

## HERITAGE BUILDINGS AND SITES

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The High Street area is one of the oldest parts of the city. Unlike other parts which have experienced the pressure of redevelopment, much of the older building stock remains. This architectural heritage is recognised by the concentration of buildings in the High Street/Lorne Street area which are classified by the New Zealand Historic Places Trust and in the Auckland City Transitional District Plan and the Proposed Central Area Section of the District Plan as worthy of preservation.



... the Vulcan Building ... and Chancery Chambers ...



The majority of buildings in Lorne Street are of varying heritage value. Although probably none are of national significance, a number make significant contributions to a richly varied streetscape. Most early structures have been considerably altered with successive renovations. The Telephone Exchange and St James Apartments buildings which comprise the Lorne Street/Khartoum Place/Kitchener Street/Wellesley Street block are classified "C" in the NZHPT register.

The study area is part of the early Auckland City, and hence many sites are of archaeological interest and recorded under the New Zealand Archaeological Association's site recording scheme. Because a site is not recorded does not mean it is not of interest and all sites in the area should be regarded as potentially of significance.

This interest lies in the field of "industrial archaeology" - that is, investigations of relatively recent habitations, commercial or industrial activity for which little documentary evidence survives. In many cases such locations may reveal much of interest when investigated via relatively fast excavation. It is imperative that opportunities for this are preserved or built into the timetable for other changes to the site. If this is not done then demolition and redevelopment of a site will almost certainly obliterate evidence which in the future could be critical to an understanding of life and work in the periods concerned.

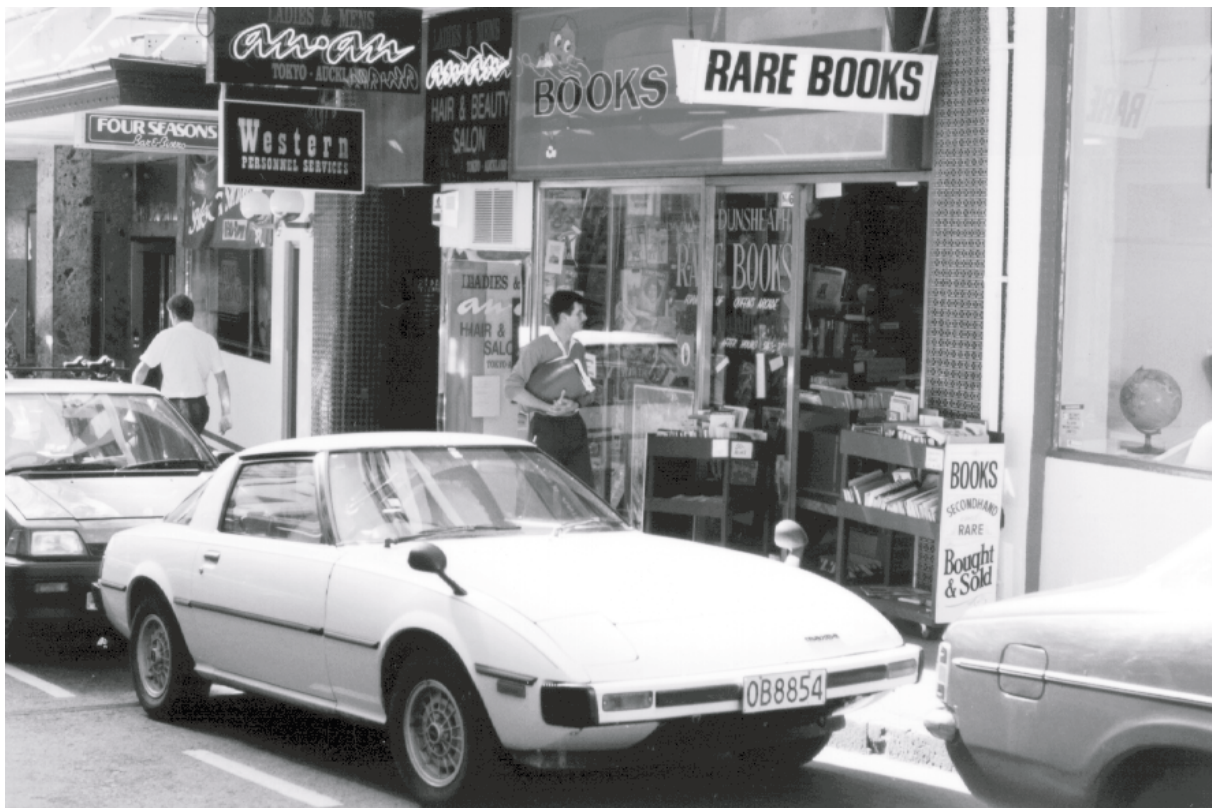
### **OBJECTIVES FOR HERITAGE BUILDINGS AND SITES**

- Promote the recognition, description, and (where appropriate) the retention and refurbishment, adaptive re-use, and conservation of those buildings of architectural, historic and streetscape significance in the precinct.
- Provide for and facilitate the archaeological investigation of heritage sites in the precinct.
- Continue to erect historic plaques in the area to commemorate past significant events, buildings or objects.
- Provide mechanisms and guidance for conservation activities in accordance with current conservation philosophies and techniques.



## FUNCTIONAL CHARACTER

High St/Lorne St is a highly specialised retail area with small singular retail activities not suited to Queen Street and is typified by the number of clothing boutiques, bookshops, jewellers shops, shoe shops and restaurants and cafes.



.... The shops are usually small; the streets narrow and still almost have the air of an exotic back-street bazaar ...

As well as rare books and stamp dealers, there are currently china shops, art galleries, and highly visible upmarket hair salons. The shops are usually small; the streets are narrow and still almost have the air of an exotic back-street bazaar. Kitchener Street (particularly near Victoria and Wellesley Streets) shares in this sense of slightly exotic revival. The nature of the High Street/Lorne Street clientele is influenced by the presence of the Public Library, the City Art Gallery and New Gallery, high-rental offices in Shortland Street, and the proximity of the University and Technical Institute.

Existing uses which detract from this special character are mainly spillovers from Queen Street: large truck docks, service and carpark entrances, office lobbies, and the impersonal back ends of larger Queen Street shops. In some instances (e.g. McDonalds Restaurant) rear servicing includes refuse storage and loading areas which, despite best efforts to the contrary, tend to leave offensive odours and contamination on footpaths.

An interesting and evolving characteristic which contributes to the success and vitality of the High Street/Lorne Street precinct is the increasing abundance of multi-level retail activity. This includes second storey and basement activity as well as activities located in between (slightly above street level or slightly below street level). A number of premises are located down alleys.







.... Examples of significant second storey activity ... Rakino's Cafe ...

In the evening on entering Freyberg Place, the appetite is stimulated by the aroma of coffee and good food. The pleasant sound of chatter can be heard and the silhouettes of customers enjoying themselves can be seen from the street below.



..The Charlotte H Gallery ... (Which overlooks both High Street and Vulcan Lane) ... the Cut Above Hair Salon ...

