

7.10 Conservation areas

It is recognised that in the islands there are certain areas which display a particular character which collectively may have sufficient heritage value to warrant protection in the Plan. Such areas may be characterised by a significant concentration and continuity of sites, buildings, structures, objects or landscape characters united historically or aesthetically by form or physical character. The area may be of value for historical, architectural, archaeological, geological, ecological, cultural, or other reasons.

The intention of conservation areas is to maintain the unique character of the whole area against development, demolition or other works which are not in sympathy with the era, style or character to be conserved. Conservation areas may include individual heritage items which are scheduled in their own right for protection.

~~The Plan identifies one conservation area in the islands. It is defined by the map contained in appendix 1c – Schedule of conservation areas – inner islands and relates to Omiha (Rocky Bay), on Waiheke. A character statement for the Rocky Bay conservation area is contained in appendix 3 – Character statements for conservation areas. No conservation areas are currently identified, however, Other conservation areas may be added to the Plan by means of plan changes, as further information becomes available.~~

7.10.1 Issue

How to protect areas which are susceptible to change through development which may deplete the collective character that defines them.

7.10.2 Objective

To identify, protect and enhance areas of significant historic, scientific or public interest or value.

Policies

1. By identifying, assessing and documenting appropriate localities as conservation areas.
2. By ensuring that land use and development within the conservation area does not detract from the values for which it was protected.
3. By retaining the heritage character and value of the conservation area.

7.10.3 Criteria for evaluating conservation areas

The Plan recognises the value of conservation areas as heritage assets and has adopted a system of identifying and protecting them. In determining whether localities are worthy of recognition and protection as conservation areas, the criteria for evaluating conservation areas listed in **appendix 4 - Criteria for scheduling heritage items** are considered.

7.10.4 Rules for conservation areas

7.10.4.1 Permitted activities

The following are permitted activities:

1. The redecoration, repair and/or alteration of any existing fabric or detailing carried out in a manner and design, and with similar materials to those originally used.
2. Internal redecoration, repair or alterations.
3. Any change of use otherwise permitted by the Plan.
4. The minimal trimming or maintenance of any vegetation within a conservation area with hand-operated secateurs.

7.10.4.2 Restricted discretionary activities

The following are restricted discretionary activities:

1. Demolishing, removing or modifying an existing building, structure, vegetation, or feature, including any works in the street environment.
2. Constructing a new building within a conservation area.

Matters of discretion

The council has restricted its discretion to considering the following matters:

1. The nature, form and extent of the development, alteration or change and its effect on the particular character of the conservation area.
2. Evidence presented as to the compelling reasons why the work is necessary.
3. Provisions of the ICOMOS New Zealand charter for the conservation of places of cultural heritage value (refer **appendix 5**) where appropriate.
4. Demonstration that any demolition or removal of a building will not significantly affect the streetscape appearance of the conservation area and will not destroy the conservation area's unified entity.
5. Consideration of the proposal against the relevant character statement in **appendix 3 - Character statements for conservation areas**.
6. Whether the proposed activity will positively enhance the protection and maintenance of the building in a manner in keeping with the particular character of the conservation area.
7. Whether the proposal is consistent with the relevant heritage objectives and policies.
8. Whether the proposal detracts from the particular character of the conservation area.

See clause 7.6 for notification requirements for restricted discretionary activities.