


Key to strikethrough and underline

Red – s42A report recommendation

Blue–Right of reply deletion of s42A report recommendation

Green – Right of reply additions

Parts of this chapter have been notified using either a Part One Schedule 1 process (**P1 Sch1**), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process (**ISPP**). Please see notations.

This chapter contains provisions that have legal effect. They are identified with a  next to the provision. To see more about what legal effect means please [click here](#).

Te Takenga ā-Hītori

Historic Heritage

HH	Historic Heritage
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P1 Sch1

Introduction

Section 6(f) of the [RMA](#) identifies "the protection of [historic heritage](#) from inappropriate [subdivision](#), use, and development" as a matter of national importance. [Buildings, structures](#), areas and [archaeological sites](#) associated with Wellington's past are a precious and finite resource and are part of what makes Wellington unique. They help the community understand and learn about culture and history, provide a sense of place, identity and well-being and contribute to the evolving story of Wellington City. Evidence of heritage in the environment provides a sense of time, and a connection between the past and the future as the city changes and grows. The whakataukī (Māori saying), "Me huri whakamuri ka titiro whakamua" / "In order to plan for the future, we must look to the past" encapsulates this principle.

Wellington City has several layers of culture and heritage. [Buildings, structures](#) and areas in this chapter do not recognise [mana whenua](#) heritage. However, development within [sites and areas of significance to Māori](#) needs to be progressed through a process that actively engages [mana whenua](#) to increase the prominence of [mana whenua](#) heritage in these areas. [Sites and areas of significance to mana whenua](#) are managed by the provisions contained in the Sites and Areas of Significance to Māori Chapter.

The Wellington Regional Policy Statement Policy 21 includes a list of criteria to ensure significant [historic heritage](#) resources are identified in district and regional plans in a consistent way. Nominations must be assessed against all of the following criteria and fit one (or more) of the following criteria to have significant [historic heritage](#) values:

1. Historic values;
2. Physical values;
3. Social values;
4. [Tangata whenua](#) values;
5. Rarity; or
6. Representativeness.

Sustainable long-term use

One of the best ways to protect [the recognised heritage values of built heritage](#) is to ensure that it remains in a sustainable long-term use. The original use of a [building](#) can be part of the reason why it is important and helps retain special associations between people and place. When the original use of

a [building](#) changes to a new one, this is defined as 'reuse' and can help continue the story of that place. The range of uses that are appropriate for a given [site](#) is managed by zone provisions. Both the [original ongoing use](#) and any future [reuse](#) can be a sustainable long term use for [built heritage](#) and can be facilitated by compatible [additions](#) and [alterations](#) and/or carefully done [partial demolition to support its ongoing functionality](#). Existing [buildings](#) contain embodied energy, and their retention can save carbon associated with the construction of new [buildings](#), including in materials, transport, [demolition](#) and [landfill](#).

This chapter of the District Plan includes provisions relating to:

1. **Heritage buildings and heritage structures** – These are individual [buildings](#) and [structures](#) that have been assessed as having significant heritage values. The exterior of most [heritage buildings](#) and [heritage structures](#) are protected in their entirety (including roofs). Some [heritage buildings](#) only have specific features protected, such as façades. A smaller number have their interiors or interior features protected. [Known buildings and structures located on the same site as heritage buildings and heritage structures but do not have heritage value themselves are identified as non-scheduled heritage buildings and structures](#). These are listed as exclusions in the [protections required](#) column of SCHED1 and the historic heritage rules, except for HH-R2 and HH-R9 do not apply to them

For the avoidance of doubt:

- a. Works to any heritage building or heritage structure that is also located within a heritage area will be assessed against the provisions for heritage buildings and structures and not the heritage area provisions.
- b. Regardless, any related resource consent assessment will also consider the values of the heritage area, including the relative contribution of building height to those values and the extent of compliance with any height standard.
- c. Works to any heritage building or heritage structure (where only specific features are protected) that is also located in a heritage area (and the work also affects those parts of the building not specifically scheduled) will be assessed against the heritage area provisions.;~~and~~

[SCHED1](#) and [SCHED2](#) identifies [heritage buildings](#) and [heritage structures](#).

2. **Heritage areas** – These are areas that contain a concentration ~~and continuity~~ of [buildings](#) and [structures](#) with similar heritage values. ~~Heritage areas contain contributing buildings and structures which have not been listed in SCHED1 Heritage buildings or SCHED2- Heritage Structures but have significant heritage value which~~ when considered as a collection have significant heritage value. 'Contributing buildings and structures' are those which support the heritage values of the area. ~~Scheduled Heritage buildings and heritage structures may be located within heritage areas, as can Buildings and structures~~ that do not contribute to the heritage values of the area, ~~and~~ are identified as non-heritage in [SCHED3 - Heritage Areas](#). ~~Demolition rules do not apply to non-heritage buildings and structures.~~

For the avoidance of doubt:

- a. ~~Works to any heritage building or heritage structure that is also located within a heritage area will be assessed against the provisions for heritage buildings and structures and not the heritage area provisions;~~
- i. ~~However, the resource consent assessment will also consider the values of the heritage area, including the relative contribution of building height to those values and the extent of compliance with any height standard;~~
- b. ~~Works to any heritage building or heritage structure (where only specific features are protected) that is also located in a heritage area (and the work also affects those parts of the building not specifically scheduled) will be assessed against the heritage area provisions; and~~

- a. Works to [buildings](#) and [structures](#) located adjacent to a [heritage area](#), but not within, are not assessed against the provisions of this chapter.

[SCHED3](#) identifies [heritage areas](#).

3. **Scheduled archaeological sites** – An [archaeological site](#) is any place (including [buildings](#), [structures](#) or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. The [archaeological sites](#) scheduled in this District Plan are not an extensive record of the total number of sites that exist, but a smaller number that have been assessed in detail as having significant heritage value. The extent of each [scheduled archaeological site](#) has been identified and mapped. The provisions of this chapter apply to the use, development and activities within this identified extent.

[SCHED4](#) identifies [archaeological sites](#) subject to the provisions of the District Plan.

4. **Heritage orders** – Under section 189 of the [RMA](#) a heritage protection authority may give notice to the [Council](#) of its requirement for a heritage order. Where a heritage order is included in the District Plan regardless of the provisions of the Plan or resource consents, no person may do anything, without the prior written consent of the relevant heritage protection authority named in the Plan in respect of the order.

[APP1 – Historic Heritage Advice Notes](#) contains useful information on assessing effects on heritage values and the different ways in which [historic heritage](#) is addressed by regulation and advocacy. [APP1 also contains reference to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 which protect all archaeological sites.](#)

Where a [heritage building](#), [heritage structure](#), [heritage area](#) or [scheduled archaeological site](#) is entered on the New Zealand Heritage List/Rārangi Kōrero, the [Council](#) will inform Heritage New Zealand Pouhere Taonga in respect of any resource consent or District Plan change. [Council](#) will expect an application for resource consent in respect of these listings to include written comments from Heritage New Zealand Pouhere Taonga.

Cross references to other relevant District Plan provisions

P1 Sch1

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant, including:

- **Subdivision** - The Subdivision Chapter contains provisions which manage [subdivision](#) of [land](#) including the sites of [heritage buildings](#) and [heritage structures](#), within [heritage areas](#) and the extent of [scheduled archaeological sites](#).
- **Earthworks** - The Earthworks Chapter manages the adverse effects of [earthworks](#) including on the sites of [heritage buildings](#) and [heritage structures](#), ~~and~~ within [heritage areas](#), ~~and the extent of scheduled archaeological sites.~~
- **Signs** - The signs chapter manages [signs](#) on [heritage buildings](#), [heritage structures](#) and their sites, within [heritage areas](#) and the extent of [scheduled archaeological sites](#).

- **Infrastructure - Other overlays** – The Infrastructure chapter manages the effects of [infrastructure](#) on [heritage buildings](#), [heritage structures](#) and their sites, within [heritage areas](#) and the extent of [scheduled archaeological sites](#).

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the [General Approach](#) chapter.

Objectives

ISPP

HH-O1	<p>Recognising historic heritage</p> <p>Historic heritage <u>is</u> recognised for its contribution to an understanding and appreciation of the history, culture and sense of place of Wellington City, the Wellington region and New Zealand.</p>
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ISPP

HH-O2	<p>Protecting historic heritage</p> <p>Historic heritage is retained and protected from inappropriate use, subdivision and development.</p>
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ISPP

HH-O3	<p>Sustainable long-term use</p> <p>Built heritage is well-maintained, resilient and kept in sustainable long-term use.</p>
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Policies

All historic heritage

ISPP

HH-P1	<p>Identifying historic heritage</p> <p>Identify buildings, structures, areas and archaeological sites with significant historic heritage values, or that contribute to an understanding and appreciation of Māori history and culture.</p>
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Built Heritage

ISPP

<u>HH-P2</u>	<p><u>Conservation Plans</u></p> <p><u>Encourage the preparation of conservation plans and take them into account when considering the effects of development proposals on the identified heritage values of built heritage.</u></p>
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ISPP

<u>HH-P2</u> <u>HH-P3</u>	<p><u>Maintenance and repair</u></p> <p>Encourage the maintenance and repair of built heritage where undertaken in accordance with recognised conservation principles and methods.</p>
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ISPP

<p>HH-P3 HH-P4</p>	<p>Internal works</p> <p>Enable Control Enable works internal to heritage buildings, including any built heritage, built heritage except where they involve interiors or interior features that are specifically scheduled, or:</p> <ol style="list-style-type: none"> 1. The works involve interiors or interior features which are specifically scheduled; or 2. New floor levels that will be visible from the exterior of buildings.
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ISPP

<p>HH-P4 HH-P5</p>	<p>Enabling approach to works</p> <p>Enable works to <u>built heritage</u> that:</p> <ol style="list-style-type: none"> 1. Increase resilience through <u>seismic strengthening</u>, either in isolation or as part of <u>additions</u> and <u>alterations</u>; 2. Support providing a sustainable long-term use <u>or the ongoing functionality of the building</u>; 3. <u>Are undertaken in accordance with recognised conservation principles and methods</u>; 4. 3. Increase accessibility and support means of escape from fire; or 5. 5. Provide the opportunity to promote, enhance, recover or reveal heritage values.
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~~ISPP~~

<p>HH-P5</p>	<p>Conservation Plans</p> <p>Encourage the preparation of conservation plans and take them into account when considering the effects of development proposals on the identified heritage values of <u>built heritage</u>.</p>
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ISPP

<p>HH-P6</p>	<p>Removal of unreinforced masonry chimneys</p> <p>Provide for the removal of unreinforced masonry chimneys from <u>built heritage</u> where it can be demonstrated that either:</p> <ol style="list-style-type: none"> 1. The chimney(s) to be removed are not part of a <u>primary elevation</u> and have not been specifically identified in the heritage schedule; or 2. The chimney(s) to be removed are part of a <u>primary elevation</u> but are damaged beyond reasonable repair or cannot reasonably be seismically strengthened; and 3. A replacement chimney will be constructed that: <ol style="list-style-type: none"> a. Is an accurate replica in design, location, size, colour, finish and ornamentation; and b. Reuses <u>fabric</u> from the original chimney, where practicable.
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Heritage buildings and structures

ISPP

<p>HH-P7</p>	<p><u>Additions, alterations</u> and <u>partial demolition</u> of <u>heritage buildings</u> and <u>structures</u></p>
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	<p>Provide for additions and alterations to, and partial demolition of heritage buildings and heritage structures where it can be demonstrated that the work does not detract from the identified heritage values, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which the work: <ol style="list-style-type: none"> a. Supports the heritage building or heritage structure having a sustainable long term use and its ongoing functionality; b. Promotes, enhances, recovers or reveals heritage values; c. Retains the main determinants of the architectural style or design of the heritage building or heritage structure; d. Is compatible with the scale, form, proportion, design and materials of the heritage building or heritage structure; e. Respects the identified relationship of the heritage building or heritage structure with its setting; f. Enables any adverse effects on identified heritage values to be reversed; g. Minimizes the loss of fabric and craftsmanship; h. Is in accordance with any conservation plan that has been prepared by a suitably qualified heritage professional; i. Increases structural stability, accessibility and means of escape from fire; j. Fulfils the intent of the Heritage Design Guide; 2. The visibility of the work from street frontages; 3. Whether the works would lead to cumulative adverse effects on identified heritage values; 4. Whether there has been any change in circumstances since scheduling in the District Plan, including damage from natural disaster; 5. Any advice that has been obtained from a suitably qualified heritage professional, including Heritage New Zealand Pouhere Taonga where entered onto the New Zealand Heritage List/Rārangi Kōrero as a Category 1 or 2 Historic Place; and 6. The identified heritage values of the heritage area, where located within a heritage area.
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ISPP

<p>HH-P8</p>	<p>New buildings and structures, and modifications to existing non-scheduled buildings on the site of a heritage building or structure</p> <p>Provide for new buildings and structures, and modifications to existing non-scheduled buildings and structures on the same site as heritage buildings or heritage structures where it can be demonstrated that the work does not detract from the identified heritage values, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which the work: <ol style="list-style-type: none"> a. Is compatible with the scale, form, proportion, design and materials of the heritage building or heritage structure; b. Respects the identified relationship of the heritage building or heritage structure with its setting; and
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	c. Fulfils the intent of the Heritage Design Guide .
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ISPP

HH-P9	<p>Repositioning and relocation of a heritage building or structure</p> <p>Only allow heritage buildings and heritage structures to be repositioned on their existing site or relocated to another site where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. It will align and be undertaken in accordance with recognised conservation principles and methods; 2. The work It is necessary to save the heritage building or heritage structure from damage or destruction from natural hazard; or 3. The work It will not detract from the identified heritage values, and the proposed alternative siting will be appropriate; and. <p>4. In the case of For relocation, alternatives have been explored and relocation is considered by Council to be a reasonable option there are no practical alternatives to avoid total demolition;</p>
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HH-P10	<p><u>Relocation of a heritage building or structure</u></p> <p><u>Only allow heritage buildings and heritage structures to be relocated to another site where it can be demonstrated that:</u></p> <ol style="list-style-type: none"> 1. <u>It will align and be undertaken in accordance with recognised conservation principles and methods;</u> 2. <u>It is necessary to save the heritage building or heritage structure from damage or destruction from natural hazard; or</u> 3. <u>There are no practical alternatives to avoid total demolition; and</u> 4. <u>The proposed alternative site will be appropriate.</u>
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ISPP

HH-P10 HH-P11	<p><u>Total demolition of heritage buildings and heritage structures</u></p> <p>Avoid the <u>total demolition</u> of <u>heritage buildings</u> and <u>heritage structures</u> unless it can be demonstrated that there are no reasonable alternatives to <u>total demolition</u>, including:</p> <ol style="list-style-type: none"> 1. <u>Undertaking Maintenance and repair- considering the extent to which any earlier deferral has negatively impacted building condition while producing financial savings where poor building condition is a factor in the intention to demolish; including the extent to which it has been regularly undertaken;</u> 2. <u>Seismic strengthening;</u> 3. <u>Additions, alterations or partial demolition</u>, including to enable <u>reuse</u>; 4. Repositioning; and 5. Relocation.
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Heritage areas

ISPP

HH-P14 HH-P12	<u>Height of development within heritage areas</u> Manage the <u>height</u> of development <u>within heritage areas</u> to recognise and respect their unique form and scale <u>of heritage areas</u> in the City Centre Zone, Centre Zones and the Waterfront Zone.
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ISPP

HH-P12 HH-P13	<u>Non-heritage buildings and structures</u> Enable the enhancement of the identified heritage values of <u>heritage areas</u> by allowing the repositioning, relocation and <u>total demolition</u> of identified <u>non-heritage buildings</u> and <u>structures</u> .
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ISPP

HH-P13 HH-P14	<u>Additions and alterations to, and partial demolition of buildings and structures within heritage areas</u> Provide for <u>additions</u> and <u>alterations</u> to, and <u>partial demolition</u> of <u>buildings</u> and <u>structures</u> within <u>heritage areas</u> where it can be demonstrated that the work does not detract from the identified heritage values of the <u>heritage area</u> , having regard to: <ol style="list-style-type: none">1. The extent to which the work:<ol style="list-style-type: none">a. Supports <u>buildings</u> and <u>structures</u> having a sustainable long term use;b. Promotes, enhances, recovers or reveals heritage values;c. Respects the valued neighbourhood patterns of the <u>heritage area</u> including any predominant architectural style or design;d. Is compatible with the scale, form, proportion, <u>design</u> and materials that have been identified as part of the heritage values of the <u>heritage area</u>;e. Responds to the relationships between <u>buildings</u> and <u>structures</u> within the <u>heritage area</u>;f. Enables any adverse effects on heritage values to be reversed;g. Minimizes the loss of heritage <u>fabric</u> and craftsmanship;h. Is in accordance with any conservation plan that has been prepared by a suitably qualified heritage professional;i. Increases structural stability, accessibility and means of escape from fire; andj. Fulfils the intent of the <u>Heritage Design Guide</u>;2. The relative contribution of the <u>building</u> or <u>structure</u> to the identified values of the <u>heritage area</u>;3. The visibility of the work from street frontages;4. Whether the works would lead to cumulative adverse effects on the identified heritage values of the <u>heritage area</u>;5. Whether there has been any change in circumstances since scheduling of the <u>heritage area</u> in the plan, including damage from natural disaster; and
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	6. Any advice that has been obtained from a suitably qualified heritage professional, including Heritage New Zealand Pouhere Taonga where entered onto the New Zealand Heritage List/Rārangī Kōrero as a Category 1 or 2 Historic Place.
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ISPP

<p>HH-P14</p> <p>HH-P15</p>	<p>New buildings and structures within heritage areas</p> <p>Provide for new buildings and structures within heritage areas where it can be demonstrated that the works will not detract from the identified heritage values of the heritage area, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which the work: <ol style="list-style-type: none"> a. Respects any valued neighbourhood patterns of the heritage area including any predominant architectural style or design; b. Is compatible with the scale, form, proportions, design and materials of the heritage area; c. Is sited to maintain a consistent pattern of front façade alignment; and d. Fulfils the intent of the Heritage Design Guide.
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ISPP

<p>HH-P15</p> <p>HH-P16</p>	<p>Repositioning and relocation of contributing buildings and structures within heritage areas</p> <p>Only allow the repositioning and relocation of contributing buildings and structures within heritage areas where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The works are It is necessary to save the contributing building or structure from damage or destruction from natural hazard risks; or 2. For repositioning within the heritage area, the works It will not detract from the There are no significant adverse effects on the identified values of the heritage area ; or 3. Relocation outside of the heritage area is the only practical alternative to avoid total demolition. relocation is considered by Council to be a reasonable option.
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ISPP

<p>HH-P16</p> <p>HH-P17</p>	<p>Relocation or Total demolition of contributing buildings and structures within heritage areas</p> <p>Avoid the relocation or total demolition of contributing buildings and structures within heritage areas unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. There are no significant adverse effects on the identified heritage values of the heritage area; or 2. The works are It is necessary to save the contributing building or structure from damage or destruction from natural hazard risks; or 3. There are no reasonable alternatives to relocation or total demolition. Alternatives to total demolition have been explored and total demolition is considered by Council to be a reasonable option.
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[Scheduled Archaeological Sites](#)

P1 Sch1

HH-P17	Information, advocacy and advice
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HH-P18	<p>Enable the management and maintenance of scheduled archaeological sites by:</p> <ol style="list-style-type: none"> 1. Obtaining, recording and sharing information about scheduled archaeological sites; 2. Encouraging the preparation of conservation plans; 3. Encouraging the adoption of voluntary agreements or covenants with Heritage New Zealand Pouhere Taonga; and 4. Assisting landowners to maintain and stabilise scheduled archaeological sites, through the provision of advice and guidance.
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P1 Sch1

HH-P18 HH-P19	<p>Archaeological site maintenance</p> <p>Enable the following activities within the extent of scheduled archaeological sites:</p> <ol style="list-style-type: none"> 1. Maintenance and repair of existing fences, roads, walking and access tracks; 2. Mowing of grass; 3. Trimming and pruning of vegetation; and 4. Grazing of stock.
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P1 Sch1

HH-P19 HH-P20	<p>Vegetation removal and planting</p> <p>Manage the removal of existing vegetation and the planting of new vegetation within the extent of scheduled archaeological sites.</p>
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P1 Sch1

HH-P20 HH-P21	<p>Modification of scheduled archaeological sites and earthworks within their extent</p> <p>Require that the modification of scheduled archaeological sites and earthworks within their extent does not detract from their identified archaeological values, having regard to:</p> <ol style="list-style-type: none"> 1. the extent to which the works <ol style="list-style-type: none"> a. Provide opportunities for increasing understanding and appreciation of the values of the scheduled archaeological site; b. Contribute to returning the site to a known earlier state, including by reusing dislodged fabric; c. Reconstructs missing features to a high level of authenticity using matching or similar materials; d. Minimizes loss or damage to archaeological features; e. Will enable owners, occupiers or users to make reasonable use of the areas within the extent of the scheduled archaeological site; f. Would support the long-term maintenance, stabilisation or understanding of the extent and values of the scheduled archaeological site; 2. The compatibility of any new building or structure, including its location, height, form, design and materials with any archaeological features; 3. Whether the works would lead to cumulative adverse effects on the values of the scheduled archaeological site;
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	<ol style="list-style-type: none"> 4. Whether there has been any change in circumstances that has resulted in a reduction of significance since scheduled in the plan, including damage by natural disaster; 5. The ability of the scheduled archaeological site, or parts thereof, to accommodate change without detracting from identified archaeological values; 6. The findings of any assessment undertaken by a suitably qualified heritage professional; and 7. The outcomes of consultation with Heritage New Zealand Pouhere Taonga.
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P1 Sch1


<p>HH-P21</p> <p>HH-P21</p>	<p><u>Total demolition of scheduled archaeological sites</u></p> <p>Avoid the destruction of scheduled archaeological sites unless:</p> <ol style="list-style-type: none"> 1. The scheduled archaeological site, or part thereof, poses a serious threat to public safety; or 2. It can be demonstrated that there are no reasonable alternatives to total demolition.
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Rules


Heritage buildings and heritage structures

Rules: Land-use Buildings and structures activities

ISPP

<p>HH-R1 </p>	<p>Maintenance and repair of scheduled heritage buildings and heritage structures</p>
<p>All Zones</p>	<ol style="list-style-type: none"> 1. Activity status: Permitted

ISPP

<p>HH-R2 </p>	<p>Partial and total demolition of non-scheduled buildings and structures on the site of heritage buildings and heritage structures</p>
<p>All Zones</p>	<ol style="list-style-type: none"> 1. Activity status: Permitted

XXXXX

<p>HH-R3</p>	<p><u>Temporary works to heritage buildings and heritage structures</u></p>
<p>- All Zones</p>	<ol style="list-style-type: none"> 1. <u>Activity status: Permitted</u>

XXXXX

<p>HH-R4</p>	<p><u>Invasive seismic investigation of heritage buildings and heritage structures</u></p>
<p>- All Zones</p>	<ol style="list-style-type: none"> 1. <u>Activity status: Permitted</u>


XXXXX

<u>HH-R5</u>	<u>Removal and replacement of a single glazed clear windowpane with a clear double or triple glazed windowpane on a heritage building</u>
- All Zones	<p>1. <u>Activity status: Controlled</u></p> <p><u>Where:</u></p> <p>a. <u>The works utilise the existing window frame.</u></p> <p><u>Matters of control are:</u></p> <p>1. <u>Design and external appearance; and</u> 2. <u>Extent of modification of heritage fabric.</u></p> <p><u>Notification status: Applications under this rule are precluded from being publicly notified or limited notified.</u></p>

XXXXX


<u>HH-R6</u>	<u>Works involving the creation of new internal floor levels or internal seismic strengthening of a heritage building that are externally visible</u>
- All Zones	<p>1. <u>Activity status: Controlled</u></p> <p><u>Matters of control are:</u></p> <p>1. <u>Design and external appearance; and</u> 2. <u>Extent of modification of heritage fabric.</u></p> <p><u>Notification status: Applications under this rule are precluded from being publicly notified or limited notified.</u></p>

ISPP


<u>HH-R3</u>  <u>HH-R7</u>	Additions, alterations and partial demolition of heritage buildings and heritage structures
- All Zones	<p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. Compliance with <u>HH S1</u> is achieved.</p>
All Zones	<p>1. Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a. Compliance with the requirements of <u>HH R3.1</u> cannot be achieved.</p> <p>Matters of discretion are restricted to:</p>

	<ol style="list-style-type: none"> The matters in HH-P4, HH-P2, HH-P5, HH-P6 and HH-P7; The extent of compliance with HH-S4 HH-S1.
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ISPP


HH-R4  HH-R8	New buildings and structures on the site of heritage buildings and heritage structures
<u>All Zones</u> <u>Medium Density Residential Zone</u> <u>High Density Residential Zone</u>	<ol style="list-style-type: none"> Activity status: Permitted Where: <ol style="list-style-type: none"> A new building is: <ol style="list-style-type: none"> Accessory to the primary a residential <u>unit building</u>; Located to the rear of the primary a residential <u>unit</u>; and Smaller than 10m2. <u>Any new structure (excluding buildings provided for in HH-S8.1) does not exceed must have a maximum height of 1.5m</u>
<u>Medium Density Residential Zone</u> <u>High Density Residential Zone</u>	<ol style="list-style-type: none"> <u>Activity status: Restricted Discretionary</u> <u>Where:</u> <ol style="list-style-type: none"> <u>Compliance with the requirements of HH-R8.1 cannot be achieved.</u> <u>Matters of discretion are:</u> <ol style="list-style-type: none"> <u>The matters in HH-P2 and HH-P8.</u>
<u>All other Zones</u>	<ol style="list-style-type: none"> <u>Activity status: Restricted Discretionary</u> <u>Matters of discretion are:</u> <ol style="list-style-type: none"> <u>The matters in HH-P2 and HH-P8.</u>

ISPP


HH-R5  HH-R9	Additions and alterations to non-scheduled buildings and structures on the site of heritage buildings and structures
<u>All Zones</u>	<ol style="list-style-type: none"> Activity status: Permitted Where: <ol style="list-style-type: none"> Compliance with <u>HH-S3</u> is achieved. <u>The works do not:</u> <ol style="list-style-type: none"> <u>Extend the existing building footprint at ground level by more than 10%; or</u> <u>Result in the creation of additional storeys beyond the existing building envelope.</u>

All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of HH-R5.1 HH-R9.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The matters in HH-P2 and HH-P8.</p>
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ISPP

<p>HH-R6</p> <p>HH-R10 </p>	<p>Repositioning of heritage buildings and heritage structures on their existing site</p>
All Zones	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in HH-P2 and HH-P9.</p>

ISPP


<p>HH-R7</p> <p>HH-R11 </p>	<p>Removal of unreinforced masonry chimneys from built heritage</p>
All Zones	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in HH-P6.</p> <p>Notification status: An application for resource consent made in respect of rule HH-R7 HH-R11 is precluded from being either publicly or limited notified.</p>

ISPP

<p>HH-R8</p> <p>HH-R12 </p>	<p>Relocation of heritage buildings and heritage structures beyond the existing site</p>
All Zones	<p>1. Activity status: Discretionary</p> <p><u>Section 88 information requirements to accompany applications for the relocation of heritage buildings and structures beyond the existing site:</u></p> <p>1. <u>An application under this rule to relocate any heritage building or structure beyond the existing site must be accompanied by:</u></p> <p>a. <u>A Heritage Impact Assessment that evaluates the potential effects on the building or structure's associated heritage values resulting from relocation from its current site;</u></p> <p>b. <u>An assessment of alternatives to relocation that have been considered by the applicant, including evidence demonstrating why none of these present a reasonable option;</u></p>

	<p>c. <u>A Heritage Construction Management Plan outlining the measures and methods that will be undertaken to protect the building before, during, and after the relocation; and</u></p> <p>d. <u>A Conservation Plan where one exists.</u></p>
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ISPP

<p>HH-R9</p> <p>HH-R13 </p>	<p>Total demolition of heritage buildings and heritage structures</p>
<p>All Zones</p>	<p>1. Activity status: Discretionary</p> <p>Notification status: An application for a resource consent made in respect of HH-R9 HH-R13 must be publicly notified.</p> <p>Section 88 information requirements to accompany applications for <u>total demolition</u> of <u>heritage buildings</u> and <u>structures</u>:</p> <p>An application under this rule for the <u>total demolition</u> of <u>heritage buildings</u> and <u>structures</u> must be accompanied by:</p> <ol style="list-style-type: none"> 1. <u>Information detailing the history of regular maintenance and repair undertaken on the building or structure;</u> 2. <u>A heritage Impact Assessment for the total demolition of a building;</u> 3. A detailed seismic analysis (DSA) where the <u>building</u> is identified as earthquake prone, and a detailed description and methodology of the works required to increase seismic resilience, <u>provided by a suitably qualified structural engineer;</u> 4. <u>Where the building is identified as being beyond repair, a condition survey report of the building provided by a suitably qualified professional;</u> 5. Costings of the works required to increase seismic resilience provided by a suitably qualified quantity surveyor; 6. Estimates of contributions that are available, including funding, grants, consent fee reimbursement and rates relief; 7. An assessment of market demand and pricing for comparable <u>buildings</u> and floor space; 8. A valuation of the: <ol style="list-style-type: none"> a. <u>Building</u> following completion of works; and b. Financial return on investment expected upon completion of the works; <ol style="list-style-type: none"> i. Depending on the proposal this could be by way of lettable income on floorspace as well as forecast sales price; and 9. An assessment of alternatives to <u>total demolition</u> that have been considered <u>by the applicant</u>, including <u>options for seismic strengthening, reuse, or restoration where</u>

	<p><u>applicable, and</u> evidence demonstrating why none of these is considered are reasonable.</p> <p>The <u>Council</u> will obtain a peer review <u>by a suitably qualified professional</u> of the information provided by the applicant.</p>
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Heritage areas
Rules: <u>Buildings</u> and <u>structures</u> activities

ISPP

HH-R10	Maintenance and repair of buildings and structures, including non-heritage buildings and structures
HH-R14 	
All Zones	1. Activity status: Permitted

XXXXX

HH-R15	<u>Temporary works to buildings and structures</u>
All Zones	1. <u>Activity status: Permitted</u>

XXXXX

HH-R16	<u>Invasive seismic investigation of buildings and structures</u>
All Zones	1. <u>Activity status: Permitted</u>

XXXX


HH-R17	<u>Internal works to all buildings, including works involving the creation of new internal floor levels or internal seismic strengthening that are externally visible</u>
All Zones	1. <u>Activity status: Permitted</u>

XXXX

HH-R18	<u>Removal and replacement of a single glazed clear windowpane with a clear double or triple glazed windowpane within heritage areas</u>
All Zones	<p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>The building is a non-heritage building; and</u> b. <u>The works utilise the existing window frame.</u>
All Zones	2. <u>Activity status: Controlled</u>


	<p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>The building is a contributing building; and</u> b. <u>The works utilise the existing window frame.</u> <p><u>Matters of control are:</u></p> <ol style="list-style-type: none"> 1. <u>Design and external appearance; and</u> 2. <u>Extent of modification of heritage fabric.</u> <p><u>Notification status: Applications under this rule are precluded from being publicly notified or limited notified.</u></p>
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ISPP


<p>HH-R14</p> <p>HH-R19 </p>	<p>Additions, alterations and partial demolition of buildings and structures within a heritage area, including non-heritage buildings and structures</p>
<p>All Zones</p>	<p>1.— Activity status: Permitted</p> <p><u>Where:</u></p> <p>a.— Compliance with <u>HH-S1</u> is achieved.</p>
<p>Medium Density Residential Zone</p> <p>-</p> <p>High Density Residential Zone</p> <p>-</p> <p>Open Space Zone</p> <p>-</p>	<p>2.— Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a.— Compliance with the requirements of <u>HH-R11.1</u> cannot be achieved.—</p> <p><u>Matters of discretion are:-</u></p> <p>1.— The matters in <u>HH-P4, HH-P6 and HH-P13.</u></p>
<p>City Centre Zone</p> <p>-</p> <p>Waterfront Zone</p> <p>-</p> <p>Neighbourhood Centre Zone</p> <p>-</p>	<p>4- Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a.— Compliance with the requirements of <u>HH-R11.1</u> cannot be achieved.—</p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> 1. The matters in <u>HH-P2, HH-P5, HH-P6, HH-P11 HH-P12</u> and <u>HH-P14 HH-P13;</u> 2. The extent of compliance with <u>HH-S4, HH-S1.</u>

Local-Centre Zone	
All zones	

ISPP

HH-R12	Total demolition, repositioning and relocation of an identified non-heritage building or structure
HH-R20 	
All Zones	1. Activity status: Permitted

ISPP

HH-R13	New buildings and structures within heritage areas
HH-R21 	
Medium Density Residential Zone	
High Density Residential Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. <u>The works involve the construction of a structure associated with the operation, use and maintenance of a legal road; or</u> b. <u>The height of the structure does not exceed 1.5m above ground level; or</u> c. <u>The structure is a lamppost; or</u> d. <u>A new building is:</u> <ul style="list-style-type: none"> i. <u>Accessory to the primary residential unit building;</u> ii. <u>Located to the rear of the primary residential unit building; and</u> iii. <u>Smaller than 10m².</u> <p>Compliance with <u>HH-S2</u> is achieved.</p>
<u>All other zones</u>	<p>2. Activity status: Permitted</p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>The works involve the construction of a structure associated with the operation, use and maintenance of a the legal road; or</u> b. <u>The height of the structure does not exceed 1.5m above ground level; or</u> c. <u>The structure is a lamppost.</u>
Medium Density Residential Zone	<p>3. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of <u>HH-R13.1</u> <u>HH-R21.1</u> cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The matters in <u>HH-P14</u> <u>HH-P15</u>.
High Density Residential Zone	

All other Zones	<p>4. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. <u>Compliance with the requirements of HH-R13.2 HH-R21.2 cannot be achieved.</u></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in HH-P2, HH-P11 HH-P12 and HH-P14; HH-R15 and 2. The extent of compliance with HH-S4; HH-S1.
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ISPP


<p>HH-R14</p> <p>HH-R22 ↗</p>	<p>Relocation of contributing buildings and structures within a heritage area</p>
All Zones	<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in <u>HH-P15</u>.

ISPP

<p>HH-R15</p> <p>HH-R23 ↗</p>	<p>Relocation of contributing buildings and structures to a location outside of a heritage area, <u>or total demolition of contributing buildings and structures</u></p>
All Zones ↗	<ol style="list-style-type: none"> 1. Activity status: Discretionary <p><u>Section 88 information requirements to accompany applications for the relocation of heritage buildings and structures beyond the existing site or total demolition:</u></p> <p><u>An application under this rule for the relocation of heritage buildings and structures beyond the existing site must be accompanied by:</u></p> <ol style="list-style-type: none"> 1. <u>A Heritage Impact Assessment that evaluates the potential effects on the building or structure's associated heritage values resulting from relocation outside of the heritage area;</u> 2. <u>A detailed seismic analysis (DSA) where the building is identified as earthquake prone, and a detailed description and methodology of the works required to increase seismic resilience, provided by a suitably qualified structural engineer;</u> 3. <u>Where the building is identified as being beyond repair, a condition survey report of the building, provided by a suitably qualified professional;</u> 4. <u>Costings of the works required to increase seismic resilience provided by a suitably qualified quantity surveyor;</u> 5. <u>Estimates of contributions that are available, including funding, grants, consent fee reimbursement and rates relief;</u> 6. <u>An assessment of market demand and pricing for comparable buildings and floor space;</u> 7. <u>A valuation of the:</u> <ol style="list-style-type: none"> a. <u>Building following completion of works; and</u> b. <u>Financial return on investment expected upon completion of the works (Depending on the proposal this could be by way of lettable income on floorspace as well as forecast sales price); and</u>

	8. <u>An assessment of alternatives to total demolition that have been considered by the applicant, including options for seismic strengthening, adaptive reuse, or restoration where applicable.</u>
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ISPP

HH-R16 	Total demolition of contributing buildings and structures
All Zones	1. Activity status: Discretionary


Scheduled archaeological sites

Rules: Activities

P1 Sch1


HH-R17 HH-R24 	Grazing of stock within the extent of a scheduled archaeological site
All Zones	1. Activity status: Permitted Where: a. Compliance with <u>HH-S5</u> is achieved. a. <u>Stock being grazed within the extent of a scheduled archaeological site must not be cattle, horses, deer or similar large animals.</u>
All Zones	2. Activity status: Discretionary Where: a. Compliance with the requirements of HH-R17.1 <u>HH-R24.1</u> cannot be achieved.

P1 Sch1

HH-R18 HH-R25 	Modification of a scheduled archaeological site, including earthworks within the mapped extent
All Zones	1. Activity status: Permitted Where: a. The works are for the maintenance and repair of existing roads, walking or access track, or operating of existing <u>cultivation</u> areas; and b. Compliance with <u>HH-S6</u> is achieved; or b. <u>Earthworks for the repair and maintenance of existing roads, walking and access tracks and operation of existing cultivation areas Do not:</u> i. <u>Extend beyond the extent of the existing physical footprint of the formed road, walking or access track or and cultivation area; and</u> ii. <u>Disturb previously undisturbed ground; or</u>


	<p>c. The works are the mowing of grass and the trimming and pruning of trees and vegetation within the extent of a scheduled archaeological site; and</p> <p>d. Compliance with HH-S7 is achieved or</p> <p>d. Mowing of lawns and the trimming and pruning of trees and vegetation within the extent of a scheduled archaeological site must only be undertaken using hand-held tools or a hand operated lawn mower; or</p> <p>e. The works are the maintenance, repair and removal of identified non-contributory buildings, structures and fences within the extent of a scheduled archaeological site; and</p> <p>f. The activity is not undertaken on previously undisturbed ground.</p>
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of HH-R18.1 HH-R25.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The matters in HH-P20-HH-R21.</p>

P1 Sch1


<p>HH-R19</p> <p>HH-R26 </p>	Total demolition of scheduled archaeological sites
All Zones	1. Activity status: Discretionary

Additional rules for specific heritage buildings and areas	
Rules:	

ISPP

<p>HH-R20</p> <p>HH-R27 </p>	Alterations to enable building access at ground floor level of 32 the Terrace 'The Braemar building'
City Centre Zone	1. Activity status: Permitted

ISPP

<p>HH-R24</p> <p>HH-R28 </p>	Any other activity within the Mount Street Cemetery Heritage Area
Natural Open Space Zone	1. Activity status: Discretionary

Standards	
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ISPP

HH-S1	Permitted additions, alterations and partial demolition
All zones:-	<p>1.— The works must be internal to <u>built heritage</u> and not:</p> <p>a.— Involve <u>buildings</u> where the whole interior, or individual interior elements have been specifically scheduled (and the work affects the scheduled interior or elements); or</p> <p>b.— Result in new internal walls or floor levels visible from the exterior of the <u>building</u> (except for <u>non-heritage buildings and structures in heritage areas</u>)-</p> <p>This standard does not apply to <u>non-heritage buildings and structures in heritage areas</u>-</p>

ISPP

HH-S2	New buildings and structures on the site of heritage buildings or structures and on sites within heritage areas
Medium Density Residential Zone and High Density Residential Zone:-	<p>1.— Any new <u>building or structure</u> must be:</p> <p>a.— Accessory to the primary residential <u>building</u>;</p> <p>b.— Located to the rear of the primary residential <u>building</u>; and</p> <p>c.— Smaller than 10m².</p> <p>2.— Any new <u>structure</u> (excluding <u>buildings</u> provided for in <u>HH-S2.1</u>) must have a maximum <u>height</u> of 1.5m</p>

ISPP

HH-S3	Modifications to non-scheduled buildings and structures on the site of a heritage building or structure
All zones:-	<p>The modifications must not:</p> <p>1.— Extend the existing <u>building footprint at ground level</u> by more than 10%; or</p> <p>2.— Result in additional storeys beyond the existing <u>building envelope</u>.</p>

ISPP

HH-S4 HH-S1	Minimum and maximum heights for heritage areas in the City Centre Zone, Centre Zones and Waterfront Zone		
City Centre Zone and Waterfront Zone <u>Heritage Areas</u>	Location	Minimum height above ground level	Maximum height above ground level
BNZ Centre	For sites in the block bounded by Lambton Quay, Willis Street and Hunter Street	15m	25m

	For the sites at 360-366 Lambton Quay (Stewart Dawsons Corner)	15.5m	95m in the airspace above 360-366 Lambton Quay and 8 Wills Street –
	For all other sites	15m	70m
Courtenay Place	For sites in the block to the south of Courtenay Place.	12m	24m
	For sites in the blocks bounded by Wakefield Street, Tory Street, Courtenay Place and Cambridge Terrace.	12m	21m
	For sites east of Kent Terrace.	12m	18m
	For 2 Courtenay Place	12m	25m
Cuba Street	For sites north of Manners Street	15m	40m
	For sites between Manners Street and Dixon Street	15m	30m
	For sites between Dixon Street & Ghuznee Street	12m	27m
	For sites between Ghuznee Street and Abel Smith Street	9m	24m
	Properties fronting Cuba Street between Abel Smith Street and Tonks Grove (comprising 244-266 Cuba Street, 267-283 Cuba Street, and 45 Abel Smith Street)	6m	18m

	Properties to the south of 266 Cuba Street and 283 Cuba Street, and west of Footscray Avenue	6m	12m
Parliamentary Precinct	In the block bounded by Lambton Quay, Bunny Street, Stout Street and Whitmore Street.	n/a	15m
	In front (to the east) of Parliament buildings	0m	0m
	Between Parliament buildings and Museum Street <u>From the front (eastern edge) of Parliament buildings westward to Museum Street</u>	n/a	15m
	For sites west of Museum Street	n/a	27m
St John's Church		-	12m
Post Office Square	For sites west of Jervois Quay	20m	60m
	For sites east of Jervois Quay	-	Refer to height standards in Waterfront Zone
Stout Street	In the block bounded by Lambton Quay, Whitmore Street, Stout Street and Ballance Street	10m	20m
	For the remainder of the area	20m	50m

Local and Neighbourhood Centres Zone Heritage Areas	Location	Minimum height above ground level	Maximum height above ground level
Aro Valley Shopping Centre Heritage Area	Entire heritage area	7m	12m
Island Bay Village Heritage Area	Entire heritage area	7m	12m
John Street Intersection Shopping Centre Heritage Area	Entire heritage area	7m	12m
Newtown Shopping Centre Heritage Area	Entire heritage area	7m	12m-18m
Berhampore (Rintoul Street) Shopping Centre Heritage Area –	Entire heritage area	7m	12m
Thorndon Shopping Centre Heritage Area	Entire heritage area	7m	12m
Hataitai Shopping Centre Heritage Area	Entire heritage area	7m	12m

P1 Sch1

HH-S5	Grazing of stock
All zones:- - -	1. Stock being grazed within the extent of a scheduled archaeological site must not be cattle, horses, deer or similar large animals.

P1 Sch1

HH-S6	Earthworks for the maintenance and repair of existing roads, walking and access tracks, and operation of existing cultivation areas
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All zones:	<p>1.— Earthworks for the repair and maintenance of existing roads, walking and access tracks and operation of existing cultivation areas must not:</p> <p style="padding-left: 40px;">a.— Extend beyond the extent of the existing formed road, walking or access track and cultivation area; and</p> <p style="padding-left: 40px;">b.— Disturb previously undisturbed ground.</p>
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P1 Sch1

HH-S7	Mowing of lawns, trimming and pruning of trees and vegetation within the extent of a scheduled archaeological site
All zones:-	<p>1.— Mowing of lawns and the trimming and pruning of trees and vegetation within the extent of a scheduled archaeological site must only be undertaken using hand-held tools or hand-operated lawn mowers.—</p>

Heritage orders

P1 Sch1

Place	Heritage protection authority
Plimmer House, 99 Boulcott Street	Heritage New Zealand Pouhere Taonga – reference # 34
St. James Theatre, 77-81 Courtenay Place	Heritage New Zealand Pouhere Taonga – reference # 67.1
BNZ Buildings 1, 239-243 Lambton Quay and 3, 98-102 Customhouse Quay	Heritage New Zealand Pouhere Taonga – references #187 and #97
The Public Trust Building, 131-135 Lambton Quay	Heritage New Zealand Pouhere Taonga – reference #180
Prime Minister's Residence, 260 Tinakori Road	Heritage New Zealand Pouhere Taonga – reference #308
State Insurance Building, 143-149 Lambton Quay	Heritage New Zealand Pouhere Taonga – reference #181
Erskine College, 21-35 Avon Street, including: the Main Building; the Chapel; the Gymnasium; Coen, St Anthony's and Lisieux Wings; and the area of land surrounding it including Our Lady Grotto; the	Save Erskine College Trust – references #21/1 and #21/2

stone walls, iron fences and gates; as well as gardens including a number of notable trees	
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Heritage Order: Erskine College

[Heritage Order (Under Section 189 of the Resource Management Act 1991)]

Heritage Protection Authority

Save Erskine College Trust, a body corporate approved as a heritage protection authority under section 188 of the Resource Management Act 1991. The Trust can be contacted at:

Margaret M Kennedy
(Secretary)
5 McKinley Crescent
Brooklyn
Wellington

Place and surrounding area to which the Order applies

The place known as Erskine College and surrounding area comprising:

All that area of land situated at 25-31 Avon Street, Island Bay, comprised in Certificates of Title 417/180, 35A/667, 36/171 and 36/125, including all those [buildings](#) and [structures](#) which are known as Erskine College including the Chapel of the Sacred Heart, the Main Block (Convent Building) including St Anthony's Wing, Coen Wing (Science and Dormitory Block), and Lisieux Wing and the surrounding area including Our Lady of Lourdes grotto, stone walls, iron fences and gates, and gardens and notable trees. The place and surrounding area are shown in [Figure 1](#).

Effect of Order

The effects the heritage order will have on the present use of the place and surrounding area, and the extent to which the present and other uses may continue or commence without nullifying the effect of the heritage order, are:

Without consent of the Heritage Protection Authority, Save Erskine College Trust:

- a. No person shall alter, modify, extend, remove, damage or demolish the [buildings](#) known as Erskine College (and located as shown on [Figure 1](#)) or any part of the [buildings](#) known as the Chapel of the Sacred Heart and the Main Block (Convent Building) including:
 - i. all exterior and interior walls;
 - ii. all timber joinery, skirtings, architraves, doors, windows, fireplaces, dadoes, caps, staircases and newel posts;
 - iii. the lift in the Main Block (Convent Building);
 - iv. all fireplace metalwork;
 - v. all interior hardware;
 - vi. the roofs of the two [buildings](#) (i.e. the Chapel of the Sacred Heart and the Main Block (Convent Building));
- b. No person shall remove, damage or destroy any mature trees or shrubs or any [structures](#) or erect or place any structure or substance in, on or over any part of the land, or undertake any disturbance to the land surrounding Erskine College, including the gardens, as shown on [Figure 1](#).

Since the school closed in 1985 the [buildings](#) have been in continuous use for a number of purposes including accommodation (Lisieux Wing), cultural performances and liturgical ceremonies (the Chapel of the Sacred Heart), rehearsal and studio space (Main B

Reasons for protection of the place

The place (Erskine College) merits protection because it has cultural, architectural, recreational, educational and spiritual significance.

Erskine College has its origins in the Order of the Society of the Sacred Heart, a teaching order for girls and young women, founded by Madeleine Sophie Barat in France in 1800. The Convent of the Sacred Heart (as the school was first named) was established in Island Bay in 1905. Construction of the Main Block was completed in 1906.

The school practised a distinct and uniquely liberal educational philosophy (given special notice when the school was integrated into the public education system in 1983). It played a leading role in the education of many New Zealand women whose cultural, economic, social and artistic contribution to the development of Aotearoa is inestimable.

The College and the Chapel are also associated with countless individual and collective events including celebrations of the highest accolades accorded any woman by the Catholic Church to the founder of the Society of the Sacred Heart – St. Madeleine Sophie Barat (beatified 1908, canonised 1925) and a later member of the society St. Philippine Duchesne (beatified 1940, canonised 1988).

Erskine College Main Block (Convent Building) and the later St Anthony's Wing (1916), and Chapel of the Sacred Heart (1929), were designed by John Swan, Wellington's most important designer of that time of secular and Catholic architecture. The design of the College is an original symmetrical adaptation of an early Tudor fortified manor house, a unique style in New Zealand. The Main Block (Convent Building) has a clearly resolved plan-form in the shape of an "H", a clarity reflected in the robust monumental forms, elements and symmetry of the elevations. The ecclesiastical purpose of the building is simply stated in the cruciforms of the corbelled chimneys, parapets, hood moulds and decorated gables which are all redolent of Neo-Tudor style. The central verandahs are an interesting local modification.

The layout and form of the Chapel of the Sacred Heart have precedence in Alsacian church forms being modelled on the Baptismal church of Mother Ann Biehler, superior of the Island Bay Convent at the time of its construction. The Chapel was designed as an

Reasons for protection of the surrounding area

The inclusion of the area surrounding the place (Erskine College) is necessary for the purpose of ensuring the protection and reasonable enjoyment of the place because:

- The grounds (including notable trees) have cultural, architectural, recreational, educational and spiritual significance.
- The generous gardens today are the result of the formal layout and planting of native and exotic trees and shrubs carried out by the nuns from the time the school was built in 1906. They provide the setting for the College [buildings](#) and a natural recreational resource for the local community.
- Erskine College and adjacent grounds have provided a built focus for Island Bay for 100 years and have made a significant contribution to the local townscape.

Provisions and plans relevant to the Heritage Order

Erskine College Main Block (Convent Building) and the Chapel of the Sacred Heart are included in the heritage schedule of the Wellington City Council District Plan, and are subject to the heritage rules, including any alteration or demolition requiring the consent of the [Council](#) prior to any such work commencing. In addition, the rules state that where a heritage order applies that the heritage protection authority will be notified. Any proposed work activity within the place known as Erskine College is subject to the heritage order and the prior approval of Save Erskine College Trust.

The property is currently zoned Outer Residential in the Operative District Plan.

Figure 1: Erskine College Heritage Order

