade	Yes
55.	Kelburn Chambers	Lambton Quay, 28-284	48429	10.03.99	21.2.2 Additions & Alterations 21.3.1 Total or Partial Demolition or Removal; assessed as a Discretionary Activity (Unrestricted)	Alteration of existing entry for new coffee bar; Replace windows on first floor with large glass ones to be 'pushed out' from façade	Yes
56.	Kelburn Chambers	Lambton Quay, 28-284	57761 & 74917	01.11.01	21.2.2 Additions & Alterations	Demolish non-original canopies and balconies; new balcony and balustrading along Lambton Quay and Cable Car Lane facades; paint exterior	Partially - work not done according to plans so new conditions imposed (SR 74917)

No	BUILDING NAME	ADDRESS	SR No.	DATE GRANTED	DISTRICT PLAN RULE	DESCRIPTION	IMPLEMENTED (Yes/ No/ Partially)
57.	Kelburn Chambers	Lambton Quay, 28-284	75930	18.05.01	21.2.2 Additions & Alterations	Convert three shops into a Star Mart involving: replacing two doors with windows; coloured fascia in window; removal of canopies; signage	Yes
58.	Kennedy Building	Cuba St, 33-39	111735	19.04.04	21.2.2 Additions & Alterations	Ground floor façade alterations; install skylights in verandah and increase fascia depth; remove fire escapes; replace roof	No
59.	MLC Building	Lambton Quay	49189	18.01.99	21.2.1 Signage	Signage on verandah fascia and façade	Yes
60.	MLC Building	Lambton Quay, 231	79640	05.09.01	21.2.1 Signage 21.2.2 Additions & Alterations	Mount awnings to six existing openings on Lambton Quay & Hunter St frontages; signage	Yes
61.	MLC Building	Lambton Quay, 231	102633	27.06.03	21.2.1 Signage 21.2.2 Additions & Alterations	Various alterations to shop frontage and replacement signage	Yes; removed work done under SR 78335 (not assessed)
62.	Neil's Fisheries	Allen St, 14-16	114648 & 66734	24.05.04	21.2.2 Additions & Alterations	Add penthouse level and roof balcony; basement addition for car parking & storage; earthquake strengthening	Yes; SR 114648 superseded SR 66734 which proposed a three storey addition
63.	Newport Chambers	Courtenay Pl, 48	120076	01.11.04	21.2.2 Additions & Alterations	Replace existing shop front windows & door with aluminium bi-fold ones & solid core timber door	Partially, work in progress at time of assessment
64.	Office Building	Blair St, 13-19	66353	20.07.00	21.2.2 Additions & Alterations	Earthquake strengthening – portal frames added to exterior	Yes
65.	Opera Bar	Courtenay Pl, 16-18	107266 & 108807 (change of condns)	19.10.03	21.2.1 Signage 21.2.2 Additions & Alterations 21.3.1 Total or Partial Demolition or Removal; assessed as a Discretionary Activity (Unrestricted)	Remove existing portion of first floor façade on Blair St and install double width door to balcony; replace 1 st floor corner window with door opening; fill existing door to balcony; reinstate corner door and widen for wheelchair access; remove main entry door and reinstate two windows to match original; remove existing arch and embellishments at parapet level; new balcony rails and windscreen; new illuminated signage & lighting	Partially, at time of assessment the existing 1 st floor door not filled; 1 st floor corner window not replaced with door; no new balcony rails and windscreen
66.	Prudential Building	Lambton Quay, 332-340	67143	20.07.00	21.2.2 Additions & Alterations; assessed as a Discretionary Activity (Restricted) due to wind requirements	Remove rooftop additions & replace with four storey addition; new retail building in space between Prudential & neighbouring CBA building; refurbish original elevations	Yes

No	BUILDING NAME	ADDRESS	SR No.	DATE GRANTED	DISTRICT PLAN RULE	DESCRIPTION	IMPLEMENTED (Yes/ No/ Partially)
67.	Rod's Block	Courtenay Pl, 30-36	78906	10.08.01	21.2.1 Signage 21.2.2 Additions & Alterations	Establish a new bar involving: four new windows, a new door (within existing opening) and 'fill in' existing roller door on Allen St façade; new bi-fold doors and window on Courtenay Pl façade; two signs	Yes
68.	Rod's Block	Courtenay Pl, 30-36	98491	19.03.03	21.2.2 Additions & Alterations	Remove Courtenay Pl front door and shop front doors and replace with sash aluminium windows; relocate ATM	Yes
69.	Shop/Dwelling	Webb St, 25	77210	15.06.01	21.2.2 Additions & Alterations	Additional storey	No, consent has lapsed
70.	T.G. McCarthy Building	Cuba St, 58	95102	29.11.02	21.2.1 Signage 21.2.2 Additions & Alterations	Alterations to shop front involving: replacement of door and windows; removal of lead light windows beneath verandah; lower signage on verandah to match adjoining building; relocate sign; install three light behind signs on verandah	Partially, signage on verandah not lowered; lights not installed
71.	The Vic	Cuba St, 154-56	82512	27.12.02	21.2.2 Additions & Alterations	Alterations to shop fronts and second floor balcony balustrading; removal of fire escapes	Yes
72.	Warehouse	Blair St, 21-23	81710	13.11.01	21.2.1 Signage 21.2.2 Additions & Alterations	Four signs removed and replaced with one; two small speakers added to Blair St façade	Yes
73.	Warehouse	Blair St, 21-23	117034 & 39769	16.07.04	21.2.2 Additions & Alterations	Shop front alterations including replacement of ground floor door and windows	Yes; SR 117034 largely superseded SR 39769 (not assessed)
74.	Warehouse	Wakefield St, 262-284	69493	04.12.00	21.2.2 Additions & Alterations; assessed as a Discretionary Activity (Restricted) due to wind requirements	Addition of three storey apartments	Yes
75.	Wellington Produce Market	Blair St, 24	79412	23.08.01	21.2.1 Signage	Illuminated sign at 1 st floor level	Yes
76.	Wellington Produce Market	Blair St, 24	80467	03.10.01	21.2.1 Signage 21.2.2 Additions & Alterations	Convert loading dock into new entry; remove roller door and replace with steps, recessed balcony and louvered access doors; replace ground floor windows with timber frames; two signs on facade	Yes

No	BUILDING NAME	ADDRESS	SR No.	DATE GRANTED	DISTRICT PLAN RULE	DESCRIPTION	IMPLEMENTED (Yes/ No/ Partially)
77.	Wellington Rowing Club	Queens Wharf, 3	50556	12.03.99	21.2.2 Additions & Alterations	Small addition to rear of building; erect deck above addition	Yes
78.	Wellington Rowing Club	Queens Wharf, 3	78714	18.07.01	21.2.2 Additions & Alterations	New windows above existing doors	Yes (retrospective consent)
79.	Wellington Working Men's Club	Cuba St, 101-117	41503	27.05.98	21.2.2 Additions & Alterations	New verandah and balconies	Yes
80.	Wellington Working Men's Club	Cuba St, 101-117	112134	16.03.04	21.2.1 Signage 21.2.2 Additions & Alterations	Three new doors at rear of building; shop front alterations; sign under verandah	Yes

Appendix Five

District Plan Definitions

District Plan Definitions

Addition and Alteration includes:

- (i) any work which involves the addition, alteration or removal and replacement of walls, windows, ceilings, floors or roofs, either internally or externally; but does not include:
- (ii) work which is repair or maintenance; and
- (iii) the partial or total demolition of the object or of any part of it which is identified as being of heritage significance

Demolition and Partial Demolition means:

the removal, destruction or taking down of any structure, item or object either in total or in part, except, in the case of a building, where that is permitted as “repair and maintenance”, or where it is within the definition of “additions and alteration”.

Repair and Maintenance includes:

- (i) in the case of the interior of a building, any alteration or addition to or demolition of a non-structural interior element, unless that element is identified on the heritage list as being of heritage significance
- (ii) any repair of a structural element that substantially preserves or recreates either the original structural appearance or the structural appearance on 27 July 1994
- (ii) any repair (including the replacement of any element reasonably required to maintain the building in a sound or weather proof condition or to prevent deterioration of the building fabric) using the same materials or materials of similar texture, form profile and strength

but does not include:

- (iv) in the case of a building, any other alteration or addition to or demolition of any structural element
- (v) in the case of the exterior of a building, any other repair of a structural element.

And for the purposes of this definition:

“structural” in relation to any building means any facade, any exterior wall, any roof, and any internal load bearing walls; and

“non-structural” has a corresponding meaning.