

11. Cultural Heritage

11.1 Introduction

Cultural heritage has value as a record, as a source of inspiration and education, and as a means of providing continuity, legibility and understanding to the built environment. Older buildings throughout the city are distinctive and provide a special identity and unique sense of place. Aesthetic and visual interest contribute value to this identity and its coherence. Cities and communities are bound together in part by their collective cultural heritage. Cultural resources comprise a wide range of heritage features created or formed by people, and include objects, buildings, sites and areas.

Heritage places are fragile, especially where there are artifacts such as buildings associated with them, or activities nearby which affect them. Stewardship of the legacy of cultural heritage involves the conservation of the historical record. Cultural heritage places provide a choice of environments for living and working and other activities. The impacts of change can be partially mitigated by protecting an enduring building stock in familiar surroundings for identity and tangible evidence of stability. This aspect of cultural well-being is fundamental to the value of conservation.

Heritage has assumed a greater importance under resource management law than it had previously.

Sections of the Resource Management Act 1991 (RMA) which have particular relevance for this section are:

- Section 5*: the sustainable management purpose of the RMA
- Section 6*: the need to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga and the protection of historic heritage from inappropriate subdivision, use and development

The *Auckland Regional Policy Statement* repeats these principles of the RMA and contains policies relating to the preservation and protection of a diverse and representative range of heritage resources. In particular, resource consent processes must take heritage matters into account and comprehensive inventories of heritage places are needed. Public awareness and understanding of heritage matters are also to be encouraged, through the provision of information and advice, and by advocating heritage conservation. Conservation of heritage resources must be managed and guided in an appropriate manner to ensure that heritage qualities are not devalued or compromised by development or change. Where feasible, such qualities should be conserved and protected in the process of development or change. The resource management goals (*Section 6*) that have particular application to cultural heritage include Natural Environment, Built Environment, Community Well-being and Managing Change.

The principal strategy adopted is to identify, protect and conserve heritage features by a range of appropriate statutory mechanisms within the scope of the Plan and by other suitable measures outside the Plan.

11.2 Cultural Heritage Issues

The major resource management issue to be addressed in relation to cultural heritage is:

- The potential for the destruction of cultural heritage resources
- Compromising of heritage places through inappropriate use and development.

Cultural heritage inventories must be carried out for buildings, objects and places of heritage significance and for recorded archaeological sites. The degree of protection afforded to heritage places should be adjusted to take account of the relative heritage value of the feature concerned. Unique and highly valued heritage items can be

scheduled and then conserved in totality for some items. For certain items, sensitive change and redevelopment should be permitted in the process of adapting these heritage resources for appropriate present-day use. Categorising heritage significance into A and B classes can allow greater scope for adaptation and redevelopment for the less significant items. It can also establish priority for the allocation of conservation resources. Demolition of the most significant items should be prevented, as they are considered irreplaceable.

Consultation on Maori traditional sites is essential but the sensitivity of site location requires a treatment different to that for buildings or archaeological sites which are more closely defined. Iwi are concerned to ensure that site locations are not revealed.

The Plan can also adopt other conservation measures in dealing with specific activities and areas. Selected built areas of particular heritage quality can be zoned and controlled in a manner which ensures that change will have respect for the existing character and that the recognised heritage quality is maintained. These should include the older residential areas of southern Devonport, Northcote Point and Birkenhead. The business strategy for the city can include provision for the creation of centre plans for selected retail centres. These plans would include additional heritage protection where appropriate.

In relation to the Chelsea Sugar Refinery site, the Plan has site-specific heritage provisions due to the site's unique industrial heritage values and distinctive coastal location. These provisions (Section 11) protect the significant heritage values and character of scheduled buildings whilst recognising that some adaptation of scheduled buildings and structures will be necessary to accommodate ongoing sugar refinery operations. Special exemptions within the 'general' sections of the Plan also provide for the management of the effects of activities on the site, taking account of both operational and heritage considerations.

The Council also has the ability to give notice of a requirement for a heritage order where appropriate, and it is expected that such a technique for heritage protection could be useful in the North Shore context for interim protection of threatened sites.

There is a need to be able to update cultural heritage inventories, to add newly-discovered items and to delete lost or irreparably damaged items and also to respond to reassessments. Such responsiveness is provided for by the RMA's provisions for District Plan changes.

11.3 Cultural Heritage: Objectives and Policies

11.3.1 Buildings, Objects and Places of Heritage Significance

Objective

That buildings, objects and places of heritage significance be recognised and protected.

Policies

1. By ensuring that any demolition, alteration, work to or use of a building, object or place of heritage significance is carried out in a manner that is consistent with the heritage values of the scheduled item, including architectural quality, evidence of historical association, environmental character or historical integrity.
2. By managing the effects of activities that cause the loss of cultural heritage values associated with scheduled items to avoid, remedy or mitigate those effects.
3. By encouraging the continued use of scheduled buildings.
4. By raising public awareness of heritage values and built heritage.
5. By ensuring that the character of a scheduled building, together with any other scheduled elements on the site which add to the particular quality and character of that building rendered worthy of scheduling, is not inappropriately removed, damaged or significantly altered.
6. By introducing historic heritage character provisions as an overlay to the 'business'

zonings of those commercial nodes and centres of the city that have a particular historic character warranting special recognition and a greater degree of control over change (including any alteration or addition), or demolition and new development.

Methods

- Policies 1, 2 and 5 will be implemented by rules, using classification and assessment criteria in terms of Discretionary activities
- Policy 3 and 4 will be implemented through education in the form of information provision and through Council initiatives in the form of advocacy and incentives in the District Plan.

Explanation and Reasons

As part of its role in the protection and conservation of valued features of the city's physical environment, the Plan identifies certain individual buildings, groups of buildings, objects and places as being significant and worthy of protection in the public interest. Such items are listed in [Appendix 11A: Schedule of Buildings, Objects and Places of Heritage Significance](#), and are identified on the District Plan maps. This Schedule reflects those heritage buildings, objects and places which the Council considers warrant protection. Those items and properties which are subject to a heritage order, will be inserted into Appendix 11D when such a procedure is first invoked. A requirement for a heritage order may be publicly notified by a heritage protection authority, under Section 189 or 189A of the RMA where a valuable heritage property is in imminent danger of damage or destruction. A heritage order is independent of the Plan's provisions on heritage protection. Any heritage orders applying within North Shore City are scheduled in Appendix 11D: Schedule of Heritage Orders, and in [Section 14: Network Utilities and Designations](#).

The Council considers that buildings should be used, not merely retained as monuments. In this context the economic viability of a building is a major determinant in its length of life. Therefore, when a scheduled building cannot be used economically for a Permitted activity, the Council will, in considering any application for a resource consent, have regard to the fact that the building has been scheduled and recognise that this is a positive effect to be considered in the decision making process. The Plan anticipates that each scheduled building can be adapted to present day circumstances with its valued features preserved.

Controlled activities in a zone shall become Discretionary activities where they involve a scheduled item. This will allow an application to be declined if conditions cannot protect the heritage significance of the item.

A conservation plan identifies the heritage significance of an item and sets out how the applicant proposes to retain or recover that heritage significance. It is capable of assisting in the determination of whether any proposed activity would have an adverse impact on heritage significance. A professional standard of investigation and preparation of such a conservation plan is required.

Development incentives provide a means of compensating for the constraints on use and development of heritage buildings and other items in the Schedule of Buildings, Objects and Places of Heritage Significance. The resource consent application fees for applications on such sites are waived in recognition of the additional costs to applicants in preparing conservation plans and ensuring that proposals protect heritage significance. The ability to gain some flexibility in respect of activity, development and car parking controls is also a useful way of ensuring that the heritage significance of items can be protected while allowing reasonable use to be made of a property. The heritage value is weighed as a positive community benefit against other adverse effects. This can allow individual heritage buildings to be used for more intensive activities than their zoning would otherwise permit.

Expected Environmental Results

- Protection and conservation of cultural heritage resources, as measured by a biennial survey of a sample of scheduled items, recording any changes and assessing the effects of any changes on site or in the vicinity, and by an annual review of scheduled items which have been subject to resource consents, to assess

performance of the policies and identify issues for further investigation or action

- Increased level of awareness of cultural heritage values and a better standard of information about cultural heritage, leading to improvements in the public ability and willingness to conserve the resource, as measured by five-yearly resident surveys.

11.3.2 Archaeological Sites

Objective

To identify and protect archaeological sites within the city.

Policies

1. By identifying, scheduling, protecting and preserving archaeological sites.
2. By requiring structure plans to include archaeological investigation of any land proposed to receive urban zonings.
3. By requiring a Discretionary activity resource consent application for any activities on a scheduled archaeological site with the potential to affect that scheduled site.
4. By using the archaeological site schedule as a source of information for public awareness programmes and heritage advocacy.

Methods

- Policies 1-3 will be implemented by rules
- Policy 4 will be implemented through education in the form of information provision and through Council initiatives in the form of advocacy.

Explanation and Reasons

The Plan provides for the protection and preservation of archaeological sites because of their scientific, historical or educational value. Archaeological sites are protected from alteration or destruction whilst making provision for professional archaeological investigation. These sites are listed in [Appendix 11B](#) and are identified on the District Plan maps. As many of the recorded archaeological sites are of Maori origin, the protection and preservation of these sites will involve consultation with tangata whenua. The most appropriate time for investigating the archaeology of an area is prior to a proposal for major changes in activity within that area. The structure planning process for urbanising land is useful for this purpose, and is set out in [Section 17](#). There is a distinction between archaeological sites, which are defined in the Historic Places Act (and in [Section 21](#) of the District Plan), and Maori traditional sites, which are waahi tapu, or places sacred to Maori in the traditional, spiritual, religious, ritual, or mythological sense. Archaeological sites can have a boundary placed around the extent of physical evidence, but Maori traditional sites are claimed to have spiritual associations and less definitive physical boundaries.

Under the Historic Places Act 1993, all sites are protected whether or not they are recorded, and any modification or destruction would need the consent of the Historic Places Trust. Except where the consent of the Historic Places Trust has been obtained, it is not lawful for any person to destroy, damage or modify, or cause to be destroyed, damaged or modifies the whole or any part of any archaeological site, knowing or having reasonable cause to suspect that it is an archaeological site. Archaeological sites are also recorded with the New Zealand Archaeological Association and detailed site records are held by the Department of Conservation. Newly discovered sites will be added to the schedule by plan change procedures. It is noted North Shore City has not been subjected to intensive archaeological survey except in very small areas.

Expected Environmental Results

- Identification and recognition of archaeological sites through an updated Schedule of Archaeological Sites, as measured by an annual review of the *New Zealand Archaeological Association Site Register*
- Archaeological investigations carried out as part of Structure Plans, as measured by review of approved Structure Plans
- The protection in-situ of archaeological sites, with invasive investigation involving

the destruction of a site only as a last resort.

11.3.3 Maori Traditional Sites

Objective

To protect sites of heritage value to Maori.

Policy

By identifying, protecting and preserving, in consultation with the iwi who have mana whenua, significant traditional sites of Maori.

Method

- The policy will be implemented by rules.

Explanation and Reasons

The Plan will endeavour to identify, in consultation with the iwi who have mana whenua, significant Maori traditional sites and provide protection and preservation of them. These may include waahi tapu, for example battlefields, burial places, waka landing places, house sites, and places from where territory was claimed, and waitapu, sacred waters including mud-flats, lakes, rivers, streams and wetlands.

An important concern in the recognition of Maori Traditional Sites is the need to ensure protection from accidental or intentional disruptive interference. This can be achieved where the location of the site is known, but is more problematical with some waahi tapu where the precise locality of certain features is carefully guarded information. The Council, in consultation with tangata whenua, will work to devise acceptable methods to provide the necessary protection and preservation of both identified and unidentified Maori traditional sites.

The consultation undertaken in preparing the District Plan, and subsequent changes to that Plan, are appropriate vehicles for establishing waahi tapu protection mechanisms. Where the locations of Maori traditional sites are able to be specific and/or the types of activity of concern are more clearly related to the traditional sites, it is possible to provide significantly more protection.

Expected Environmental Results

- Initiation of measures to protect and preserve Maori traditional sites in conjunction with the appropriate iwi groups, as monitored by a biennial survey of iwi regarding Maori traditional sites on the North Shore.

11.3.4 Chelsea Sugar Refinery Site

Objective

To recognise and protect the unique cultural heritage values of the buildings and structures of the Chelsea Sugar Refinery industrial site while recognising that the continued existence of a working refinery at the site contributes significantly to its heritage value.

Policies

1. The cultural heritage values of the Chelsea Sugar Refinery industrial site should be protected and maintained while recognising that the ongoing operations of the refinery contribute to those values and that adaptation of scheduled buildings and structures may be necessary to accommodate those operations.
2. The collective significance of the scheduled buildings and structures should be recognised and conserved.
3. Scheduled buildings or structures should not be demolished unless all reasonable options for adaptation, alteration or reuse have been considered and it has been demonstrated that there would be no significant loss of heritage value. Where demolition is to allow for new buildings or activities, prior consideration is to be given to alternative methods or sites within the industrial site.
4. The landmark importance and visual integrity of the scheduled buildings and structures should be maintained and any significant adverse visual impact avoided,

principally as viewed from public vantage points across the water.

5. The original fabric, appearance and character of scheduled buildings and structures should be retained, and there should be no significant adverse effect to these if the buildings or structures are altered or added to.
6. Any additions to scheduled buildings should be identifiable as new but should acknowledge the building materials and forms that make up the heritage character of the collection of scheduled buildings.
7. New buildings or structures should be constructed in preference to making additions to scheduled buildings and structures.
8. New buildings or structures should be sympathetic to the character of scheduled buildings and structures, and should not dominate or obscure them, or seriously detract from their collective significance.
9. New buildings should not visually detract, individually or cumulatively, from the distinctive profile of the scheduled buildings centred on the Cistern House turret (or cupola), either by seriously diminishing the 'green' (vegetated) backdrop or occupying the foreground with inappropriate building forms or with tall and/ or bulky structures that dominate or obscure scheduled buildings and structures, principally as viewed from public vantage points across the water.
10. Structures that are necessary to link scheduled buildings or connect these to new buildings should be simple in form, small in scale, and enclosed only to the extent necessary to provide weather protection.
11. Routine maintenance should always be managed in a way that avoids, remedies or mitigates any adverse effect on the heritage elements or values of scheduled buildings and structures.
12. Replacement and repair of the original fabric of scheduled buildings and structures should be carried out using materials the same as or similar to the original, and should be sympathetic to the original design of the building or structure.
13. For any significant alteration to or demolition affecting a scheduled building or structure, an in situ photographic record should be made, prior to work commencing, and the record deposited with the Birkenhead Library archive of the Chelsea Sugar Refinery.

Methods

The policies relating to the cultural heritage significance of Chelsea Sugar Refinery shall be implemented:

- By rules, using classification and assessment criteria
- By Council initiatives in the form of advocacy, incentives in the district plan, and education in the form of providing information about the heritage values of the site

With regard to:

- The document "*Chelsea Sugar Refinery: Heritage Assessment*" and the specified applicable parts of section 11.4.1
- Any site development plan, including any further detailed heritage management plan, that is prepared for the refinery, and approved by the Council and the New Zealand Historic Places Trust
- Conservation assessments prepared by conservation professionals

In accordance with the RMA the Council recognises that the Historic Places Trust is an affected party in respect of the Chelsea Sugar Refinery site, which is registered under the Historic Places Act 1993, and timely notification to the Trust of any proposals affecting the heritage values of the site is encouraged.

Explanation and Reasons

These provisions for the Chelsea Sugar Refinery site at Birkenhead recognise it as a physical resource possessing unique industrial heritage of national and international significance.

It should be noted that the buildings known as the Manager's House and the Chelsea Estate Refinery (workers') Cottages are not protected under the provisions of this section but are scheduled for protection as Category A buildings in Appendix 11A, and protected under section 11.4 of the Plan.

The provisions of section 11.4.1 do not apply to the Chelsea Sugar Refinery industrial site, with the exception of sections 11.4.1.4 and 11.4.1.6, which will apply. This ensures that in providing for the special needs and values of the refinery the Plan maintains a consistent approach to heritage protection across the city.

The Chelsea Sugar Refinery is the only sugar refinery ever to be built and operated in New Zealand, and since 1884 sugar refining and related activities have continued without interruption in purpose-built industrial buildings and structures that house machinery and equipment unique to the sugar refining operation. These buildings have been altered and adapted as methods and refining operations have changed since the refinery first operated. It is the continual sugar refining on the site that is a principal source of the heritage values attributed to the Chelsea Sugar Refinery today.

The construction of residential buildings for workers and managers adjacent to the industrial site, in the manner of a model industrial town, and the ongoing relationship between Chelsea and what is now the suburb of Birkenhead, also contribute to the refinery's socio-economic and local cultural significance. The refinery's collection of brick buildings, distinctive rooflines and ancillary chimney and waterfront structures, developed throughout the history of sugar refining operations, is today a significant landmark on the northern shoreline of the Waitemata Harbour.

The Council recognises that heritage buildings should continue to be used, not merely retained as monuments, and that the ability of a building to be adapted for alternative uses can be a major determinant in its length of life. These provisions aim to preserve and maintain the fabric and character of the original industrial buildings and structures within the industrial site, while recognising that these will most likely require continuing adaptation to accommodate changes in sugar processing operations. It is also recognised that new buildings and structures, alterations and additions, and in certain circumstances, demolition, may also be required for ongoing or modified refinery operations, such as processing, transfer of product, transportation, storage and energy requirements. Some known future refinery buildings, identified by the New Zealand Sugar Company as being needed within the life of this Plan, have been specifically provided for within these provisions. Should the sugar refinery operation cease in the future, scheduled heritage buildings and structures may have to be adapted, and new buildings erected, to accommodate new activities.

The Chelsea Sugar Refinery site is made up of a number of elements of heritage significance including: industrial, historical, cultural, aesthetic, archaeological, architectural, scientific, social, technological, public esteem and landmark significance. The objective and policies contained in these provisions seek to manage the heritage resources of the site's scheduled buildings and structures, both individually and as a group, so that they are protected from inappropriate change and development. The document "Chelsea Sugar Refinery: HeritageAssessment" has been prepared to assist with the identification and management of individual buildings, places and objects of significance on the site, and their heritage elements. Based primarily on the information in this document, individual buildings and structures having heritage significance have been scheduled in Appendix 11C, and policies, rules and assessment criteria have been developed for their effective management.

Expected Environmental Results

A unique cultural heritage site deriving from an important industrial history, where significant heritage buildings, structures and elements are retained and ongoing sugar processing and use of the industrial site and buildings is practicable and efficient without significant or permanent loss of the site's important heritage values or character.

11.4 Cultural Heritage Rules

11.4.1 Buildings, Objects and Places of Heritage Significance

11.4.1.1 General

Discretionary activity resource consent applications under [Section 11](#) relating to Buildings, Objects and Places scheduled in [Appendix 11A](#) shall be exempt from Plan application fees.

The Council retains the discretion to alter, reduce or waive any activity control or development control specified in any other section of the Plan, including car parking requirements, where it is satisfied that the proposed activity will involve the restoration, protection and maintenance of the scheduled item and the proposal will not have any significant adverse effect on the environment of the area. Such alterations, reductions and waivers must be requested as part of a Discretionary activity resource consent application under [Rule 11.4.1.2](#).

11.4.1.2 Activities on Sites Scheduled in [Appendix 11A](#): Schedule of Buildings, Objects and Places of Heritage Significance

A Discretionary activity resource consent shall be required for the following activities in relation to scheduled items in [Appendix 11A](#) and where any such application involves significant work or alteration to a scheduled item it must be accompanied by a Conservation Plan:

- a) Restoration, additions, alterations or damage to any building, object or place, or part thereof, in [Appendix 11A](#).
- b) Conducting or executing any use or work in or on the site of a scheduled item if in the opinion of the Council such action endangers or is likely to endanger, damage or destroy a scheduled item, or detract from the features or attributes for which the item was scheduled.
- c) Placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting in association with a scheduled item except for security lighting and alarm systems.
- d) Destruction or removal of all or part of any Category B scheduled item in [Appendix 11A](#). The destruction or removal of all or part of any Category A scheduled item in [Appendix 11A](#) shall be a Non-Complying activity.

Exceptions

The provisions of [Section 11.4.1.2](#) (a) to (d) shall not apply to the repainting, repair and/or insignificant alteration of any existing fabric, or detailing carried out in a manner and design and with similar materials and appearance to those originally used which does not detract from those features or attributes for which the item has been scheduled, or any change of use otherwise permitted on the site which is unrelated to the purpose for which the item was scheduled, and which does not detract from the features for which it was scheduled.

For Category A and B buildings, unless the interior or site surrounds are noted on the Schedule of Buildings, Objects and Places of Heritage Significance, the provisions of [Section 11.4.1.2](#) (a), (c) and (d) shall not apply to the interior of the building or its site surrounds.

The Historic Places Trust is an affected party in respect of those buildings in [Appendix 11A](#) which are also registered under the Historic Places Act 1993.

11.4.1.3 General Assessment Criteria for Discretionary Activities

Without restricting the exercise of its discretion to grant or refuse consent or impose conditions, the Council will have regard to the assessment criteria set out below when considering an application under Sections 104 and 104B of the RMA:

- a) The category in which the building, object or place is scheduled and the reasons for which it has been scheduled. Category A items must be protected. Category B items should be protected unless there are compelling reasons for change.
- b) The nature, form and extent of the development, alteration or change. The attributes or features of heritage significance should be identified and protected.
- c) The effect of these factors on the character of the scheduled item and on the feature or features for which the item was scheduled. Any significant adverse effect should be avoided, remedied or mitigated.
- d) Evidence presented by the owner as to the consequences for the owner of the scheduling or other compelling reasons indicating why the work is necessary.
- e) Any restrictive covenant with heritage implications that the owner may propose.
- f) The Council may, in accordance with section 92 of the RMA, commission a report on any matters raised in relation to the application, including a review of any information provided with the application. This may include a report by an architect specialising in building conservation, or the Historic Places Trust.

11.4.1.4 Conditions

The Council in determining an application for a Discretionary activity resource consent may grant the consent subject to certain conditions. Without limiting the conditions that may be imposed, the following conditions may be imposed on consent:

- a) To conserve the original scheduled item's fabric, limitations and/or restrictions may be placed on some or all of the following:
 - cleaning techniques, materials and equipment
 - surface preparations, coatings, chemicals and paints
 - fixings and methods of fixing
 - structural design solutions
 - replacement materials, fittings and fixtures
 - construction methods and techniques
- b) To conserve the heritage significance of the item, limitations and/or restrictions may be placed on the architectural design and appearances of alterations and additions.
- c) Controls on signs, banner, flags and exterior lighting.
- d) Controls on the location of vehicle access points and parking areas.
- e) Controls on landscaping including paths, fences and gates.
- f) Indication of commencement of work - any successful application to modify, damage or destroy a scheduled item may be required to give the Council 20 working days' notice before work commences in order that, if appropriate, records can be made of the item.
- g) Manner in which the site is left - in the event of a building or object being totally demolished, the Council may impose a condition to ensure that the site is left appropriately clear, tidy and safe.
- h) For Category A scheduled items restrictions on any removal, significant pruning or inappropriate planting of trees or vegetation associated with and on the site.

- i) For proposals to use a scheduled item for an activity other than a Permitted activity in the zone, restrictions on hours of operation and/or the provision of landscaping or screening to minimise impacts.

11.4.1.5 Conservation Plans Required

Any resource consent application which in the Council's opinion involves significant work or alteration to an item in the Schedule of Buildings, Objects and Places of Heritage Significance shall include a conservation plan as a part of the application. A conservation plan must include:

1. A statement of the significance of the heritage item.
2. The physical condition and structural integrity of an item.
3. The physical conservation, action and care necessary for retaining or revealing the heritage significance - this may include maintenance, reconstruction or restoration.
4. Particular activities which may be compatible with the protection of the heritage item, and those which may need to be constrained.
5. Policies to enable the cultural significance of a place to be retained in its future use and development.

11.4.1.6 Classifications and Assessment Criteria for the Schedule of Buildings, Objects and Places of Heritage Significance

Buildings, objects and places of heritage significance shall be scheduled according to the following classifications.

Category A

This category includes buildings, objects and places which have outstanding aesthetic beauty, or architectural, scientific or historical significance well beyond their immediate environment. It is of prime importance that items in Category A are protected. The exterior of buildings classified Category A together with such other elements (interior, site etc.) specified in the Schedule, are afforded protection by the Plan.

Category B

This category includes buildings, objects and places of such quality and character that, although less significant than Category A items, should not be wilfully removed, damaged or significantly altered unless there is a compelling reason. The exterior of buildings classified Category B, together with such other elements (for example interior, site) specified in the Schedule, are afforded protection by the District Plan.

To determine whether a building, object, or place is worthy of protection in the District Plan, any proposed heritage item shall be assessed against the following factors:

1. Architecture

Style: Notable, rare, unique, or an early example of a particular architectural style, type, or convention.

Construction/Craft Technology: Notable, rare, unique, or an early example of a particular material or method of construction.

Age: Comparatively old in the context of the land of North Shore City or the Auckland region.

Architect: Designed or built by an architect or builder who has made a significant contribution to the community, region or nation.

Design: Particularly attractive or unique because of the excellence, artistic merit or uniqueness of its design, composition, craftsmanship, or detail.

Interior: Particularly attractive or unique interior arrangement, finished craftsmanship and/or detail.

2. History

Person: Associated with the life or activities of a person, group, organisation or institution that has made a significant contribution to the community, region or nation.

Event: Associated with an event that has made a significant contribution to the community, region or nation.

Context: Associated with and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history.

3. Environment

Continuity: Contributes to the continuity or character of the street, group of features or buildings, neighbourhood, precinct or area.

Setting: Setting and/or landscaping contributes to the continuity or character of the street, neighbourhood or area.

Landmark: A particularly important visual landmark.

Rarity: Unique or uncommon within a local context.

4. Garden

Garden: Gardens, parks and cemeteries, being historic cultural landscapes.

5. Integrity

Site: Occupies its original site.

Alterations: Has suffered little alteration and retains most of its original materials and design features, with its setting retaining some of its original character.

Condition: In good structural condition.

11.4.2 Archaeological Sites

11.4.2.1 Activities on Sites in [Appendix 11B: Schedule of Archaeological Sites](#)

a)

i) A Discretionary Activity resource consent shall be required for any proposal to excavate, physically investigate, damage, modify or alter any Scheduled Archaeological Site or part thereof. This includes the removal of soil, structures or trees, the reconstruction of any feature, or any other activity, use or work in the vicinity of the Scheduled Archaeological Site which is likely to endanger, damage or destroy or detract from the site and any archaeological investigation or excavation, any public access or walkway to any archaeological site, signposting the site(s), protective measures to preserve the site(s) and ongoing site(s) maintenance. No activity shall take place without tangata whenua and mana whenua being informed and written consent being obtained. In respect of the coastline from Okura Village to Piripiri Point this rule shall apply to an area 50 metres from the boundary of any Scheduled Archaeological Site.

ii) In respect of all the rest of the Rural 4 zone (Okura catchment) with the exception of the sites on the coastline and reserves in the present Okura Village area, the same rule will apply with a 50 m protected area from the perimeter boundary of an archaeological site for pa sites and pit/terrace sites and a 20 m protected area from the perimeter boundary of a midden or a site of lesser importance as judged by the tangata whenua of this area will be required.

The sites in the Okura Village and the estuary front of the walkway are not to be encroached upon any further, and apart from site maintenance, protection and possible signposting, they are to be left as they presently are. (The current access past these sites will need maintenance at appropriate intervals).

Note:

The boundary of any site in Okura covered by this rule needs to be established by formal survey in order for the 50m buffer zone to be identified. Any scheduled archaeological site on a property shall be identified by an archaeologist and fixed by a surveyor. Tangata whenua shall be consulted on the identification and survey of any archaeological site within the rural 4 zone.

- b) No person shall plant any vegetation on or in the vicinity of any scheduled archaeological site, which in the opinion of Council is likely to cause damage to or detract from the feature or features for which the site has been scheduled.
- i) In respect of all scheduled sites located outside the Long Bay 7 (Heritage Protection) zone within the Long Bay Structure Plan Area, a protected area no less than 30 metre from the perimeter boundary of any scheduled archaeological site will apply.
- ii) Except for sites 1079, 1080, 1136, 1140, those parts of site 1098 located outside the Long Bay 7 (Heritage Protection) zone, and the part of the 30 metre buffer of site 1082 that is outside the riparian margin of the Vaughan Stream, a Discretionary Activity resource consent shall be required for any proposal to:
 - excavate, physically investigate, damage, modify or alter any scheduled archaeological site or part thereof in the Long Bay Structure Plan,
 - remove soil, structures or trees,
 - reconstruct any feature,
 - conduct any activity, use or work within the 30 metre protected area, which is likely to endanger, damage or destroy or detract from the site, and
 - carry out any archaeological investigation or excavation, any public access or walkway to any archaeological site, signposting the site(s), protective measures to preserve the site(s) and ongoing site(s) maintenance.
- iii) A Controlled Activity resource consent shall be required for any proposal to damage, destroy or modify sites 1079, 1080, 1136, 1140, those parts of site 1098 located outside the Long Bay 7 (Heritage Protection) zone as shown on Appendix 17B/B, and that part of the 30 metre buffer of site 1082 which is outside of the riparian margin of the Vaughan Stream and within the bulk earthworks footprint as shown on Appendix 11B of the District Plan Maps, provided that the proposal is in accordance with the Long Bay land use strategy set out in Appendix 11A to the District Plan Maps. Proposals to damage, destroy or modify sites not in accordance with the Long Bay land use strategy shall require a Discretionary Activity resource consent.
- iv) In respect of scheduled archaeological sites located within the Long Bay 7 (Heritage Protection) zone, a protected area no less than 30 metres from the perimeter boundary of any scheduled archaeological site shall apply, except in those places where the buffer is reduced, as identified on the Structure Plan maps. In these places, the boundary of the Long Bay 7 (Heritage Protection) zone shall be considered the extent of the buffer.

The Long Bay 7 (Heritage Protection) zone within the Long Bay Structure Plan protects the following Scheduled archaeological sites: 201, 1076, 1077, 1078, and parts of 1098 as shown on the Designations and Special Provisions Map of the Long Bay Structure Plan.

Note: The boundary of any scheduled archaeological site in the Long Bay Structure Plan area must be identified by formal survey in order for the 30 metre buffer zone and that of the extent of the Long Bay 7 (Heritage Protection) zone, to be identified. Any scheduled site on a property shall be identified by an archaeologist and fixed by a surveyor.

Exceptions

The foregoing provisions shall not preclude routine maintenance and repair of existing lawns, gardens, structures and signage or the carrying out of minor works which in Council's opinion would not modify the site or feature. In assessing the effects of the works proposed, Council may consult with other heritage authorities with an interest in the site or feature.

11.4.2.2 Assessment Criteria

An application for a Discretionary activity will be assessed against the following:

- a) The substance of any authority to modify an archaeological site that has been granted by the Historic Places Trust.
- b) The nature, form and extent of the proposed modification and its effect on the site.
- c) The necessity for the modification and any alternative methods and locations available to the applicant for carrying out the work or activities.
- d) The District Plan objectives and policies for Cultural Heritage.
- e) The outcome of any applicant - initiated consultation with tangata whenua for the sites of Maori origin.
- f) The purpose of the proposed modification and whether there is sufficient time and expertise to record the features to be modified.
- g) The provisions of any relevant management plan.
- h) The Council may, in accordance with section 92 of the RMA, commission a report on any matters raised in relation to the application, including a review of any information provided with the application.

11.4.2.3 Conditions

In considering an application to carry out an activity on any archaeological site, the Council may impose any condition considered appropriate to the particular application, including conditions relating to a requirement for a formal archaeological excavation and site recording of any feature before the work commences. A condition relating to the provision of time for such activity to take place may also be imposed. Where Council imposes conditions relating to a requirement for an archaeological excavation, the applicant is also required to obtain an authority to modify from the Historic Places Trust.

11.4.3 Chelsea Sugar Refinery Site - Rules

11.4.3.1 General

- i) The following rules apply to the scheduled buildings and structures of the Chelsea Sugar Refinery industrial site and to specified activities on the site within the Business 9 zone that may affect the heritage values of those buildings and structures (see Appendix 11C).
- ii) Subject to Rule 15.5.1.1, activities within the Chelsea Sugar Refinery site are also regulated by the provisions of the Business 9 zone and other 'general' provisions of the Plan that apply city-wide, and the activity status of any particular proposal may change accordingly (see Rule 15.6.4).
- iii) The buildings known as the Manager's House and the Chelsea Estate Refinery (workers') Cottages are not protected under the provisions of this section but are scheduled for protection as Category A buildings in Appendix 11A, and protected under section 11.4 of the Plan.
- iv) The provisions of section 11.4.1 do not apply to the Chelsea Sugar Refinery industrial site, with the exception of sections 11.4.1.4 (Conditions) and 11.4.1.6 (Classifications and Assessment Criteria) which shall apply.
- v) Resource consent applications relating to buildings and structures scheduled in Appendix 11C shall be exempt from application fees, but new buildings and structures, and demolition applications, will not be exempt fees.
- vi) The Council may alter, reduce or waive any activity or development control specified in any other section of the Plan (for example car parking requirements) where it is satisfied that such action would promote or ensure the restoration, protection and maintenance of the scheduled item or collective significance of scheduled buildings and structures, and the proposal will not have any significant adverse effect on the environment. Such alterations, reductions, and waivers must be requested as part of a resource consent application, and in the event that the activity status is not clearly stated in the applicable rule, such applications shall be deemed to be

Discretionary activities. Where those rules do not have criteria allowing heritage considerations, they shall be deemed to have them for the purposes of this section of the Plan.

11.4.3.2 Permitted Activities

The following are Permitted Activities. No resource consent is required where all relevant standards, terms and conditions are complied with (including those of the General Sections of the district plan where applicable).

- a) Maintenance and routine repair, including repainting, required for the continuous protective care of the fabric, detailing and structural integrity of scheduled buildings and structures.
- b) Changes to scheduled buildings and structures that will have no adverse effect on the heritage values and character of any scheduled building or structure. Such changes may include:
 - i) the passage of piped or wired services or ducting through existing openings or old openings reopened;
 - ii) removal of redundant fixtures, brackets or attachments provided this does not result in damage to original fabric;
 - iii) new openings in corrugated iron of no more than 2m² in area;
 - iv) new openings in brick walls of no more than 0.1m² in area;
 - v) lean-to or minor adjoining structures that, relative to the wall to which they are attached, are no higher than 30% of the wall's height, cover (or obscure) not more than 20% of the total original wall surface area, and extend out (at right angles) by less than half their own height;
 - vi) the siting of plant and equipment immediately adjacent which is essentially self-supporting, open in nature, and not higher than the wall adjacent thereto;
 - vii) minor structures running aurally between buildings which are open in nature, not higher than the wall adjacent thereto, and do not involve openings greater than the Permitted size;
 - viii) the attachment of security or safety equipment required for operational reasons, provided it could be removed at any future time without permanent damage to the building or structure.
- c) Urgent maintenance and hazard removal affecting scheduled buildings and structures where required to protect life and safety or prevent serious damage to property or the environment. In such circumstances the owners of the building shall notify the Council in writing within seven (7) working days of the activity undertaken as to the nature of and reasons for it, accompanied by a photographic record.
- d) Demolition of non-scheduled buildings or structures provided there is:
 - i) no likelihood of there being any permanent loss or damage of any protected fabric, element or component of a scheduled building or structure, and
 - ii) no threat to the foundations or structural integrity of any scheduled building.Compliance with clauses i) and ii) is to be evidenced by reports of suitably qualified persons completed (and available at the time of any building consent application) prior to any demolition work commencing.
- e) New buildings and structures that do not need a resource consent in terms of the rules that follow (11.4.3.3, 11.4.3.4, 11.4.3.5 and 11.4.3.6) and which otherwise comply with all relevant provisions of the Plan.

11.4.3.3 Controlled Activities

The following are Controlled Activities provided they comply with all relevant standards, terms and conditions (including those of the General Sections of the district plan where applicable). These activities require resource consent. Council reserves control over the matters set out in 11.4.3.7. The applications shall not be served on any persons other

than the Historic Places Trust who will be served unless its written approval has been provided (ie 'limited notification').

- a) New buildings and structures integral to the sugar processing industry, as specified as follows, sited in accordance with Appendix 11D, and wholly within the defined 'footprint' area (where applicable):
 - i) Cogeneration gas boiler, not exceeding 15 metres in height nor 200m² in footprint;
 - ii) Drive through bulk loading facility, not exceeding 25 metres in height nor 240m² in footprint;
 - iii) Carbon plant (decolourisation) columns extension, not exceeding the height of the adjoining carbon plant nor 50m² in footprint;
 - iv) No 2 (MAF) warehouse expansion, not exceeding 20 metres in height nor 2025m² in footprint;
 - v) Administration (office) building extension/s, not exceeding the height of the adjoining administration building nor 200m² in footprint.

11.4.3.4 Restricted Discretionary Activities

The following are Restricted Discretionary Activities. These activities require resource consent, and their assessment is restricted to particular matters set out in 11.4.3.7.

- a) Alterations and additions to any Category B scheduled item where not provided for as Permitted activities.
- b) Placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting on or in association with any scheduled building or structure excluding small signs not visible from off the site displayed for on-site vehicle control or the health, safety, convenience or information of persons working within or visiting the site.
- c) Demolition that is not a Permitted, Discretionary or Non-complying activity.

11.4.3.5 Discretionary Activities

The following are Discretionary Activities. These activities require resource consent and their assessment is not restricted:

- a) New freestanding buildings and structures within Areas H or D, defined in Appendix 11D, where any part is within 5 metres of a scheduled item or within 10 metres of mean high water springs.
- b) Alterations and additions to any Category A scheduled item where not provided for as Permitted activities.
- c) Demolition of any Category B scheduled item.
- d) Any 'Controlled' building or structure, of rule 11.4.3.3 a), that does not comply with the siting, height or 'footprint' conditions set out in that rule.
- e) New buildings and structures integral to the sugar processing industry, as specified as follows and sited in accordance with Appendix 11D:
 - i) A continuous vacuum pan (VKT) structure that is visible outside the scheduled building (Pan and Powerhouse);
 - ii) A new bulk sugar silo structure (including any enclosure) where any part is above 25 metres in height;
 - iii) Coal boiler and associated buildings or structures (not including any part that is clearly distinguishable as a Permitted, Controlled or Restricted Discretionary activity).

11.4.3.6 Non-Complying Activities

The following are Non-Complying Activities. These activities require resource consent and their assessment is not restricted.

- a) Demolition of any Category A scheduled item.

11.4.3.7 Assessment Criteria for Controlled and Restricted Discretionary Activities

Council reserves, as relevant to the application, control over the following matters in respect of Controlled activities. In respect of Restricted Discretionary activities Council restricts its discretion (to grant or decline consent, or impose conditions) to these matters:

- i) The relevant matters of rules 11.4.1.4 and 11.4.1.6 of the Plan;
- ii) The heritage values of scheduled buildings and structures and the characteristics and attributes that give rise to their being worthy of and scheduled for protection;
- iii) The collective heritage (including landmark and public esteem) significance of scheduled buildings and structures;
- iv) The height, bulk and location of buildings;
- v) The design, character and detailing of buildings;
- vi) The fabric, materials and elements (including structural) of scheduled buildings;
- vii) Demolition methods and procedures, methods of recording, and measures to avoid, remedy or mitigate the effects of proposals, including landscaping;
- viii) The extent to which alternatives to what is proposed have been considered or are practicable.

Council's assessment of applications will be guided by the following assessment criteria. Not all of the matters below will be relevant to all proposals:

- a) The efficient operational requirements of the Chelsea Sugar Refinery.
- b) The style and character of scheduled buildings or structures should be preserved.
- c) Repair, using matching materials, and respecting original forms and profiles, will be favoured over replacement.
- d) Changes should be reversible and loss of original material kept to a minimum.
- e) Changes to any scheduled building or structure should not significantly alter its primary form or characteristic details.
- f) Changes to individual scheduled buildings should respect and complement the style and scale of such buildings and adjacent scheduled buildings, and should not detract from the collective heritage significance of scheduled buildings and structures.
- g) Existing openings in exterior walls of scheduled buildings should be utilised in preference to making new openings. If new openings cannot be avoided these should be as small as practicable and should be located in the lower part of any external wall.
- h) Additions should be small in scale, structurally self-supporting and identifiable as new.
- i) Additions should complement the form of the existing building and acknowledge existing patterns, bay rhythms and window openings. Additions should be set back from the main building lines of the scheduled building.
- j) Roof additions should complement existing roof forms by repeating these, or by using secondary forms such as lean-tos or clerestories.
- k) The location, scale and bulk of new buildings should respect the exterior forms and scale of scheduled buildings and should not block or obscure their elevations.
- l) New buildings and structures should acknowledge the scale and character of scheduled buildings and structures and their location, design and external appearance should be compatible with and respect the scheduled buildings and structures, and take particular account of the distinctive built heritage profile the scheduled buildings create which in turn is accentuated by both the 'green' (vegetated) backdrop (visible behind the Cistern House) and the vegetated, and

predominantly open, foreground.

- m) With respect to the height of new buildings and structures, it is anticipated that few will exceed the height limits (at which point 'height' becomes Discretionary) - for example tall, slender structures required for special operational needs. In such circumstances it will have been demonstrated that there are no practicable alternatives to what is proposed and that adverse effects can be avoided or mitigated.
- n) Where any new building or structure is proposed to be higher than any adjacent scheduled building or structure, or where it is proposed to increase the height of any scheduled building or structure, particular regard is to be given to the design and appearance of the upper parts of the structure.
- o) New work, and demolition activity, should not endanger, damage or destroy the fabric of scheduled buildings, or significantly detract from the features or attributes for which they were scheduled.
- p) Structures extending or linking scheduled buildings, or connecting with new buildings, should be simple in form, small in scale, and enclosed only to the extent necessary to provide weather protection.
- q) Where the structural skeleton of a scheduled building is integral to the heritage value of the building, this should be retained. New components should be fitted within, and around structural frames rather than necessitating their removal.
- r) Any changes of built form should be such that the visual impact would not be significantly adverse. In general no views other than from public vantage points near water level will be considered in such an assessment. Views from the Auckland Harbour Bridge may be considered.
- s) Where it is proposed to partly demolish a scheduled building or structure, it must be demonstrated that alteration, adaptation or refurbishment and reuse, or any combination thereof, are not practicable or viable options.
- t) The extent to which there is to be, or should be, photographic and other recording, prior to work commencing and/or after work has been completed, and the depositing of information in appropriate archival institutions.

11.4.3.8 Assessment Criteria for Discretionary Activities

While Council's discretion is not restricted, it will have particular regard to the following in addition to those stated above in rule 11.4.3.7 (for controlled and restricted discretionary activities):

- a) New buildings should be located so that they complement the coastal setting and landmark significance of the scheduled buildings on the refinery site.
- b) New buildings should not block or obscure important elevations or vistas, principally as viewed from public vantage points across the water.
- c) New buildings or structures should respect the robust industrial form, bulk, character and scale of the scheduled buildings and structures.

Appendix 11A: Schedule of Buildings, Objects and Places of Heritage Significance

Note:

Classification by 1993 Ward Boundaries

1 Albany Ward - Category A				
No.	Location	Name	Type	Map No.
1	536 Albany Highway	Old Albany School/Outdoor Education Centre	School	12
2	Library Lane	Albany Memorial Library and Stone Wall (exterior and interior)	Library	12
3	5 Burnside Court	Pannill House	House	13
4	273 Upper Harbour Drive	Monstedt House	House	18
5	Collins Park	Old School Building (exterior and interior)	School/hall	17
6	22 Rame Road	Grey Oaks	House	17
7	Albany Highway	Albany Cemetery	Cemetery	12
8	State Highway - Landing Reserve	Albany Wharf remnants	Wharf remnants	12
10	Attwood Road	Paremoremo Wharf	Wharf	17
430	Te Wharau Reserve		Arch. Site	12

2 Albany Ward - Category B				
No.	Location	Name	Type	Map No.
11	Library Lane	Albany Community Hall	Hall	12
12	62 Hobson Road	Bayley House	House	12
13	12 The Avenue	Stevenson House	House	12
16	276 State Highway 17	Albany Hotel	Hotel	12
18	20 Greenhithe Road		House/ Restaurant	17
504	R17 Rahui Road	Tauhinu Sea Scouts Den (includes that portion of the building located above Mean High Water Springs)	Community Building	17

3 Glenfield Ward - Category A				
No.	Location	Name	Type	Map No.
19	497-519 Glenfield Road	Glenfield Community Hall	Community Hall	19
22	59 Seaview Road	Gillespie House	House	24
23	411 Glenfield Road	Mission Hall	Hall	24

4 Glenfield Ward - Category B				
No.	Location	Name	Type	Map No.
25	350 Glenfield Road		House	24
26	6-12 Bay View Road	Morriggia House	House	19
27	23 Valley View Road	Gracie House	House	24
28	73 Stanley Road		House	24
29	123 Stanley Road	Cox House	House	24
30	151 Glenfield Road		House	24
31	259 Glenfield Road		House	24
32	528 Glenfield Road	MacElwain House	House	19
33	36 Kaipatiki Road		House	24
506	88-94 Bentley Avenue	Glenfield Library (library section of building only)	Library	24
507	24 Chivalry Road	Wild House	House	19

5 East Coast Bays Ward - Category A				
No.	Location	Name	Type	Map No.
34	Long Bay Reserve, Long Bay Drive	Vaughan Homestead	House	8
35	28 View Road, Campbells Bay	Cave House	House	14
36	59 Knights Road		House	14
37	Gilberd Place, Torbay	Pillbox	Pillbox	8

5 East Coast Bays Ward - Category A				
38	Long Bay Regional Reserve and Hinterland	2 Pillboxes	Pillboxes	8
39	Rothesay Bay Esplanade Reserve	Pillbox	Pillbox	14
40	1 Gulf View Road Murrays Bay	Pillbox	Pillbox	14
41	Browns Bay Esplanade Reserve	2 Pillboxes	Pillboxes	14
42	Corner Beach Road & Long Bay Drive	Pillbox	Pillbox	8
43	Centennial Park	Gumdiggers Five: Hearth & Foundation Outline	Hut remnants	20
44	Manly Esplanade	War Memorial	Memorial	14
451	168 Deep Creek Road	Pioneer Cemetery	Cemetery	8
509	1019 Beach Road	Matthew's Bach (excludes standalone garage/workshop)	House	8
510	Crows Nest Rise Walk & 17 Bournemouth Terrace	Pillbox	Pillbox	14

6 East Coast Bays Ward - Category B				
No.	Location	Name	Type	Map No.
45	954 Beach Road		House	8
512	11 Hastings Road	Mairangi Bay Presbyterian Church (excluding the attached hall and foyer wing additions)	Church	14
514	218 Beach Road	All Hallow's Methodist Church	Church	21
515	87B Penzance Road	Former St Joseph's Convent & Chapel	Convent/ Chapel	14

7 Birkenhead Ward (Birkenhead) - Category A				
No.	Location	Name	Type	Map No.
47	Colonial Road Chelsea Estate	Chelsea Sugar Refinery Refer to Sections 11.3.4 and 11.4.3, and Appendices 11C, 11D and 11E. Refer also to Section 15.4.7 (policy 9) and Rule 15.5.1.1.	Industrial	29
48	Colonial Road Chelsea Estate	Manager's House	House	29
49	60 Colonial Road	Chelsea Estate Refinery Cottages	House	29
50	3 Glade Place	LeRoy Homestead	House	29
51	9 Hinemoa Street	"Gilderdale" Thompson Residence	Commercial Building	29
52	94-98 Hinemoa Street	Hellaby's Building (Marinovic Building)	Commercial Building	29
53	100 Hinemoa Street		Commercial Building	29
54	181 Hinemoa Street	All Saints (exterior and interior)	Church	24A
55	237 Onewa Road, corner Onewa Road & Birkenhead Avenue	Zion Hill Wesleyan Church (exterior and interior)	Church	24A
56	Hilders Reserve	Beachhaven Wharf	Wharf	23
57	4 Glenfield Road	Anglican Cemetery	Cemetery	24A
58	2 Glenfield Road	Roman Catholic Cemetery	Cemetery	24A
59	Awanui Street	Clement Wragge Gardens/ Palm Gardens	Gardens	30
60	Hinemoa Street	Birkenhead Point Sea Wall	Sea Wall	30
61	Hinemoa Street - Nell Fisher Reserve	War Memorial Monument	Memorial	24A
24	Corner Glenfield and Eskdale Roads	Glenfield Road Cemetery	Cemetery	24

8 Birkenhead Ward (Northcote) - Category A				
No.	Location	Name	Type	Map No.
62	49 Church Street	St John The Baptist (Exterior: Belfry from 1913 alterations, windows to east wall of chancel, repositioned windows in foyer. Interior: Original roof structure, chancel windows, 1913 aisles, organ console, timber panelling, memorial plaques, pulpit and lectern)	Church	25
63	103 College Road	Hato Petera House/ Administration	School	25
64	103 College Road	Hato Petera School Building	School	25
67	97 Onewa Road	St Aidan's Presbyterian	Church	25
68	1 Kauri Glen Road, corner Onewa and Kauri Glen Roads	Northcote College C Block	School	25
69	1 Kauri Glen Road, corner Onewa and Kauri Glen Roads	Northcote College Old Gymnasium	School Gymnasium	25
70	26 Queen Street	Former Shops (facade only)	Shop/House	30
71	37 Queen Street	Northcote Tavern	Hotel	30
72	55 Queen Street		Shop/House	30
73	60 Queen Street	Former Lepper's Post Office/ Shop	Post Office/ Shop	30
75	115 Queen Street	Former Northcote Post Office (1929 building exterior only)	Post Office	30
76	120-128 Queen Street	Bridgeway Cinema & Shops	Commercial Block	30
77	130 Queen Street		Shop	30
78	139 Queen Street	Northcote Methodist Church	Church	30
79	2 Rodney Road	War Memorial Hall	Hall	30
80	14 Rodney Road	Onewa Masonic Lodge	Hall	30
81	Corner Onewa & Lake Road	War Memorial Monument	Memorial	25
82	Queen Street and Princes Street	Northcote Point Seawall (including Sea Wall at "The Gold Hole")	Sea Wall	30
84	Corner Queen and Stafford Streets	Octagonal Telephone Box	Telephone Box	30

8 Birkenhead Ward (Northcote) - Category A				
No.	Location	Name	Type	Map No.
86	Northcote Point, Princes Street	Auckland Harbour Bridge Memorial	Memorial	30
87	Little Shoal Bay	Wharf Remnants	Wharf	30
88	Northcote Point, Princes Street	Northcote Point Flagpole	Flagpole	30

9 Birkenhead Ward (Birkdale/Beach Haven) - Category B				
No.	Location	Name	Type	Map No.
89	47 Verbena Road	Lymington Castle	House/Folly	24
90	2A John Bracken Way	Hilder's Cottage	House	23
91	55 Birkdale Road	St Peters Anglican	Church	23
92	8 Fordham Street	Fordham Cottage	House	23
93	39 Birkdale Road		House	23
94	53 Birkdale Road		House	23
98	134 Birkdale Road		House	23
99	10 Salisbury Road, corner Birkdale and Salisbury Roads	Birkdale Primary	School	23
516	2-22 Verran Road	Bus Depot Building	Bus Depot	24
517	205 Birkdale Road	Former Levesque House	House	23
518	48 Eskdale Road	Former McCullough Farmhouse	House	24
519	John G Kay Park Corner Waipa Street & Verran Road	Monument to John Green Kay	Monument	24

10 Birkenhead Ward (Birkenhead) - Category B				
No.	Location	Name	Type	Map No.
100	9 Awanui Street		House	30
101	12 Bridge View Road		House	30
102	18 Bridge View Road		House	30
103	12 Colonial Road (Church House)		House	24A

10 Birkenhead Ward (Birkenhead) - Category B continued				
No.	Location	Name	Type	Map No.
104	6 Glade Place		House	29
105	19 Hinemoa Street		House	30
431	24 Hinemoa Street		House	30
432	25 Hinemoa Street	The Cliffs	House	30
433	38A Hinemoa Street		House	30
434	43 Hinemoa Street		House	30
106	52 Hinemoa Street		House	30
435	58 Hinemoa Street		House	30
437	74 Hinemoa Street		Post Office	30
438	77 Hinemoa Street		House	30
107	93 Hinemoa Street		House	30
439	110 Hinemoa Street		House	29
440	120 Hinemoa Street		House	29
441	128-130 Hinemoa Street		Commercial Block	29
442	154 Hinemoa Street		House	29
108	160 Hinemoa Street		House	24A
109	164 Hinemoa Street		House	24A
110	166 Hinemoa Street		House	24A
111	243 Hinemoa Street		House	24A
112	251 Hinemoa Street	Hattersley House	Commercial Block	24A
113	22 Huka Road		House	24A
114	25 Huka Road		House	24A
115	29 Huka Road		House	24A
116	33 Huka Road		House	24A
117	45 Huka Road		House	24A
118	55 Huka Road		House	24A
119	11 Maritime Terrace	Waldergrave	House	30
120	24 Maritime Terrace		House	30
122	114 Mokoia Road		House	24A
123	235 Onewa Road		House	24A

10 Birkenhead Ward (Birkenhead) - Category B continued				
No.	Location	Name	Type	Map No.
124	50 Palmerston Road		House	29
125	66 Palmerston Road		House	24A
126	68 Palmerston Road		House	24A
127	70 Palmerston Road		House	24A
128	72 Palmerston Road		House	24A
129	30 Rawene Road		House	24A
130	38 Rawene Road		House	29
131	8 Roseberry Avenue		House	24
132	9 Tui Glen Road		House	24A
133	11 Tui Glen Road		House	24A
500	237 Onewa Road, corner Onewa Road and Birkenhead Avenue	Former 1880 Zion Hill Church		24A
520	4 Hinemoa Terrace	Former Carlquist House	House	30
521	73 Hinemoa Street	Former Button House	House	30
523	136-140 Hinemoa Street	Stott's Building	Commercial Building	24A
524	102 Hinemoa Street	Fisher's Building	Commercial Building	29
525	146 Hinemoa Street	Former Souster House (including reconstructed verandah)	Commercial Building/ House	24A
528	17 Mariposa Crescent	Former Victoria Hall	Kindergarten	24A
529	147 Mokoia Road	McGovern's Store	Commercial Building/ House	24
530	1-23 Mokoia Road	Payne's Building	Commercial Building	24A
532	115 Mokoia Road	Former Swindall Farmhouse	House	24
533	32 Hinemoa Street	The Former Gables Hospital (excluding modern wing)	House	30
66	92 Onewa Road	St Vincent De Paul House (1939 building only)	Religious/ Social	25
136	4 Clarence Road		House	30
137	6 Clarence Road		House	30

11 Birkenhead Ward (Northcote) - Category B				
No.	Location	Name	Type	Map No.
138	7 Clarence Road		House	30
139	19 Clarence Road		House	30
140	25 Clarence Road		House	30
141	2/59 Gladstone Road		House	25
143	2 Milton Road		House	30
144	17 Onewa Road		House	25
145	95 Onewa Road		House	30
146	7 Princes Street		House	30
147	25 Princes Street		House	30
148	27 Princes Street		House	30
149	48 Princes Street		House	30
150	49 Princes Street		House	30
151	51 Princes Street		House	30
152	55 Princes Street		House	30
153	61 princes Street		House	30
154	1 Queen Street		House	30
155	9 Queen Street		House	30
156	15 Queen Street		House	30
157	17 Queen Street	Te Arotai	House	30
158	18 Queen Street		House	30
159	43 & 45 Queen Street		House	30
160	46 Queen Street		House	30
161	50 Queen Street		House	30
162	65 Queen Street		House	30
163	69 Queen Street		House	30
164	71 Queen Street		House	30
165	72 Queen Street		House	30
166	79 Queen Street		House	30
167	85 Queen Street		House	30
168	87 Queen Street		House	30
169	89 Queen Street		House	30

11 Birkenhead Ward (Northcote) - Category B continued				
	Location	Name	Type	Map No.
170	90 Queen Street		House	30
171	94 Queen Street		House	30
172	96A Queen Street		House	30
173	97 Queen Street		House	30
174	102 Queen Street		House	30
175	109 Queen Street		House	30
176	119 Queen Street		House	30
177	131 Queen Street		House	30
178	133 Queen Street		House	30
179	138 Queen Street		House	30
180	144 Queen Street		House	30
181	152 Queen Street	Old Council Chambers	Council/ House	30
182	208 Queen Street (including street wall)		House	30
183	18 Raleigh Road		House	25
184	6 Richmond Avenue		House	30
185	8 Richmond Avenue		House	30
186	10 Richmond Avenue		House	30
187	37 Richmond Avenue		House	30
188	38 Richmond Avenue		House	30
189	39 Richmond Avenue		House	30
190	5 Rodney Road		House	30
191	7 Rodney Road		House	30
192	12 Rodney Road		House	30
193	139 Queen Street, corner Stafford Road and Queen Street	Methodist Church Hall	Hall	30
194	10 Stafford Road		House	30
195	6 Vincent Road		House	30
196	11 Vincent Road		House	30
197	12 Vincent Road		House	30
198	18 Vincent Road		House	30

11 Birkenhead Ward (Northcote) - Category B continued				
	Location	Name	Type	Map No.
199	6 Waimana Avenue		House	30
200	29 Waimana Avenue		House	30
534	43 Church Street	St John the Baptist Anglican Church Former Vicarage	House	25
536	11 Clarence Road	Former Policeman's House	House	30
537	7, 7a, 8, 9, 9a Cobblestone Lane	Five Cobblestone Lane Town houses	Houses	25
538	1 Ernie Mays Street Norman King Square	Northcote Library (exterior and interior)	Library	25
539	113 & 117 Onewa Road	St Mary's Catholic Church (includes interior)	Church	25
540	141 Queen Street	Former Ormrod's General Store	Commercial Building	30
541	137 Queen Street	Northcote Methodist Church Parsonage	Parsonage/ House	30

12 Takapuna Ward - Category A				
No.	Location	Name	Type	Map No.
201	14A Esmonde Road	Frank Sargeson's Cottage (exterior and interior)	Cottage	26
202	187A Hurstmere Road	Old Post Office and Outbuildings	Post Office/ Gallery	26A
203	Fred Thomas Drive	Lake House	House	26
204	194 -196 Hurstmere Road	Earnoch	House	26A
205	Killarney Park, 37 Killarney Street	Pumphouse	Pumphouse	26
207	335 Lake Road	Belvedere	Commercial Building	26
208	8 Minnehaha Avenue	Thorne Estate Dairy	Dairy/House	26A
209	14 Muritai Road	'Porthcurnow' East	House	21
211	2 Taharoto Road	St Joseph's Convent	Convent School	26
212	14 Rewiti Avenue	Golder House (exterior and interior)	House	26

12 Takapuna Ward - Category A				
No.	Location	Name	Type	Map No.
213	Kennedy Park Cliffs	Pillbox	Pillbox	21
214	Kennedy Park	Gun Emplacements and Tunnel System	Military	21
215	Anzac Street - Takapuna Primary School	War Memorial Gates	Memorial	26A
543	1 Kitchener Road	Winifred Chapple House & roadside garage	House	21
544	9 Kitchener Road	Cedric Firth House	House	21
508	139 Beach Road	Former Castor Bay Battery Recreation Hut/ Former Red Bluff	Military/House	21

13 Takapuna Ward - Category B				
No.	Location	Name	Type	Map No.
216	23, Auburn Street, corner Auburn, Anzac and Killarney Streets	Takapuna Primary School	School	26A
218	8 Bayview Road		House	26
219	14 Bayview Road		House	26
224	1 Earnoch Avenue		Exchange/ Creche	26A
225	14 Eversleigh Road		House	26
226	Corner Fenwick & Shakespeare	Catholic Church of St Vincent de Paul	Church	21
228	9 Frater Avenue		House	21
229	24 Hauraki Road		House	26
232	200 Hurstmere Road		House	26A
233	253 Hurstmere Road	Merkesworth Castle	House/Folly	21
234	288 Hurstmere Road	Hurstmere	House	26A
235	5 Jutland Road		House	26
236	26 Killarney Street	Pumphouse Residence	House	26A
237	17 Kitchener Road	The Stables (Black Rock)	House & Stables	21

13 Takapuna Ward - Category B continued				
No.	Location	Name	Type	Map No.
238	68 Kitchener Road		House	21
239	429 Lake Road	Methodist Church	Church	26
240	212 Lake Road	Wilson Homestead	House/Home CCS	26
241	415 Lake Road		House	26
242	437 Lake Road		House	26A
243	7 & 9 Lakeview Road	Becroft House	House	26
245	18 Northboro Road		House	26
246	20 Northboro Road		House	26
247	30 Onepoto Road		House	26
249	14 Pierce Road		Kindergarten	21
250	46 Quebec Road		House	20
253	116 Shakespeare Road	Old House, Carmel College	House/ School	25
256	2 The Strand	Former Takapuna Library	Library/Office	26A
545	6-8 Taharoto Road, Takapuna	St Joseph's Catholic Church includes interior (specifically limited to the ceiling/roof structure, including steel beam support structure and pillars)	Church	26
546	2 The Terrace	St George's Presbyterian Church Complex (the scheduling only applies within the area defined by a line measured 3 metres from, and parallel to, the north-western exterior brick wall of the church and does not include the Peter Beere Lounge or the Lex Kernohan Hall)	Church	26A
549	39 Killarney Street, Killarney Park	North Shore Bridge Club	Sporting Facility	26
554	12 The Esplanade	Sumpter House	House	21
555	12 The Esplanade/ Road Reserve	Pillbox	Pillbox	21

14 Devonport Ward - Category A				
No.	Location	Name	Type	Map No.
258	17 Albert Road		House	32A
259	28 Albert Road		House	32A
260	41 Albert Road		House	32A
261	21 Aramoana Avenue		House	32
262	14 Birkley Road	Ngateringa	House	31
264	58 Calliope Road		Shop/ Restaurant	32A
266	26 Cheltenham Road		House	32
267	28 Cheltenham Road		House	32
268	11 Church Street	Duder House	House	32
269	18-20 Church Street	Holy Trinity Church (exterior and interior)	Church	32
270	47-49 Church Street	Devonport Power Station	Power Station	32A
271	41 Clarence Street		House	32A
272	16 Hastings Parade		House	32A
273	17 Sir Peter Blake Parade	Takapuna Boating Club	Boating Club	31
274	159 Bayswater Avenue	St Michael's and All Angels' Church (exterior and interior)	Church	26
275	King Edward Parade	Calliope Sea Scouts' Hall	Hall	32
276	5 King Edward Parade	Elizabeth House (exterior of building, and also main staircase and original dining room ceiling only)	Hostel/Hotel	32A
277	6A King Edward Parade		House	32A
278	29 King Edward Parade & 3A Church Street.	Masonic Tavern (Scheduling only relates to those parts described in Appendix 11A1)	Tavern	32
279	60 King Edward Parade		House	32
280	62 King Edward Parade		House	32
281	210 Lake Road	Takapuna Grammar	School	27
282	2 Lake Road	Buffalo Hall/Court Victoria Hall	Hall	32A
283	9 Mays Street		House	32A

14 Devonport Ward - Category A				
No.	Location	Name	Type	Map No.
284	Mt Cambria Reserve	Devonport Museum	Church/ Museum	32
285	27 Niccol Avenue	First State house on the North Shore	House	32
286	14 Takarunga Road		House	32
287	128 Vauxhall Road	Fort Cautley and Gun Emplacement & Tunnel System	Military	32
288	100A Victoria Road	St Paul's Presbyterian Church and Graveyard (exterior and interior)	Church	32A
289	2B Albert Road	St Francis de Sales Catholic Church and Graveyard (exterior and interior)	Church	32A
290	1 Victoria Road	The Esplanade Hotel	Hotel	32A
291	3 Victoria Road	Old Post Office/Council Building (exterior and interior: main stair, upstairs Victoria Road frontage offices, Council Chamber and public foyer, back stairs)	Office	32A
292	5-19 Victoria Road	May's Building	Commercial Block	32A
293	10 Victoria Road	Old Post Office	Post Office/ Museum	32A
294	14 Victoria Road	Former Bank of New Zealand	Bank/ Restaurant	32A
295	16-18 Victoria Road	(facade, tiled roof and sidewalls only)	Commercial Block	32A
296	25 Victoria Road		Commercial Block	32A
297	37-39 Victoria Road		Commercial Block	32A
298	38 Victoria Road		Commercial Block	32A
299	41-32 Victoria Road	Buchanan's Building	Commercial Block	32A
300	49 Victoria Road	Johnstone & Noble Building	Commercial Block	32A
301	53-55 Victoria Road	Verran's Building	Commercial Block	32A
302	56 Victoria Road	Victoria Theatre	Cinema Block	32A

14 Devonport Ward - Category A				
No.	Location	Name	Type	Map No.
303	57-59 Victoria Road	Victoria Arcade	Commercial Block	32A
304	61-67 Victoria Road	Devonia Building	Commercial Block	32A
305	71 Victoria Road		Commercial Block	32A
306	73-79 Victoria Road	Allisons' Buildings	Commercial Block	32A
307	81 Victoria Road	Former Auckland Gas Co. Building (facade only)	Commercial Block	32A
308	83-85 Victoria Road	Watkin's Buildings (exterior only)	Commercial Block	32A
309	90 Victoria Road		House	32A
310	95-103 Victoria Road	Princess Buildings	Commercial Block	32A
312	112 Victoria Road		House	32A
314	197-199 Victoria Road	Former Takapuna Dairy Company	Dairy Company	32A
315	44 Williamson Avenue	Earncliffe	House	27
317	Bayswater Avenue	O'Neill's Cemetery	Cemetery	31
319	Queens Parade	Drydock and Pumphouse (Pumphouse exterior - and those parts of the drydock that are above Mean High Water Springs)	Dockyard	32
320	Lake Road	Memorial Drive	Memorial	32
321	King Edward Parade, Devonport Waterfront	Shell Path	Path	32A
322	Mount Victoria	Mount Victoria Mushroom Vents	Military	32A
323	King Edward Parade, Marine Square	E.W. Allison Memorial and Clock	Memorial & Clock	32A
324	Windsor Reserve	Hydrographic Survey Station and Mast	Mark & Mast	32A
325	Windsor Reserve	World War 1 Memorial	Memorial	32A
326	Windsor Reserve	Fountain	Fountain	32A
327	King Edward Parade	Tainui Landing Monument	Monument	32A
328	Windsor Reserve	Memorial to J.P. Mays and H. Frankham	Memorial	32A

14 Devonport Ward - Category A				
No.	Location	Name	Type	Map No.
329	King Edward Parade	Commemorative Sea Wall (the seawall includes that part extending along the frontage of Queen's Parade including: King Edward VII Coronation Memorial, Commemoration Stone of Peace in the South African War)	Sea Wall	32A
445	King Edward Parade	Magazine Rock		32A
330	King Edward Parade	Watson Memorial	Memorial/ Clock	32
331	Mount Victoria	Fort Victoria	Military	32A
332	King Edward Parade	Site of original Devonport Wharf	Wharf Site	32
333	King Edward Parade	Execution Site near Mays Street	Execution Site	32A
334	King Edward Parade	Plaque recording Boat Building Industry	Plaque	32
336	Torpedo Bay	Plaque to D'Urville of the Astrolabe	Plaque	32
337	Torpedo Bay	Te Puna Springs Site	Springs	32
338	Victoria Road	Public Graveyard	Cemetery	32A
347	95A Calliope Road	St Augustine's Church	Church	31
443	Queen's Parade, Garden Terrace, Kapai Road, Clarence Street	Bear Garden Wall	Wall	32A
450	Windsor Reserve	Nothing Happened Plaque	Plaque	32A
560	Allenby Avenue	Girl Guides Den	Community Building	32
562	27 Lake Road	Former Auckland Gas and Fire Brick Company building & Claystore concrete retaining wall	Commercial Building	32
563	63 Lake Road/ Road Reserve	Devonport Clock (entire clock & fittings)	Clock	32

14 Devonport Ward - Category A				
No.	Location	Name	Type	Map No.
564	89 Vauxhall Road	Jubilee Clock (entire clock and fittings. While this item does not include the verandah to which the clock is attached, any change to the verandah must consider the listed item which is owned by the Council.)	Clock	32
565	Corner Victoria Road & Albert Road	Devonport Clock Melrose Clock (entire clock and fittings)	Clock	32A
568	7 Rattray Street	Former Police Station Complex (Former Sergeants residence, watch house/ office, water closet and lumber shed & two cell lock up)	House	32A

15 Devonport Ward - Category B				
No.	Location	Name	Type	Map No.
335	Torpedo Bay	Boat Repair Yards	Military	32
339	24 Allenby Avenue		House	32A
340	7 Anne Street		House	32A
341	13 Bardia Street		House	26
342	16 Beresford Street		House	31
343	13 Buchanan Street		House	32A
344	18 Buchanan Street		House	32A
345	4 Burgess Road		House	32
346	31 Calliope Road, corner Calliope Road and Huia Street	Dairy	Shop	32A
348	70 Calliope Road		Shop	32
349	86 Calliope Road		Shop	31
350	126 Calliope Road		House	31
351	115 Calliope Road		House	31
352	152A Calliope Road		House	31

15 Devonport Ward - Category B				
No.	Location	Name	Type	Map No.
353	2 Cambria Road		House	32
354	33 Cheltenham Road	Former Oceanside Rest Home	Rest Home	32
355	44 Cheltenham Road		Shop/House	32
356	36 Cheltenham Road		Kiosk/ Restaurant	32
357	28 Church Street		House	32
358	64 Church Street		House	32A
359	5 Clarence Street	Former Telephone Building	Exchange/ Cafe	32A
360	23 Clarence Street		House	32A
361	24 Ewen Alison Avenue		House	32A
362	26 Ewen Alison Avenue		House	32A
363	28 Ewen Alison Avenue		House	32A
365	4 Flagstaff Terrace		House	32A
366	6 Flagstaff Terrace		House	32A
368	14 Glen Road		House	31
369	1 Grove Road		House	32
371	1 Hastings Parade	Salvation Army Hall	Hall	32A
372	14 Huia Street		House	32A
373	18 Huia Street		House	32A
374	5 Jubilee Avenue		House	32
375	15 Jubilee Avenue		House	32
376	17 Jubilee Avenue		House	32
377	3 Kerr Street		House	32
378	4 Kerr Street		House	32
379	9A, 9B, 9C, 9D, 9E, 9F Kerr Street	State Houses	House	32
380	21 Kerr Street		House	32A
381	25 Kerr Street		House	32A
382	21 Bayswater Avenue		House	31

15 Devonport Ward - Category B				
No.	Location	Name	Type	Map No.
383	14 King Edward Parade		House	32
384	30-33 King Edward Parade	The Works	Commercial Block	32
385	36-39 King Edward Parade		House	32
386	44 King Edward Parade		House	32
446	55 King Edward Parade		House	32
447	56 King Edward Parade		House	32
388	177, 179 and 181 Lake Road	State Houses	House	26/27
389	9 Matai Road		House	32
390	15 Matai Road		House	32
391	34 Mays Street		House	32A
448	Mt Victoria Reserve, Kerr Street	Signalman's House	House	32A
392	15 Mozeley Avenue		House	32A
393	26 Norwood Road		House	31
394	42 Norwood Road		House	31
395	57 Norwood Road		House	31
396	63 Norwood Road		House	31
397	51-57 Old Lake Road	State Houses	Houses	32
399	18 Queen's Parade		House	32A
400	8 Rata Road		House	32
401	10 Rata Road		House	32
402	12 Rata Road		House	32
403	14 Rata Road		House	32
404	1C Rosyth Avenue	Kindergarten	Kindergarten	31
405	27A Rutland Road	Rotheram House	House	31
406	19 St Aubyn Street		Post Office/ House	32
407	30 Seacliffe Avenue		House	27

15 Devonport Ward - Category B				
No.	Location	Name	Type	Map No.
408	15A Second Avenue	Juriss House	House	31
409	15B Second Avenue		House	31
410	27 Stanley Point Road		House	31
411	39 Stanley Point Road		House	31
412	41 Stanley Point Road		House	31
413	6 Summer Street		House	31
414	7 Tainui Road	Domain Dairy	Shop	32
415	47 Tainui Road		House	32
416	11 Tudor Street		House	32
417	47 Vauxhall Road		House	32
418	51- 53 Vauxhall Road		House	32
449	57 Vauxhall Road		House	
420	126 Vauxhall Road		House	32
421	143 Vauxhall Road		House	32
422	60 Victoria Road		House/Flats	32A
423	151 Victoria Road		Shops	32A
424	157 Victoria Road		House	32A
426	27 William Bond Street		House	31
429	20 Wynyard Street		Business	32A
559	4 Owens Road	St Leo's School Hall	School Hall	32A
569	Oxford Terrace Balmain Reserve	Toilets and Changing Rooms	Community Infrastructure	32
572	116 Calliope Road	House & Shop	House and Commercial Building	31
573	1/24 & 2/24 Church Street	Terraced Houses	Houses	32
574	Devonport Domain Vauxhall Road	Masonic Cricket Club	Community Building	32
575	29a Glen Road	Alper's House	House	31

15 Devonport Ward - Category B				
No.	Location	Name	Type	Map No.
576	Kerr Street, Mt Victoria/ Takarunga	Artspace	Community Building	32A
578	33 Mays Street	Former Ford House	House	32A
579	Mt Victoria/ Takarunga	Mt Victoria Tennis Courts (two tennis courts and surrounding wire netting fence)	Tennis Courts	32, 32A
580	26 Oxford Terrace	Canavan House	House	32
582	15 Russell Street	Stanley Bay Primary School (exterior of 1909 and 1916 classroom blocks, including the 1938 addition)	School Classroom Block	31
583	2 Seabreeze Road	Former Lewin House		32
584	Stanley Bay Park	Ngataringa Tennis Club Clubhouse	Clubhouse/ Sporting Facility	31
585	20 Stanley Point Road	Stanley Bay Bowling Club (exterior of clubhouse, bowling greens & auxiliary structures)	Sporting Facility	31
586	52 Stanley Point Road, Devonport	Former Gittos House	House	31
587	16 Vauxhall Road	White's Dairy (including street verandah) & house to rear	Commercial Building/ House	32
589	87 Vauxhall Road	Former AMC Butcher Shop (entire exterior of building, including street verandah)	Commercial Building	32
591	91A Vauxhall Road	Shop (including street verandah)	Commercial Building	32
592	117 Victoria Road	Edward Bartley's House	House	32A
593	159-161 Victoria Road	Victoria Superette (entire exterior of c1910 and 1920-1921 building. Lean-to of superette excluded)	Commercial Buildings	32A
594	Wairoa Road/ Road Reserve	North Shore Croquet Club (entire exterior of club house, croquet greens and shelter sheds around the greens. Extent of greens defined by timber perimeter fence)	Sporting Facility	32

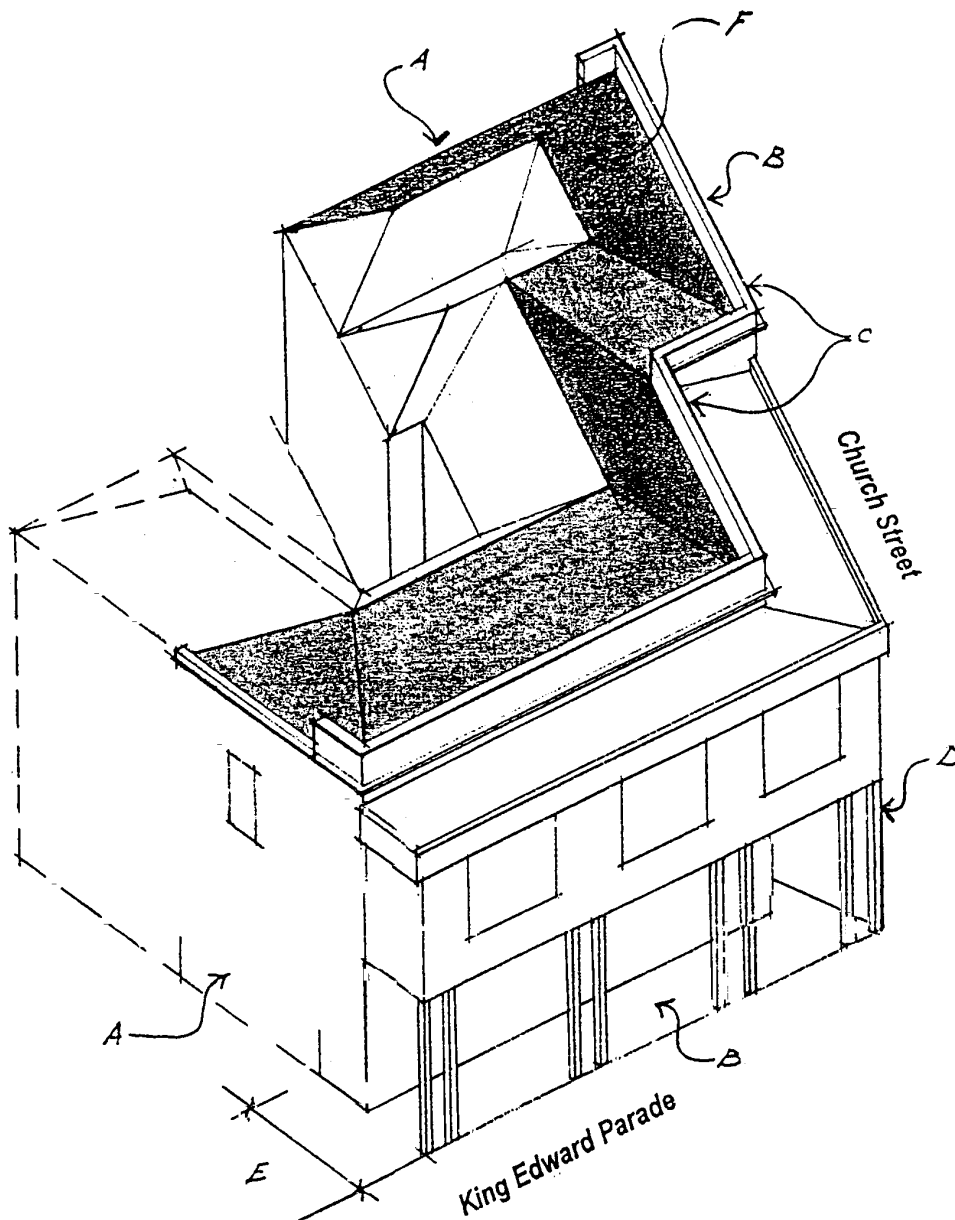
15 Devonport Ward - Category B				
No.	Location	Name	Type	Map No.
595	4-6 Calliope Road	Former Devonport Fire Station, attached former quarters and detached former quarters	House	32A
596	Allenby Avenue	Scouts' Den (including rear attached timber hut)	Community Building	32
567	Narrow Neck Beachfront, Old Lake Road	Wakatere Boating Club Starting Tower	Community Building	32
561	7 King Edward Parade	Mays/Fairburn House	House	32A

Appendix 11A 1 Description of Scheduled Parts of Masonic Tavern (Historic Building - Scheduled Item No 278)

Masonic Tavern - Corner Church Street and King Edward Parade, Devonport

- The facades fronting both Church Street and King Edward Parade and the fabric of the building to a sufficient depth back from the street facades to include the lower floor verandah, the wall at the back of the verandah and the line of the original exterior wall at the upper level.
- The return walls to the street facade to ensure that the existing bulk and form remains apparent.

The pitch, outline and overall form of the roof defining the upper bulk of the building visible from the street frontages.



LEGEND

Elements to be protected and restored

- A Existing wall - where not covered by new development
- B Existing walls facing streets (including wall at the back of the verandah) - subject to restoration
- C Parapets
- D Verandah form and bulk - subject to restoration
- E Minimum setback of the facade of the new development from the street (excluding gardens, steps or roof line)
- F Roof planes facing street, west end and north end

Scale: Not to Scale

Appendix 11B: Schedule of Archaeological Sites

The site reference numbers are derived from *New Zealand Archaeological Association Site Record numbers*.

Site Number	Site Description	Map No.
3	Pa (Headland)	17
13	Pa (Headland)	21
14	Settlement	17
21	Pa (Headland)	21
35	Pa (Headland)	29
37	Pa (Island)	23
49	Midden (Shell)/Settlement (Headland)	23
50	Settlement (Headland)	23
52	Pa (Headland)	28
54	Pa (Headland)	30
94	Pa (Headland)	8
96	Pits/Midden (Shell)/Drain	7,8
97	Pa (Volcanic Hill)	32
109	Pa (Volcanic Hill)	32A
110	Pa (Volcanic Hill)	32
131	Burial Ground/Midden (Shell)	21
163	Village	16
188	Midden (Shell)	4
189	Midden (Shell)	4
190	Middens (Shell)	4
191	Middens (Shell)/Terraces/Pit	4
192	Midden (Shell)	4

Site Number	Site Description	Map No.
193	Midden (Shell)	4
199	Midden (Shell)	8
200	Midden (Shell)	8
201	Middens (Shell)/Terraces/Ditch (Historic)/Botanical (Figs)	8
203	Midden (Shell/Cultivation/Findspot (Adze))	32
232	Middens (Shell and Bone)	18
239	Pit/Findspot (Adze)	18
249	Midden (Shell)/Hangi Stones	8
250	Midden (Shell)	8
251	Midden (Shell)	8
252	Midden (Shell)/Fires	8
253	Midden (Shell)	21
255	Pits/Terraces/Mounds	17
256	Pit/Midden (Shell)	17
257	Middens (Shell)	17
258	Midden (Shell)	17
259	Pits	17
260	Midden (Shell)	17
261	Fireplace (Gumdigger)/Hut Site (Historic)	20
285	Pa (Cliff-top)/Findspot (Bricks, Glass, Pipes) (Historic)	23
287	Pa (Cliff-top)	23
288	Midden (Glass, Metal, Ceramics, Shell) (Historic)/ House (Historic)	8
289	Midden (Shell)	8
290	Pa (Cliff-top)	8
292	Terraces (Reported)	4

Site Number	Site Description	Map No.
295	Midden (Shell)	4
321	Midden (Shell)	4
384	Midden (Shell)/Hangi Stones/Post holes	21
392	Terrace/Pit	8
529	Pa (Ridge)	29
672	Pits	7
673	Terrace/Midden (Shell)	7
674	Terrace/Midden (Shell)	7
675	Pits	7
676	Midden (Shell)	3
677	Terrace/Midden (Shell)	3
678	Terrace/Midden (Shell)	7
681	Midden (Shell)	3
682	Midden (Shell)	7
700	Midden (Shell and Bone)/Burial	21
718	Midden (Shell)	21
719	Midden (Shell)	21
720	Middens (Shell and Bone)	8
831	Midden (Shell, Ceramics, Glass, Plastic) (Historic) (Reported)	24A
912	Middens (Shell)	25
913	Findspot (Adzes)	26
914	Ditch and Bank (European) (Historic)/Midden (Shell)	26
916	Midden (Shell, Fish-bone, Glass and Metal) (Historic)	32
917	Middens (Shell) Hangi Stones	23
918	Pa (Headland)/Burial	30
919	Midden (Shell)/Mound/Depressions	23

Site Number	Site Description	Map No.
920	Middens (Shell)	23
921	Middens (Shell)	23
922	Midden (Shell)	26
923	Middens (Shell)	26
924	Midden (Shell)	24
925	Middens (Shell)	28
926	Middens (Shell)	23
963	Middens (Shell)	27
964	Middens (Shell)	27
965	Middens (Shell)	27
966	Middens (Shell)	27
967	Middens (Shell)	25
968	Middens (Shell)	31
969	Middens (Shell)	31
970	Midden (Shell and Fish-bone)	31
971	Midden (Shell)	26
972	Terrace	26
974	Midden (Shell)	23
975	Pits	30
976	Middens (Shell)	23
977	Middens (Shell)	28
978	Middens (Shell)	23
979	Middens (Shell)/Pits	23
980	Findspot (Adze)/Terrace/Middens (Shell)	23
984	Pits/Terraces/Midden	8
985	Midden/Terraces	8

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Site Number	Site Description	Map No.
986	Pit/Ditch and Bank	8
988	Midden	8
989	Midden	7
990	Midden	7
991	Midden	7
998	Midden/Terrace	4
999	Midden	4
1000	Midden	4
1001	Midden	4
1002	Settlement	4
1003	Midden	3
1004	Midden/Terrace	3
1005	Midden/Terrace	3
1006	Midden	3
1007	Historic Midden	7
1008	Midden	7
1009	Midden	7
1010	Midden	7
1011	Midden	3
1074	Historic House Site	8
1076	Midden and Terraces	8
1077	Midden and Terraces	8
1078	Midden and Terraces	8
1079	Midden	8
1080	Middens	8
1081	Middens	8

Site Number	Site Description	Map No.
1082	Middens	8
1098	Ditch and Bank Fence System	8 and Appendix 17B/B
1120	Midden/Levelled Knoll	8
1122	Pits	7
1136	Midden	8
1137	Pit?	8
1138	Cholmondeley House and Winery	8
1139	Pannill House	8
1140	Gum digger's holes	8
1256	Middens (Shell)	27
1257	Ditches	23
1304	Terraces/Midden (Shell), Hangi Stones	26
1701	Stone Wall (Historic)	32A
1721	Fortification (Military) (Historic)	32A
1722	Fortification (Military) (Historic)	32
1723	Fortification (Military) (Historic)	32
1795	Brickworks/Jetty	32
1797	Midden	30
1799	Midden (Shell) (?Historic)	30
1809	Brickworks (Historic)	32
1817	Naval Station	32A
1819	Working Floor	32
1820	Wharf - Tiller's Wharf	32A

Appendix 11C: Schedule of Buildings and Structures of Heritage Significance at Chelsea Sugar Refinery Industrial Site

The buildings and structures listed below are scheduled for protection in accordance with sections 11.3.4 and 11.4.3 of this Plan (see Appendix 11D).

The protection applies to the building's primary structure, its construction fabric, and its exterior openings, joinery, finishes and architectural details, and also includes -

- any primary structure, fabric and building elements which have been internalised (because of additions or alterations to that, or any adjoining, building), and
- in the case of brick masonry buildings, interior brick masonry walls forming part of the primary structure;

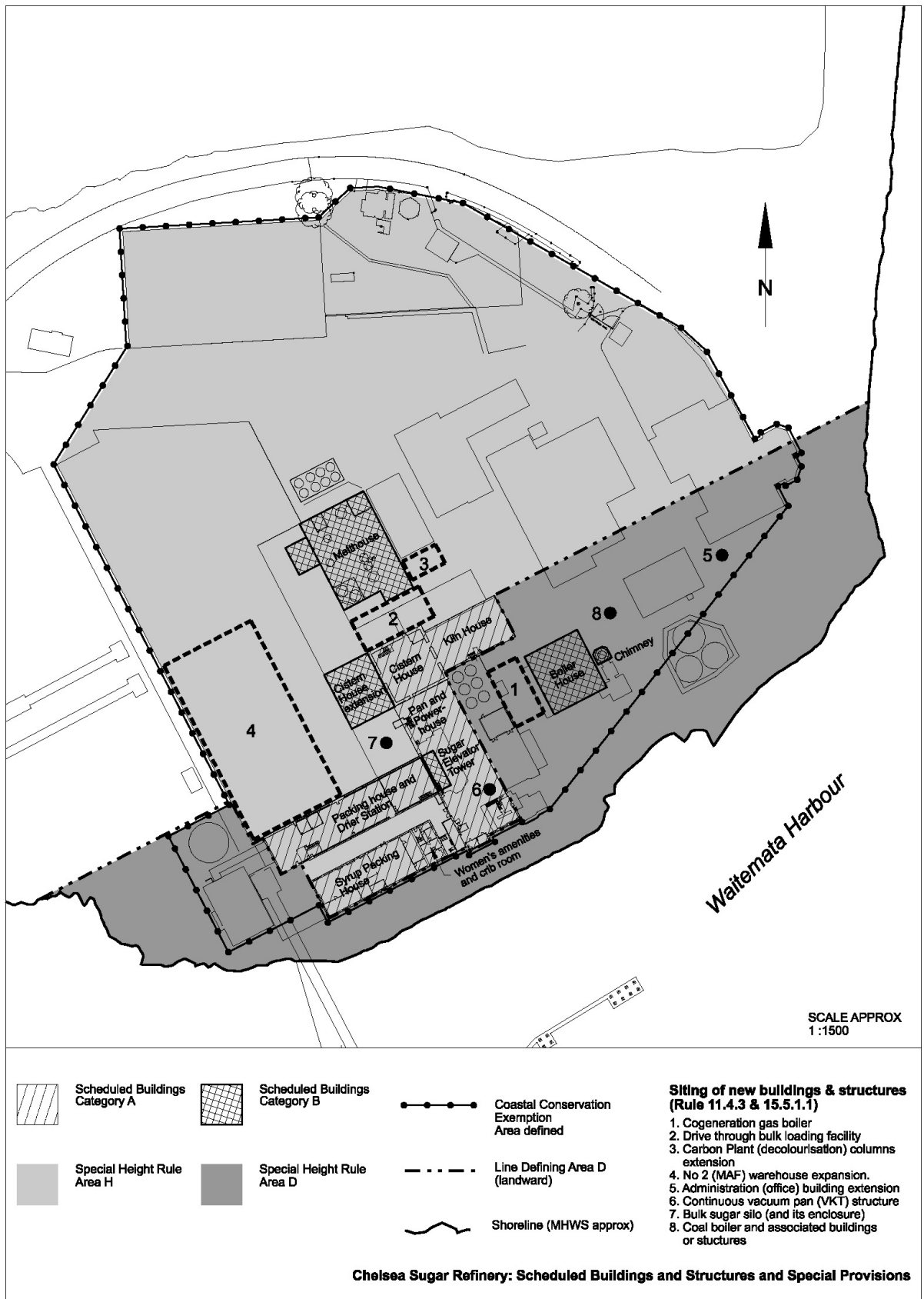
but otherwise excludes the interior of scheduled buildings unless specifically identified below.

Note:

The buildings known as the Manager's House and the Chelsea Estate Refinery Workers' Cottages are not included in this Schedule. They are scheduled for protection as Category A buildings in Appendix 11A, and protected under Section 11.4 of the Plan.

Name	Category	Type
Kiln House, including its (interior) cast iron columns	A	Industrial
Syrup Packing House	A	Industrial
Women's amenities and crib room	A	Industrial
Packing house and Drier Station	A	Industrial
Pan and Powerhouse	A	Industrial
Cistern House, including its (interior) cast iron columns	A	Industrial
Melthouse	B	Industrial
Sugar Elevator Tower	B	Industrial
Boiler House	B	Industrial
Wharf - 1927 section *	B	Wharf
Wharf - rebuilt concrete section *	B	Wharf
Lighter wharf - mooring bollards & walkway (1988) *	B	Wharf
Sack Conveyor - Remnant Piers *	B	Industrial
Chimney	B	Industrial
Cistern House extension	B	Industrial
* Structures with an asterisk are only affected by this Plan (and the relevant rules) to the extent that they are wholly or partly on the landward side of mean high water springs (ie within the jurisdiction of the North Shore City Council).		

Appendix 11D: Chelsea Sugar Refinery: Scheduled Buildings and Structures and Special Provisions



Appendix 11E: Special Height Rules for the Chelsea Sugar Refinery Industrial Site (exemption from Business 9 height rules of Table 15.3)

1. These rules apply only for buildings and structures that are part of or required for the sugar processing industry at the Chelsea Sugar Refinery (zoned Business 9). Buildings and structures that are not part of or required for the sugar processing industry are subject to the provisions of Table 15.3 of this Plan. Areas 'H' and 'D' are shown in Appendix 11D.
2. These rules are subject to Rule 11.4.3. All applications for resource consent shall be assessed in terms of Rule 11.4.3.7 and the Council will also take account of the Explanations and Reasons set out below.
3. All 'height' measurements shall be determined with reference to the mean (existing) ground level through the core of the refinery. Refer to Diagram 11 E. The 'mean ground level', shown as zero on Diagram 11E, is equal to R.L 6.35 in terms of LINZ Datum (Auckland Lands & Survey Datum 1946)".
4. The provisions of the following table shall determine the activity status of the height of buildings and structures (Note, to avoid doubt: Rule 11.4.3.3 provides, as Controlled activities, for specific developments that exceed these limits).

Where regional air discharge requirements (by way of a regional plan provision or discharge consent condition) necessitate tall, slender structures (such as flues), these particular parts of the building or structure shall be deemed to be Controlled activities notwithstanding that the limits below may be exceeded.

Area H	Permitted	Up to 16 metres
	Controlled	16 - 20 metres
	Restricted Discretionary	20 - 25 metres
	Discretionary	Over 25 metres

Area D	Permitted	Up to 12 metres
	Restricted Discretionary	12 - 16 metres
	Discretionary	Over 16 metres

Explanation and Reasons

These special height provisions for the Chelsea Sugar Refinery recognise the nature and location of the existing sugar processing industry, and the existence of many tall buildings that have significant heritage value. The height limits are intended to give the industry appropriate flexibility to meet operational needs for the foreseeable future but also ensure that new buildings and structures will not significantly detract from scheduled heritage buildings or be obtrusive in the landscape. Non-refinery structures, and buildings outside the defined exemption areas, are to comply with the normal Business 9 standards.

It is anticipated that few structures will exceed the limits provided above, such as tall, slender structures required for special operational needs (for example air discharge flues or chimneys), and that it will be readily demonstrated that there are no practicable alternatives to what is proposed.

The limits reflect key 'shoulder' heights of existing (scheduled) buildings which in conjunction with other architectural features characterise the design, scale and bulk of the scheduled buildings and structures and create a robust industrial form to the buildings which comprise the refinery. The turret (or cupola) of the Cistern House is the historic, functional and visual centre of a precinct of heritage buildings. All other buildings spread out from this central feature. The Cistern House is the dominant form in this cultural

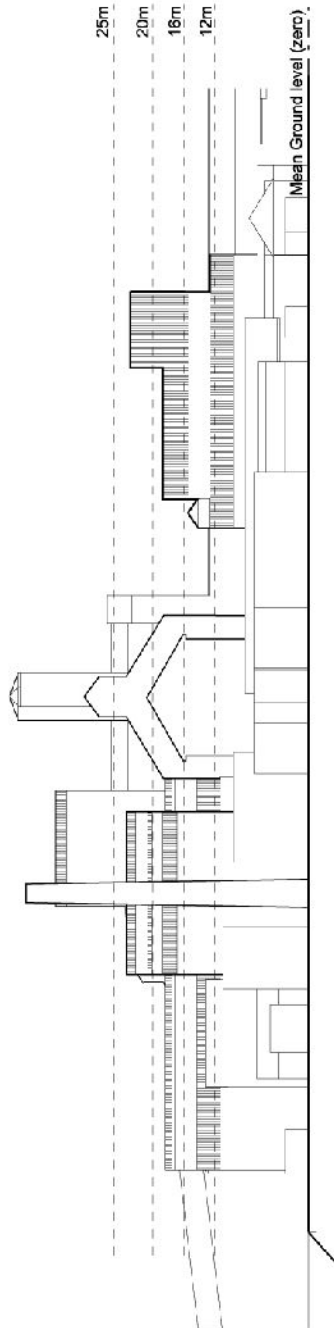
(industrial) landscape, and the profile of the buildings centred on the turret is well established as a significant icon of sugar production and early industrial activity in New Zealand, and in Auckland and Birkenhead.

The various height limits enable potential adverse effects to be appropriately managed. The adverse effects of tall and/or bulky buildings, or buildings that are inappropriately located or designed in terms of their height, will be avoided, remedied or mitigated. New buildings and structures should not dominate, overshadow, obscure or otherwise seriously detract from the profile of heritage buildings or the collective or individual appearance of scheduled buildings or structures. There is also a concern for developments that would diminish the 'green' backdrop that serves to accentuate the iconic industrial profile (centred on the Cistern House turret) when viewed from across the water.

Area H comprises the greater part of the Chelsea Sugar Refinery industrial site, and includes most of the scheduled buildings and structures. The area to the north and west of the scheduled items is the part of the site in which taller, bulkier structures are considered less likely to have adverse effects. However, such structures in or adjacent to the area containing the Category A scheduled items are of greatest concern in terms of the adverse effects referred to above.

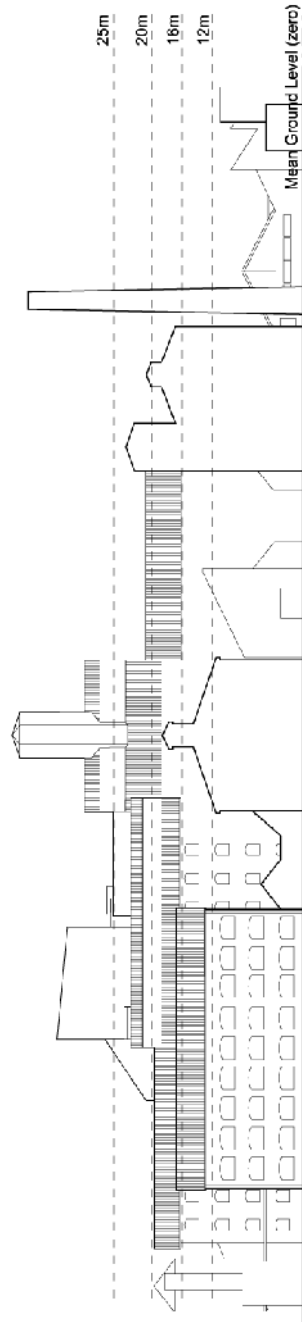
Area D comprises the 'front' of the site and contains the scheduled boiler house and chimney, and open areas adjacent to the coastline, which is defined by pohutukawa trees. This is the part of the site where inappropriate development has the greatest potential to create significant adverse effects on the scheduled buildings, the cultural heritage landscape or the coastline generally. Accordingly a lower permitted base height is appropriate, in order to provide for adequate consideration of the potential adverse effects of the 'operational' or other buildings and structures that might be proposed for this area.

Appendix 11E, (continued): Diagram 11E, Figure One (East Elevation)



Elevation from Chelsea Bay (East Elevation)

Appendix 11E, (continued): Diagram 11E, Figure Two (South Elevation)



Elevation from Waitemata Harbour (South Elevation)