


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

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| 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 which have not been identified as having heritage value themselves are categorised as ‘non-scheduled heritage buildings and structures’. These are listed as exclusions in the protections required’ column of SCHED1. The and the historic heritage rules do not apply to them, except for HH-R2 and HH-R9.

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 b~~ 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

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| HH-O1 | Recognising historic heritage 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. |
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| HH-O2 | Protecting historic heritage Historic heritage is retained and protected from inappropriate use, subdivision and development. |
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| HH-O3 | Sustainable long-term use Built heritage is well-maintained, resilient and kept in sustainable long-term use. |
| Policies | |
| All historic heritage | |

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| HH-P1 | Identifying historic heritage 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. |
| Built Heritage | |

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| <u>HH-P2</u> | <u>Conservation Plans</u> <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> |
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| <u>HH-P2</u> <u>HH-P3</u> | Maintenance and repair Encourage the maintenance and repair of built heritage where undertaken in accordance with recognised conservation principles and methods. |
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| <u>HH-P3</u> <u>HH-P4</u> | Internal works Enable works internal to built heritage except where <u>they involve interiors or interior features that are specifically scheduled.:-or:-</u> <u>1. The works involve interiors or interior features which are specifically scheduled; or</u> <u>2. New floor levels that will be visible from the exterior of buildings.</u> |
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| <p>HH-P4 HH-P5</p> | <p>Enabling approach to works</p> <p>Enable works to built heritage that:</p> <ol style="list-style-type: none">1. Increase resilience through seismic strengthening, either in isolation or as part of additions and alterations;2. Support <u>the ongoing functionality of a building by</u> providing a sustainable long-term use;3. <u>Are undertaken in accordance with recognised conservation principles and methods;</u>4. 3. Increase accessibility and support means of escape from fire; or5. 5. Provide the opportunity to promote, enhance, recover or reveal heritage values. |
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| <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 built heritage.</p> |
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| <p>HH-P6</p> | <p>Removal of unreinforced masonry chimneys</p> <p>Provide for the removal of unreinforced masonry chimneys from built heritage 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 primary elevation and have not been specifically identified in the heritage schedule; or2. The chimney(s) to be removed are part of a primary elevation but are damaged beyond reasonable repair or cannot reasonably be seismically strengthened; and3. 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; andb. Reuses fabric from the original chimney, where practicable. |
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Heritage buildings and structures

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| <p>HH-P7</p> | <p>Additions, alterations and partial demolition of heritage buildings and structures</p> <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 <u>ongoing functionality of a</u> heritage building or heritage structure <u>having so that it has</u> a sustainable long term use;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; |
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| | <ul style="list-style-type: none"> d. Is compatible with the scale, form, proportion, <u>design</u> 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; <u>and</u> i. Increases structural stability, accessibility and means of escape from fire; j. — Fulfils the intent of the Heritage Design Guide;— <ul style="list-style-type: none"> 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 <u>where entered onto the New Zealand Heritage List/Rārangī Kōrero as a Category 1 or 2 Historic Place</u>; and 6. The identified heritage values of the heritage area, where located within a heritage area. |
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| <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> <ul style="list-style-type: none"> 1. The extent to which the work: <ul style="list-style-type: none"> a. Is compatible with the scale, form, proportion, <u>design</u> and materials of the heritage building or heritage structure; <u>and</u> b. Respects the identified relationship of the heritage building or heritage structure with its setting; and c. — Fulfils the intent of the Heritage Design Guide.— |
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| <p>HH-P9</p> | <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> <ul style="list-style-type: none"> 1. <u>It will align and be undertaken in accordance with recognised conservation principles and methods;</u> |
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| | <ol style="list-style-type: none"> 2. The work <u>It is</u> necessary to save the heritage building or heritage structure from damage or destruction from natural hazard; or 3. The work <u>It will</u> not detract from the identified heritage values, and the proposed <u>alternative</u> siting will be appropriate; and. <p>4. In the case of relocation, alternatives have been explored and relocation is considered by Council to be a reasonable option.</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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| HH-P10 HH-P11 | <p>Total demolition of heritage buildings and heritage structures</p> <p>Avoid the total demolition of heritage buildings and heritage structures unless it can be demonstrated that there are no reasonable alternatives to total demolition, 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;</u> 2. Seismic strengthening; 3. Additions, alterations or partial demolition, including to enable reuse; 4. Repositioning; and 5. Relocation. |
| Heritage areas | |

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| HH-P11 HH-P12 | <p>Height of development <u>within</u> heritage areas</p> <p>Manage the height of development <u>within heritage areas</u> to recognise and respect their unique form and scale of heritage areas in the City Centre Zone, Centre Zones and the Waterfront Zone.</p> |
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| HH-P12 HH-P13 | Non-heritage buildings and structures |
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| | Enable the enhancement of the identified heritage values of heritage areas by allowing the repositioning, relocation and total demolition of identified non-heritage buildings and structures. |
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| <p>HH-P13</p> <p>HH-P14</p> | <p>Additions and alterations to, and partial demolition of buildings and structures within heritage areas</p> <p>Provide for additions and alterations to, and partial demolition of buildings and structures within heritage areas where it can be demonstrated that the work does 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. Supports <u>the ongoing functionality of</u> buildings and structures <u>so that they havehaving</u> a sustainable long term use; b. Promotes, enhances, recovers or reveals heritage values; c. Respects the valued neighbourhood patterns of the heritage area 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 <u>forming</u> part of the heritage values of the heritage area; e. Responds to the relationships between buildings and structures within the heritage area; f. Enables any adverse effects on heritage values to be reversed; g. Minimizes the loss of heritage fabric and craftsmanship; h. Is in accordance with any conservation plan that has been prepared by a suitably qualified heritage professional; <u>and</u> i. Increases structural stability, accessibility and means of escape from fire; <u>and</u> j. — Fulfils the intent of the Heritage Design Guide; 2. The relative contribution of the building or structure to the identified values of the heritage area; 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 heritage area; 5. Whether there has been any change in circumstances since scheduling of the heritage area in the plan, including damage from natural disaster; and 6. Any advice that has been obtained from a suitably qualified heritage professional, including Heritage New Zealand Pouhere Taonga <u>where entered onto the New Zealand Heritage List/Rārangī Kōrero as a Category 1 or 2 Historic Place.</u> |
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| <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: |
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| | <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; <u>and</u> c. Is sited to maintain a consistent pattern of front façade alignment; <u>and</u> d. Fulfils the intent of the Heritage Design Guide. |
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| <p>HH-P15</p> <p>HH-P16</p> | <p>Repositioning and relocation of contributing buildings and structures <u>within heritage areas</u></p> <p>Only allow the repositioning and relocation of contributing buildings and structures <u>within heritage areas</u> where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The works are <u>It is</u> 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 will not detract from the <u>There are no significant adverse effects on the</u> identified values of the heritage area ; <u>or</u> 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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| <p>HH-P16</p> <p>HH-P17</p> | <p>Total demolition of contributing buildings and structures <u>within heritage areas and relocation of contributing buildings to outside of a heritage area</u></p> <p>Avoid the <u>relocation outside or</u> total demolition of contributing buildings and structures <u>within heritage areas</u> 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 <u>It is</u> necessary to save the contributing building or structure from damage or destruction from natural hazard risks; <u>or</u> 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

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| <p>HH-P17</p> <p>HH-P18</p> | <p>Information, advocacy and advice</p> <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

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| <p>HH-P18</p> <p>HH-P19</p> | <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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| <p>HH-P19</p> <p>HH-P20</p> | <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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| <p>HH-P20</p> <p>HH-P21</p> | <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; 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

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| <p>HH-P21</p> <p>HH-P22</p> | <p>Total demolition of scheduled archaeological sites</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. |
| Rules | |
| Heritage buildings and heritage structures | |
| Rules: Land-use Buildings and structures activities | |

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

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| <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> |
| All Zones | <ol style="list-style-type: none"> 1. Activity status: Permitted |

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

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

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| <p>HH-R5</p> | <p><u>Removal and replacement of a single glazed clear windowpane with a clear double or triple glazed windowpane on a heritage building</u></p> |
| All Zones | <ol style="list-style-type: none"> 1. <u>Activity status: Controlled</u> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>The works utilise the existing window frame.</u> |

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| | <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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| HH-R6 | <p><u>Works involving the creation of new internal floor levels or internal seismic strengthening of a heritage building that are externally visible from a public place</u></p> |
| - All Zones | <ol style="list-style-type: none"> 1. <u>Activity status: Controlled</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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| HH-R3  | <p>Additions, alterations and partial demolition of heritage buildings and heritage structures <u>not falling under HH-R1 – HH-R6</u></p> |
| - All Zones | <ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with HH-S1 is achieved. |
| All Zones | <ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of HH-R3.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in HH-P4, HH-P2, HH-P5, HH-P6 and HH-P7; 2. The extent of compliance with HH-S4 <u>HH-S1</u>. |

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| HH-R4  | <p>New buildings and structures on the site of heritage buildings and heritage structures</p> |
| HH-R8 | |

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| <p><u>All Zones</u></p> <p><u>Medium Density Residential Zone</u></p> <p><u>High Density Residential Zone</u></p> | <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. A new building is:</p> <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. <p>b. <u>Any new structure (excluding buildings provided for in HH-SR8.1) does not exceed must have a maximum height of 1.5m</u></p> <p>a. Compliance with HH-S2 is achieved.</p> |
| <p><u>Medium Density Residential Zone</u></p> <p><u>High Density Residential Zone</u></p> | <p>2. <u>Activity status: Restricted Discretionary</u></p> <p>Where:</p> <p>a. <u>Compliance with the requirements of HH-R8.1 cannot be achieved.</u></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <u>The matters in HH-P2 and HH-P8.</u> |
| <p><u>All other Zones</u></p> | <p>3. <u>Activity status: Restricted Discretionary</u></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <u>The matters in HH-P2 and HH-P8.</u> |


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| <p>HH-R5 </p> <p>HH-R9</p> | <p>Additions and alterations to non-scheduled buildings and structures on the site of heritage buildings and structures</p> |
| <p>All Zones</p> | <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with HH-S3 is achieved.</p> <p>a. <u>The works do not:</u></p> <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> |
| <p>All Zones</p> | <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of HH-R5.4 <u>HH-R9.1</u> cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in <u>HH-P2 and</u> HH-P8. |


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


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| <p>HH-R7</p> <p>HH-R11 </p> | <p>Removal of unreinforced masonry chimneys from built heritage</p> |
| <p>All Zones</p> | <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 <u>HH-R11</u> is precluded from being either publicly or limited notified.</p> |

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| <p>HH-R8</p> <p>HH-R12 </p> | <p>Relocation of heritage buildings and heritage structures beyond the existing site</p> |
| <p>All Zones</p> | <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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| <p>HH-R9</p> <p>HH-R13 </p> | <p>Total demolition of heritage buildings and heritage structures</p> |
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| All Zones | <p>1. Activity status: Discretionary</p> <p>Notification status: An application for a resource consent made in respect of HH-R9 <u>HH-R13</u> must be publicly notified, <u>other than in cases of emergency where there is an immediate risk of loss of life, injury or serious damage to property.</u></p> <p>Section 88 information requirements to accompany applications for total demolition of heritage buildings and structures:-</p> <p>An application under this rule for the total demolition of heritage buildings and structures must be accompanied by:</p> <p>Applicants for resource consent under this rule should note that the Council will likely require information to be provided supporting the application, as follows:</p> <ol style="list-style-type: none"> 1. Where poor building condition is a factor in the intention to demolish, information detailing the history of regular maintenance undertaken on the building or structure; 2. A Heritage Impact Assessment for the total demolition of a building; 3. Where seismic hazard risk is a factor in the intention to demolish: <ol style="list-style-type: none"> a. 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 to an acceptable standard, provided by a suitably qualified structural engineer; b. Costings of the works required to increase seismic resilience provided by a suitably qualified quantity surveyor; 4. Where the building is identified as being beyond repair, a condition survey report of the building provided by a suitably qualified professional; 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, if the building is not demolished; 7. An assessment of market demand and pricing for comparable buildings and floor space; 8. A valuation of the: <ol style="list-style-type: none"> a. Building 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 total demolition that have been considered by the applicant, including options for seismic strengthening, reuse, or restoration where applicable, and evidence demonstrating why none of these are reasonable, including detailed cost comparisons of the identified alternatives with the estimated net return to the owner if demolition proceeds. |
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| | The Council will <u>likely</u> obtain a peer review <u>by a suitably qualified professional</u> of the information provided by the applicant. |
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Heritage areas

Rules: Buildings and structures activities

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

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

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

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| 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 from a public place</u> |
| All Zones | 1. <u>Activity status: Permitted</u> |

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| 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 | 1. <u>Activity status: Permitted</u> Where: 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> |


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| | <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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| <p>HH-R11</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 not falling within <u>HH-R14 - HH-R18</u></p> |
| <p>All Zones</p> | <p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. Compliance with HH-S1 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 HH-R11.1 cannot be achieved.</p> <p><u>Matters of discretion are:</u></p> <p>1. The matters in HH-P4, HH-P6 and HH-P13.</p> |
| <p>City Centre Zone</p> <p>-</p> <p>Waterfront Zone</p> <p>-</p> <p>Neighbourhood Centre Zone</p> <p>-</p> <p>Local Centre Zone</p> | <p>4. Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a. Compliance with the requirements of HH-R11.1 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 and HH-P14, HH-P13;</u> 2. The extent of compliance with <u>HH-S4, HH-S1.</u> |

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

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| HH-R13 HH-R21  | New buildings and structures within heritage areas |
| Medium Density Residential Zone High Density Residential Zone | <p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The works involve the construction of a structure associated with the operation, use and maintenance of a legal road; or b. The height of the structure does not exceed 1.5m above ground level; or c. The structure is a lamppost; or d. A new building is: <ul style="list-style-type: none"> i. Accessory to the primary residential unit building; ii. Located to the rear of the primary residential unit building; and iii. Smaller than 10m². <p>Compliance with HH-S2 is achieved.</p> |
| All other zones | <p>2. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The works involve the construction of a structure associated with the operation, use and maintenance of a the legal road; or b. The height of the structure does not exceed 1.5m above ground level; or c. The structure is a lamppost. |
| Medium Density Residential Zone High 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 HH-R13.4 HH-R21.1 cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The matters in HH-P14 HH-P15. |
| All other Zones | 4. Activity status: Restricted Discretionary |

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| | <p>Where:</p> <p>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"> The matters in <u>HH-P2, HH-P11 HH-P12 and HH-P14; HH-R15</u> and The extent of compliance with <u>HH-S4, HH-S1.</u> |
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| <p>HH-R14</p> <p>HH-R22 </p> | <p>Relocation of contributing buildings and structures within a heritage area</p> |
| <p>All Zones</p> | <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in HH-P15. |


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| <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> |
| <p>All Zones</p> | <p>1. Activity status: Discretionary</p> <p><u>Advice Note:</u></p> <p><u>Applicants for resource consent under this rule should note that the Council will likely require information to be provided supporting the application, as follows:</u></p> <ol style="list-style-type: none"> <u>A Heritage Impact Assessment that evaluates the potential effects on the building or structure's associated heritage values resulting from demolition of the building or structure or its relocation outside of the heritage area, as applicable;</u> <u>Where seismic hazard risk is a factor in the intention to demolish or relocate:</u> <ol style="list-style-type: none"> <u>A detailed seismic analysis (DSA) and a detailed description and methodology of the works required to increase seismic resilience, provided by a suitably qualified structural engineer; and</u> <u>Costings of the works required to increase seismic resilience to an acceptable standard provided by a suitably qualified quantity surveyor</u> <u>Where the building is identified as being beyond repair, a condition survey report of the building, provided by a suitably qualified professional;</u> <u>Estimates of contributions that are available, including funding, grants, consent fee reimbursement and rates relief if the building is not demolished;</u> <u>An assessment of alternatives to total demolition that have been considered by the applicant, including options for seismic strengthening, reuse, or restoration where applicable, and evidence demonstrating why none of these is considered reasonable, including detailed cost comparisons of the identified alternatives with the estimated net return to the owner if demolition or relocation proceeds.</u> |


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| HH-R16  | Total demolition of contributing buildings and structures- |
| All Zones | 1. Activity status: Discretionary |
| Scheduled archaeological sites | |
| Rules: Activities | |

P1 Sch1


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| HH-R17 HH-R24  | Grazing of stock within the extent of a scheduled archaeological site |
| All Zones | <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with HH-S5 is achieved.</p> <p>a. <u>Stock being grazed within the extent of a scheduled archaeological site must not be cattle, horses, deer or similar large animals.</u></p> |
| All Zones | <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of HH-R17.4 <u>HH-R24.1</u> cannot be achieved.</p> |

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

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| | <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 <u>HH-R25.1</u> cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The matters in HH-P20.-HH-R21.</p> |


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| HH-R19 HH-R26  | Total demolition of scheduled archaeological sites |
| All Zones | 1. Activity status: Discretionary |


Additional rules for specific heritage buildings and areas

Rules:

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

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| HH-R21 HH-R28  | Any other activity within the Mount Street Cemetery Heritage Area |
| Natural Open Space Zone | 1. Activity status: Discretionary |

Standards

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| HH-S1 | Permitted additions, alterations and partial demolition |
| All zones:- | 1. The works must be internal to built heritage and not: |

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| | <p>a.— Involvement buildings 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 building (except for non-heritage buildings and structures in heritage areas).</p> <p>This standard does not apply to non-heritage buildings and structures in heritage areas.</p> |
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| 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 building or structure must be:</p> <p style="padding-left: 40px;">a.— Accessory to the primary residential building;</p> <p style="padding-left: 40px;">b.— Located to the rear of the primary residential building; and</p> <p style="padding-left: 40px;">c.— Smaller than 10m².</p> <p>2.— Any new structure (excluding buildings provided for in HH-S2.1) must have a maximum height of 1.5m</p> |

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| 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 building footprint at ground level by more than 10%; or</p> <p>2.— Result in additional storeys beyond the existing building envelope.</p> |

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| HH-S4 HH-S1 | Minimum and maximum heights for heritage areas in the City Centre Zone, Centre Zones and Waterfront Zone | | |
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| City Centre Zone and Waterfront Zone Heritage Areas | Location | Minimum height above ground level | Maximum height above ground level |
| | | | |
| <u>BNZ Centre/Head Offices Heritage Area</u> | 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 – |

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| | 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 | 6m | 12m |

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| | Cuba Street and 283 Cuba Street, and west of Footscray Avenue | | |
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| 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 |
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| Local and Neighbourhood Centres Zone Heritage Areas | Location | Minimum height above ground level | Maximum height above ground level |
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| | | | |
| 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 |
| | | | |
| Berhampore (Rintoul Street) Shopping Centre Heritage Area – | Entire heritage area | 7m | 12m |
| | | | |
| Thorndon Shopping Centre Heritage Area | Entire heritage area | 7m | 12m |
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| Hataitai Shopping Centre Heritage Area | Entire heritage area | 7m | 12m |

P1 Sch1

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

P1 Sch1

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| 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: | 1.— Earthworks for the repair and maintenance of existing roads, walking and access tracks and operation of existing cultivation areas must not: <ol style="list-style-type: none"> a.— Extend beyond the extent of the existing formed road, walking or access track and cultivation area; and b.— Disturb previously undisturbed ground. |
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P1 Sch1

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| HH-S7 | Mowing of lawns, trimming and pruning of trees and vegetation within the extent of a scheduled archaeological site |
| All zones:- | 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. |

Heritage orders

P1 Sch1

| Place | Heritage protection authority |
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| 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 |

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| 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

