

# 14F Heritage Buildings and Structures

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## Introduction

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

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

The New Zealand Historic Places Trust has responsibilities with respect to historic places and areas, waahi tapu and waahi tapu areas and archaeological sites. The Historic Places Act 1993 details the statutory framework and provides a registration process.

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

- (a) Objectives, policies, rules and design guides have been developed for buildings in Jackson Street, Patrick Street/Adelaide Street and Riddlers Crescent. For Jackson Street these appear in the Petone Commercial Activity Area and those for Patrick Street/Adelaide Street and Riddlers Crescent are in the Historic Residential Activity Area.
- (b) There are a number of buildings and structures in the City that are registered by the New Zealand Historic Places Trust. The Trust has also registered the Workers' Dwelling Act houses in Patrick Street as a Historic Area. Those properties registered by the Trust are listed in Appendix Heritage 1.
- (c) There are a number of other individual buildings and structures that have been identified as making a notable contribution to local heritage. These are listed in Appendix Heritage 2. For those buildings and structures listed in Appendix Heritage 1 and 2, rules have been developed relating to demolition and relocation, to manage work to the exterior facades and to provide the opportunity for a greater range of activities to be considered to assist in the retention of buildings.

## 14F 1 Issues, Objectives and Policies

### 14F 1.1 Retention of Heritage Values

#### Issue

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

#### Objective

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

#### Policy

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

#### Explanation and Reasons

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

- (a) those with a distinct architectural style;
- (b) those associated with particular or important people in the city; and
- (c) groups of buildings with a particular character.

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

### 14F 1.2 Widening the Activity Base

#### Issue

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

#### Objective

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

### Policy

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

### Explanation and Reasons

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

## 14F 2 Rules

### 14F 2.1 Permitted Activity

- (a) Identified Heritage Buildings or Structures:

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

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

### 14F 2.2 Restricted Discretionary Activities

- (a) Any other alteration, repair or modification of any building or structure listed in Appendix Heritage 1 & 2.

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

- (i) The Nature and Extent of the Works and the Necessity of those Works.
- (ii) The Effect of the Works on the Heritage Value of the Building or Structure.

Assessment will be made of the following relevant factors -

- The extent to which the original building will be adversely affected by the work.
- The extent to which the design and external appearance of the building will be adversely affected.
- The scale of the work in proportion to the original building.

- The compatibility of the style, materials and colouring of the new work and its integration with the original building.
- Restoration of heritage features that may have already been removed from the building.
- The extent to which the works comply with the guidelines in Appendix Heritage 3.

#### 14F 2.2.2 Other Matters

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

### 14F 2.3 Discretionary Activities

- (a) Any activity within a building or structure listed in Appendix Heritage 1 and 2, and not within the provisions of the Petone Commercial Activity Area or the Historic Residential Activity Area.
- (b) Demolition or relocation of part or all of a building or structure listed in Appendix Heritage 1 or 2.

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

- (a) The matters contained in section 104 and 105, and in Part II of the Act shall apply.

## 14F 3 Anticipated Environmental Results

- (a) Opportunity for a range of activities to be considered for identified heritage buildings.
- (b) Protection of buildings and structures from inappropriate additions and alterations.
- (c) Increased awareness of heritage values in the City.

## Appendix Heritage 1

### (i) Heritage Buildings and Structures registered by the New Zealand Historic Places Trust

MAP NO.	LOCATION	BUILDING/STRUCTURE	HPT REGISTER	LEGAL DESCRIPTION
D4	51 Boulcott Street	The Glebe	Category 1	Lot 2 DP 91194
R9	8km south of Eastbourne, Pencarrow Head	Pencarrow Lighthouse	Category 1	Sec 3 Blk V Pencarrow SD
F2	73 Eastern Hutt Road	Christ Church, Taita	Category 1	Sec 554, Pt Sec 59 Hutt District
B4	499-509 Hutt Road	Western Hutt Railway Station	Category 1	Lot 1 DP 66824
B4	38 Normandale Road	Hutt Minoh Friendship House	Category 1	Lot 1 DP 88473
B5	19 Patrick Street	House	Category 1	Sec 13 Blk II DP 5172
B5	22 Patrick Street	House	Category 1	Sec 10 Blk III DP 5172
A4	36 Riddlers Crescent	Collett House	Category 1	Lot 2 DP 10877
B5	The Esplanade	Wellington Provincial Centennial Memorial (Petone Settlers Museum)	Category 1	Lot 2 DP 69217
B5	43 Adelaide Street	House	Category 2	Sec 17 Blk II DP 5172
B5	54 Adelaide Street	House	Category 2	Sec 2 Blk VIII DP 5172
B5	4 Britannia Street	St. David's Church	Category 2	Pt Lot 14 Deeds Plan 109
B5	12 Britannia Street	St. Augustine's Church	Category 2	Pt Lot 5 DP 295
E8	24 Coast Road	Old Methodist Church and Cemetery	Category 2	Pt Sec 3 Wainuiomata District
E4	16B Hamerton Street	Balgownie House	Category 2	Lot 2 DP 89487
E4	16B Hamerton Street	Balgownie Generator Building	Category 2	Lot 2 DP 89487
C4	149-151 High Street	Lower Hutt Post Office	Category 2	Lot 1 DP 90205
D4	705 High Street	Coppelle Cottage	Category 2	Lot 6 DP 8039
D4	132 Kings Crescent	Orr House	Category 2	Lot 1 DP 41913
C4	64 Knights Road	Offices	Category 2	Lot 2 DP 28029
F7, F8	Main Road (Wainuiomata School Grounds)	Wainuiomata Museum Building	Category 2	Pt Sec 2 Wainuiomata District
C8	Marine Drive, Days Bay	Days Bay Wharf	Category 2	-
C8	Marine Drive, Days Bay	Wellesley College	Category 2	Pt Sec 33 Harbour Dist
C8	603A Marine Drive, Days Bay	House	Category 2	Lot 1 DP 307236
C6	Marine Drive, Lowry Bay	Skerrett Boat Shed	Category 2	-
B8	111 Marine Parade	House	Category 2	Pt Lot 56 DP 1256
B8	Marine Parade	Rona Bay Wharf	Category 2	Lot 1 DP 30383
B9	283A Muritai Road	The Glen	Category 2	Lot 6 DP 15621
B9	287 Muritai Road	Glenwood	Category 2	Lot 1 DP 75547

MAP NO.	LOCATION	BUILDING/STRUCTURE	HPT REGISTER	LEGAL DESCRIPTION
B9	493 - 495 Muritai Road	Eastbourne Borough Council Omnibus Service Garage	Category 2	Lot 1 LT 328393
B5	2 Patrick Street	House - Young New Zealander	Category 2	Sec 22 Blk VIII DP 5172
B5	4 Patrick Street	House - Kia Ora	Category 2	Sec 20 Blk VIII DP 5172
B5	8 Patrick Street	House - Spero	Category 2	Sec 16 Blk VIII DP 5172
B5	10 Patrick Street	House - Domus	Category 2	Sec 14 Blk VIII DP 5172
B5	14 Patrick Street	House - Kia Ora	Category 2	Sec10 Blk VIII DP 5172
B5	16 Patrick Street	House - Design No. 3	Category 2	Sec 8 Blk VIII DP 5172
B5	18 Patrick Street	House - York	Category 2	Sec 6 Blk VIII DP 5172
B5	24 Patrick Street	House - Young New Zealander	Category 2	Sec 8 Blk III DP 5172
C4	60 Penrose Street	House	Category 2	Lot 2 DP 24290
C4, D4	49 Pretoria Street	House (The Crescent)	Category 2	Lot 1 DP 18312
C5, C6	43 Seaview Road	Ford Motor Co. Workshop	Category 2	Lot 1 DP 83488
C5	Seaview Road	Dudley Cottage	Category 2	Pt Lot 5 DP 24038
A5	66 Sydney Street	House (Price's Folly)	Category 2	Lots 7 & 8 DP 412
B5	The Esplanade	Iona Memorial Cross	Category 2	Lot 2 DP 69217
C4	75 Woburn Road	Gatehouse, Vogel House	Category 2	Lot 1 DP 22396
C3, C4	125 Western Hutt Road	Lochaber / Prospect College	Category 2	Sec 1 SO 37208
C3	760 Western Hutt Road	Casa Loma	Category 2	Lot 7 DP 54222

## (ii) Heritage Areas registered by the New Zealand Historic Places Trust

### Patrick Street Workers' Dwellings Precinct, Petone

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

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

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

### Jackson Street Historic Area, Petone

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

### Lower Hutt Civic Centre Historic Area

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

## Appendix Heritage 2

### Heritage Buildings and Structures

MAP NO.	LOCATION	BUILDING/STRUCTURE	LEGAL DESCRIPTION
B5	49 Adelaide Street	House - Design No. 3	Sec 15 Blk III DP 5172
B5	52 Adelaide Street	House - Domus	Sec 1 Blk VIII DP 5172
A5, B5	34 Bay Street	Bay Lodge Boarding House	Lot 26 & Pt Lot 27 DP 51
B5	52 Beach Street	Petone Labour Hall	Lot 70 DP 51
B5	1 Britannia Street	House	Lot 7 DP 80691
B5	4 Britannia Street	Presbyterian Manse	Pt Lot 14 Deeds Plan 109
B5	6 Britannia Street	Petone Community House	Lot 1 & Pt Lot 2 DP 295
B5	32 Britannia Street	House	Lot 1 DP 29647
B5	33 - 41 Britannia Street	Sacred Heart Church Facade	Lot 3 DP 51283
B5	40A Britannia Street	House	Lot 1 DP 12784
B5	54 Britannia Street	House	Lot 1 DP 50869
B4, B5	57 Britannia Street	House	Lot 6 DP 1363
B9	Burdan's Gate	Wahine Memorial	-
E8	103 Coast Road	August Cottage	Lot 3 DP 25757
E8	202 Coast Road	Cottage	Lot 4 DP 15751
R6	728 Coast Road	Jackson's Farm	Pt Sec 15 Wainuiomata Dist
R6	728 Coast Road	Jackson's Farm	Pt Sec 15 Wainuiomata Dist
B5	13 Elizabeth Street	Old Court House	Pt Lot 143 DP 1232
R6	Fitzroy Bay	Paiaka Wreck	-
D4	722 High Street	Anson House	Lot 4 DP 78049
F8	68 Hine Road	Sinclair House	Pt Lot 2 & Lot 3 DP 20657
A5	Hutt Road	Anzac Flagpole	(Petone Railway Station)
A4	83-85 Hutt Road	Alfred Coles House	Pt Lots 3 & 4 DP 702
A4	95 Hutt Road	House (not motel units)	Lot 1 DP 12616
B4	105 -119 Hutt Road	Railway Settlement Houses	Lot 2 DP 67024
B4, A4	162 Hutt Road	Photocraft Studio	Lot 1 DP 552
B4	184 Hutt Road	Bay Villa	Lot 12 DP 2143
B4	186 Hutt Road	Bay Villa	Lot 13 DP 2143
B4	188 Hutt Road	Bay Villa	Lot 14 DP 2143
R3	Korokoro, Belmont Regional Park	Korokoro Dam	Pt Sec 3 Maungaraki Village
C4	Laings Road	Hutt City Council Administration Building	Pt Lots 4 - 9 & 16 DP 89, Lots 17 - 22 DP 89 & Lot 1 DP 12766
C4	Laings Road	Town Hall, Horticultural Hall	Pt Lots 1-3 DP 89, Lots 23 - 25 DP 89, Pt Sec 25 Hutt Dist. & Pt 4 DP 664

MAP NO.	LOCATION	BUILDING/STRUCTURE	LEGAL DESCRIPTION
C4	Queens Drive	Little Theatre and Library Building	Pt Lots 32 - 38 DP 89, Pt Lot 4 DP 15844, Pt 1 DP 17883, Pt Sec 25 Hutt Dist, Pt Stream
A4	1 Maungaraki Road	House	Lot 2 DP 29729
C4	19 Myrtle Street	House	Lot 1 DP 65068
A5	13 Nelson Street	House	Pt Lot 14 DP 47 & Pt Sec 4 Hutt District
A5	15 Nelson Street	House	Pt Lot 14 DP 47 & Pt Sec 4 Hutt District
A5	19 Nelson Street	House	Pt Lot 12 DP 47 & Pt Sec 4 Hutt District
A5	22 Nelson Street	House	Lot 33 DP 47
A5	25 Nelson Street	House	Lot 1 DP 81017
A5	34 Nelson Street	House	Lot 2 DP 7869
A5	34A Nelson Street	House	Lot 1 DP 7869
A5	36 Nelson Street	House	Pt Lot 26 DP 47
A5	38 Nelson Street	House	Lot 1 DP 61067
A5	40 Nelson Street	House	Lot 25 DP 47
A5	42 Nelson Street	Methodist Church	Lot 24 DP 47 & Pt Lot 7 DP 6395
A5	56 Nelson Street	House	Lot 15 DP 79
A5	70 Nelson Street	House	Lot 15 DP 101
B4	121 Nelson Street	Drill Hall	Sec 1 SO 37671
B4	Normandale Road	Old Rock Horse Trough	Road Reserve
A4	38 Rakeiora Grove	House	Pt Lot 2 DP 25354
G2	81 Stokes Valley Road	Old Stokes Valley School House	Lot 1 DP 19539
A5	49 Sydney Street	House	Pt Lots 24 & 25 DP 321
A5	The Esplanade	Petone Rowing Club	Lot 2 DP 69217
A5	The Esplanade	Petone Wharf	Lot 3 DP 69217
A5	The Esplanade	T.S.Tamatoa	Lot 2 DP 69217
D7	153 Wainuiomata Rd	House	Lot 5 DP 19427
A5	Western Hutt Road/ Cornish St corner	Marble wall at the Woollen Mill site	Lots 28 & 29 DP 33346 and Pt Road
D4	313 - 319 Waiwhetu Rd	Epuni School	Sec 115 Epuni Hamlet
C4	61 - 69 Woburn Road	St James Church	Lot 2 DP 17883
C4	75 Woburn Road	Vogel House	Lot 1 DP 22396

## Appendix Heritage 3

### Design Guidelines

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

##### Introduction

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

##### Conservation Principles

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

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

##### Selection of Conservation Processes

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

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

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

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

##### Central Principles

###### Restoration

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

## **Repair**

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

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

## **Additions**

There should be a visual distinction between the authentic house and an addition, but be sympathetic in form, scale, cladding materials, proportions and colour, and should not comprise the majority of the house.

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

## **New Buildings**

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

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

## **Style and Character**

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

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

## **Patina**

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

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

## **Scale**

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

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

## **Setting**

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

## **Street Elevation**

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

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