



Photo taken during the 1963-64 Royal Tour of New Zealand
Takapuna Library New Zealand Collection T6486

FORMER DUDDING'S STORE
HAURAKI CORNER
335 LAKE ROAD

TAKAPUNA

CONSERVATION PLAN

GRAEME BURGESS

BURGESS AND TREP ARCHITECTS
35 HIGH STREET, CBD, AUCKLAND - 09 3030412

with "History" by Susan Yoffe

OCTOBER 2011



c.1918

Photo from Takapuna Library New Zealand Collection T2676

CONSERVATION PLAN

FORMER DUDDING'S STORE HAURAKI CORNER

335 LAKE ROAD, TAKAPUNA

Prepared for
**THE CHELSEA TRUST
& THE NORTH SHORE HERITAGE TRUST**

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CONSERVATION PLAN: FORMER DUDDING'S STORE
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Graeme Burgess
2011

INTRODUCTION / EXECUTIVE SUMMARY

This Conservation Plan has been commissioned by the owners of the building, the Chelsea Trust with the support of the North Shore Heritage Trust.

The report has been prepared by Graeme Burgess with the assistance of historian Susan Yoffe , Michael Strange and Will Smart.

The former Dudding's Store at Hauraki Corner is owned by the Chelsea Trust .

The legal description of the property is Lot 1 DP 61717.

The property is zoned Business 2

The building is listed by the Auckland Council as a Category A Heritage Item. It was first noted on council plans as a protected building in the 1990s. The building is item #207 in Appendix 11A of the former North Shore City Council District Plan. On the register the building address is given as 335 Lake Road. The building is noted on the 1994 record sheet as a commercial building called "Belvedere".

The Hauraki Corner Building is a prominent building on the corner of Lake Road and Jutland Rd in Takapuna.

It was built at the beginning of 1915 as a general store for G.E. Dudding and was designed by the prolific Auckland architect Daniel Boys Patterson.

The original building is occupied by one tenant as a restaurant/bar. The other tenancies within the overall building are within areas that have been added in the last few decades to the original building.

The building is not registered by the New Zealand Historic Places Trust.

The original building on the corner has been extended both along Lake Road to the north, up Jutland Rd and right across the rear of the building to the south. It has also been substantially internally altered.

The external form of the original building is still clearly discernable on its corner frontage.

The building is a local landmark and its "swallowed cupola" domed corner room (which could also be described as a belvedere or roof top gazebo¹) is a defining feature of the journey along Lake Road, particularly coming from the south as in this direction the building is framed by the roadway.

Dudding's Store was the first commercial building in this area. The existing shopping centre at Hauraki Corner has grown around it.

¹ Definitions from "the Penguin Dictionary of Architecture" edited by John Fleming, Hugh Honour + Nikolaus Pevsner, Penguin Books 4th Edition pub. 1991.

PART I. CULTURAL SIGNIFICANCE

1.0 METHODOLOGY

The conservation plan is intended to be a template to assess the impact of change on the future care and interpretation of the former Dudding's Store at Hauraki Corner.

The purpose of the Conservation Plan is to guide future processes on the property to ensure that the cultural value of the place is protected and enhanced. Change is inevitable and should be positive. This property must be useful and be able to be used.

This document is based on The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Heritage Significance, National Trust (N.S.W.), 1990, by James Semple Kerr, and on the principles and practices set out in the ICOMOS New Zealand Charter For The Conservation Of Places Of Cultural Heritage Value, 1995, and the NZHPT Guidelines for the Preparation of Conservation Plans, 1994.

This document is intended to provide as full a record as possible of the buildings and the overall site, as it stands, assembled from readily available primary and secondary historical sources, a survey of the present state, and from the recollections of those associated with the building.

Part One : Cultural Significance. This section of the document establishes the history of the place, its relationship to broader events, and how the building contributes to the understanding of the place and community. This is summarized in the "Statement of Cultural Significance" at the end of the section.

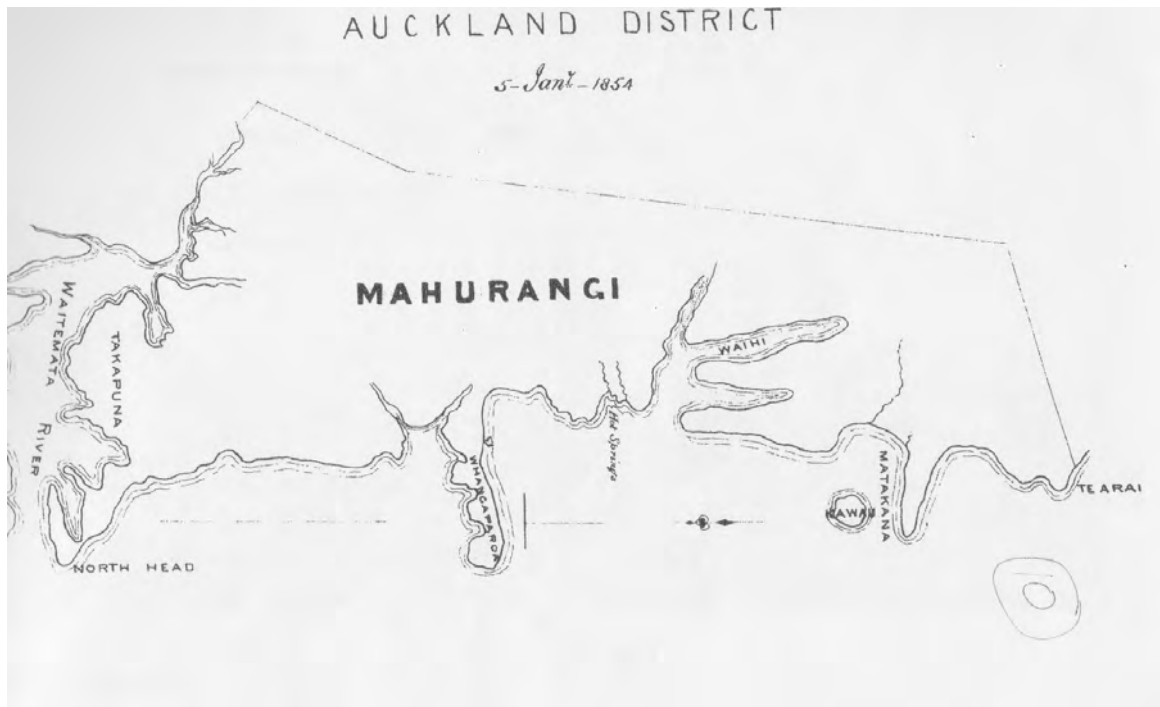
The heritage assessments, set out at the conclusion of this first section of the document, are intended to clarify which components of the property are fundamental to the cultural value of the place. There is a hierarchy of values and a defined set of appropriate conservation processes which may take place according to the particular value. These processes are defined in the ICOMOS (NZ) Charter (Appendix 1 of this document.)

Part Two : Conservation Policy. This section is intended as a management tool to guide the future development and care of the former Dudding's Store in a manner which will retain and reinforce the significance of the place.

1.1 HISTORY

TAKAPUNA

Takapuna is the name given by Maori to North Head and by 1854 had come to be the name of the district from Devonport through to the eastern bays and across to Birkenhead. During pre European times the area was contested as was the rest of Tamaki Makaurau. By 1840 the Takapuna area was held by a branch of Ngapuhi under the chief Eruera Patuone. Following the signing of the treaty of Waitangi Lieutenant Governor William Hobson instructed his officials to purchase land in order to establish Auckland as capital of the nascent colony. The area of land from North Head up to Te Arai Point was purchased from various Maori groups and tribes following long negotiation. The purchase was not settled until 1854. As part of the terms of this settlement Patuone was granted land at Takapuna between Shoal Bay and Takapuna Beach.



Mahurangi Block Plan

As part of the process Mr Allan O'Neil carried out a survey in 1843. The road along the ridge shown on this survey has been formalized by the surveyor to fit the rigidity of European order, straight lines run across the land. The lines reflect the current plan of the area and the subject site is part of Lot 28 on this early survey.

When the Austrian geologist Ferdinand Hochstetter visited the area in 1857 he noted that it was “a sadly waste plain of sterile pipe clay which grows nothing but dwarf Manuka and fern (...) nothing else seems to thrive in the sadly sterile soil which once produced those towering Kauri forests.”²

² P. 17, 'The Lake', Jean Bartlett in Takapuna People & Places, North Shore Historical Society, Jean Bartlett ed. 1989.

The remnants of the Kauri, its gum, were being dug from the fields.

The initial subdivision of the land based on that 1843 survey divided the peninsula into small farms.

In 1866 The Flagstaff Highway District was formed. Existing roads were upgraded and joined and new roads were formed. The principle road was Lake Road linking Devonport to the rest of the North Shore and running along the ridge line of the peninsula.

Dudding's Store at Hauraki Corner is situated on this road at the southern end of Takapuna Beach. Up until the turn of the century this area was relatively undeveloped. Devonport had grown as a centre, well connected by the harbour back to Auckland. Takapuna and the Belmont area remained rural with scattered residential development along the main road and the beach front.

In 1907 a tram line was laid from the Bayswater Wharf up to Lake Road at Halls Corner and through to Lake Pupuke. Improved transport was a catalyst for growth of the suburbs along the tram route. Mr George Dudding built his general store on this road at the perfect time to capitalize on the growth of the new suburb.



Proposed Tram and Ferry Route to O'Neill's Point Stewart, Graham. Fares Please. Page 16

In 1909 the Takapuna Tramways and Ferry Co. Ltd. was formed to operate a ferry and steam tramway from Auckland to Takapuna, via Bayswater. The tram route ran along King Edward Parade (now Bayswater Avenue) then turned northward along Lake Road to Halls Corner, where the track divided to encircle Lake Pupuke. This service began on 22 December 1910 and proved very popular.

The trip from Bayswater to Milford took about 30 minutes. Stops were about a quarter mile apart, with repair shops and barns at the Bayswater Wharf and at Takapuna.³

Takapuna and Milford were served and united by the steam tram. People could now easily commute to work in Auckland, the tram running hourly and more frequently at rush hour when practically the whole of the working and secondary school population used the ferry to the city.⁴

GEORGE DUDDING

There is very little information available regarding George Edwin Dudding and his family. He was a shopkeeper and a businessman. He bought the property from Ms Hester Geddis in 1914 for £400. At that time he was a storekeeper living at Kaihu in the Kaipara.

He commissioned the architect Daniel Boys Patterson to design a shop with residence above at the corner of Lake Road and what was then called Lake Town Road, and he had it built, then he lived there for the remainder of his life. One of his children was Dr Reginald Dudding of Northcote, as suggested by the North Shore Times, and his name is on the certificate of title.



Photo from Takapuna Library New Zealand Collection T0341
Looking up Hauraki Road- 1920s



Photo from Takapuna Library New Zealand Collection T4065
Hauraki Corner c. 1930

ARCHITECTURAL STYLE

Dudding's Store at Hauraki Corner was designed by the architect Daniel Patterson. It was constructed in 1914 as a general store with a residence above for George Dudding and his family. It was the first building constructed on the intersection and the shopping area that now exists grew around it. The plans were submitted to the local council in 1914. The builder A.J.Holmes constructed the building in 1915.

It is an unusual building for that period as the design is an architectural exploration of the bungalow style rather than the Italianate style that was almost standard for commercial buildings of that period. It is a hybrid or eclectic building and could be considered to be a "bungalow flavoured" Queen Anne style with its use of gables and the "swallowed" cupola dome on the corner.

The bungalow style as it arrived in New Zealand evolved from an "Americanised" version of the English Arts and Crafts house.⁵ The Californian Bungalow became the predominant form of housing built between the wars. A refined version of the general style was also used by architects for the design of school buildings, hospitals, court houses and all manner of other public buildings from around 1910-1930s. This building is unusual as an early adaptation of that style; an architect's interpretation applied to what was a stand-alone commercial building.

There is a similar corner building in Mt Eden on the corner of Mt Eden and Esplanade Road. This building also has a "swallowed" cupola on the corner and features gabled roofs. It appears to date from around the same period, although it has more Edwardian proportions. The designer of this building is not known.

⁵ p.19 "the Bungalow in New Zealand" Jeremy Ashford, Penguin Books 1994.



Hauraki Corner's Cupola
 Photo from Takapuna NZ Collection T2676
 Hauraki Corner 1920s



Esplanade Corner, Mt Eden showing a similar cupola
 Image courtesy Alan Matson

The primary feature of the building is its domed cupola set at the corner of the building. The cupola (which has, correctly, been called a belvedere on the North Shore City Heritage Inventory) sits low, with its eaves level with the eaves of the main roof. As a form it is very prominent as it projects right out at the corner and defines the corner itself, particularly when approaching from Devonport. The dome is ogee curved and faceted. At the apex of the dome there is a flagpole. The dome is covered in waterproofed fabric. Each segment of the cupola room enclosed by the dome is formed by a single joinery unit, a casement sash with glazing bars simply dividing the pane with a fan light above. Beneath the cill line the cupola is shingled down to the level of the broad street canopy.

When first built there was a verandah on the northern side of the cupola centred on the main gable of the roof. This verandah has been enclosed. The original verandah was plain. It featured paired corner posts with timber corbels, plain beams with exposed projecting rafters, and a shingled balustrade. Joinery has been fitted between the posts and the height of the opening lowered. The joinery is made up of large multi-pane sliding units. The joinery appears to date from around 1920, as shown by photographs T2676 + T4065 from the Takapuna Library NZ Collection (p.10+11).

The roof is formed of moderately pitched gables. The main gable runs down the northern side of the building ending in a gable end to Lake Road and hipped on its original line back into a return gable facing Jutland Rd. There are two connected gables on this side of the building that step along the face of the building. The rafters project and are expressed at the eaves. The gables are finished in plain wide barge boards and there are ventilating louvred panels at each gable end. These details are typical of the bungalow style.

The exterior of the main building is clad in bevel back weatherboards. The joinery on the original building was paired casement windows with fanlights over. All the facings and corner boxes are plain. The Jutland Rd side of the building has few openings relative to its surface area. This adds emphasis to the openness of the cupola.

The building had a large open shop front to Lake Road integrated into a corner entry and a further section of shop front up Jutland Rd. Beyond the shopfront there was an entry way to the upper floor directly off the street. Only the shopfront portions of the footpath were originally covered. The canopy was a simple low pitch verandah roof set on paired wooden posts at each corner. The fascia was deep to allow for signage, and to achieve the wide spans between posts on the road frontages. The corner fascia of the street verandah was capped with a plain arched pediment (refer to photographs p.10 +11).

From period photographs it appears that the building as originally built extended out at the back on two stories with a long lean-to section. None of this remains.

The scale and proportions of the building are generous for a building constructed at the very beginning of suburban development. It was a grand local store and, typical of suburban commercial buildings of that time, it was also a residence.

Dudding's Store was well located, on Lake Road at the corner of what was then Lake Town Road (Jutland Rd). The building was designed to take advantage the prominent corner location on the main road from Takapuna to Devonport and on a new tram line. It was constructed when the area was still semi-rural, at the beginning of its suburban development. This is very clear in the photograph taken looking up Hauraki Road. In this image (refer p.5) the road is a sea of mud, deeply rutted demonstrating the raw nature of Takapuna at that time.

Shortly after the store was built a stables was added in the yard (1916) and a porch was erected over the entry to the residence (1917). In 1922 a garage was also added in the yard. These changes have been entirely erased by more recent change.

PLANNING AND FORM

Dudding's Store was designed as a shop and residence. The design responded to the site, a prominent corner with a wonderful outlook to the sea. For its time the original building was a relatively complex design. The shop faced the street and had a recessed corner access. No plans remain of its original configuration and uses, however the lower level was most likely used for predominantly for retail and storage purposes. The upper level, accessed from the side entry off Jutland Road was a residence. It retained its interior layout until the 1982 additions and alterations. The trace of the outline of the plan of the upper floor remains in the ceiling set-out and flooring.

As first built it was almost square in plan. Its two-storied form is enlivened by the use of the "F" plan roof with its double gable to Jutland Road, the corner "cupola" and the upper level verandah over the street down Lake Road. This complexity of form contrasts with the relative plainness of surface detail on the building.



c.1978

Photo from Takapuna Library New Zealand Collection T1816

RECENT CHANGE

The interior planning of the building and its external appearance at the back has largely been destroyed by recent changes. Although traces of the layout remain in the ceilings of the upper floor, there are no discernable traces of the original layout beyond the exterior walls (and the wall to the adjoining Lake Road shop now incorporated into the building) on the ground floor. Most of these change has occurred in the last thirty years.



/to

A single storey retail shop, now incorporated into the restaurant/bar area, was added to the side of the building on Lake Road at some time in the 1960s or early 1970s.

Auckland

Star

Architects Sketches taken from
26.10.1882

An application was made in June 1980 to extend Dr Dudding's Restaurant at the upper level along Lake Road. Fortunately this did not happen.

The building was expanded in 1982-83. A large extension was added across the back of the building creating two new tenancies, a restaurant facing Jutland Road and a shop behind. At the upper level the building was extended. This development divided the building into eight tenancies on the ground floor with professional offices and a restaurant on the upper floor. The street verandah was extended at this time right up Jutland Rd, and has been reconstructed.

In 2002 the oldest section of the building was substantially altered in a major fit out for the Lone Star Restaurant. In these works almost all the internal walls of the original building were removed on both levels, the stair was reconfigured and all associated detail removed. In this area of the building only the exterior walls, the floors and the battened ceilings on the upper floor remain as traces of the original floor layout.

THE ARCHITECT- DANIEL B. PATTERSON

Patterson was English. He came to New Zealand in 1910 when he was 30 and established one of the most successful interwar commercial architectural practises in Auckland, Daniel B. Patterson, Lewis and Sutcliffe.

The firm were architects for, among others; the Auckland Savings Bank, the Auckland Diocesan Trust Board, New Zealand Breweries, and Campbell & Eherenfried Ltd. They designed some very prominent buildings, among them; Ellison Chambers in Queen St, the Mater Misericordae Hospital in Mountain Road, and the Auckland Central Fire Station in Pitt St.

This building is significant as it is one of the earliest buildings known to be designed by Patterson and as such it demonstrates the beginning of the broad range of his architectural achievements.

In his long career Patterson designed buildings in styles that ranged from classical during his first years in practice through to international modernist. He remained in practice until his death in 1962 at the age of 82. ⁶



ASB Bank Buildings by Daniel B. Patterson – Images Graeme Burgess August 2011

⁶ Sheppard File, Auckland University School of Architecture.

CHRONOLOGY

DATE	EVENT	REFERENCE
1914 October	tender notices- Daniel B. Patterson Tender for the construction of a “Store, etc, at Takapuna”.	New Zealand Herald
3 November	Takapuna Borough Council stating that “Mr Daniel B. Patterson, Architect, has applied for the permanent level at above junction” that is the permanent level at the junction of Lake Road and Lake Town Road, now known as Jutland Rd	Letter to the Town Clark
November	Permit #185 issued for G.E.Dudding, builder A.J.Holmes.	Takapuna Borough Council Records
26 November	Water services laid for Mr Dudding, Lake Road	Takapuna Borough Council Records
1915	Geo Dudding Store keeper	Auckland Directory
19 May	Response to letter by Mr G.E Dudding complaining about the state of the road at Hauraki Corner and requesting a crossing over the footpath at Lake Town Road; council agreed to provide a crossing on condition that Mr Dudding provides a culvert and that the footpath will be tarred and sanded provided Mr Dudding pays half the cost.	Takapuna Borough Council Records
10 June	Request from Mr Dudding for the cost of tarring & record of discussion of culverts	Takapuna Borough Council Records
21 October	Permit issued to G.E.Dudding for a stable at Lake Town Road. Permit #59/301 Builder Snowden & Bolton	Takapuna Borough Council Records
1916	Geo Dudding Store keeper Lake Road Takapuna	Auckland Directory
	Hauraki Corner beginning to build up as a tram stop and shops	

DATE	EVENT	REFERENCE
1917 12 April	Request by G E Dudding for permission "to erect a porch over private entrance at shop which would be less than 4 ft from the boundary- recommended that the permit asked for be granted".	Takapuna Borough Council Records - Streets & Works Committee Report
1920	Geo Dudding Store keeper George Ivil Tabacoonist George Parks Bootmaker	Auckland Directory
1922 December	Building permit issued # 252/1379/1080 works not described.	Takapuna Borough Council Records
1925	Rose Tea Rooms - Right side from Devonport before Hauraki Road same side after H Road John Bowsie Draper Gordon Hewitt Stationer & fancy goods Albert Simpson Fruiterer Across the road Geo Dudding Storekeeper	Auckland Directory
1931	Geo Dudding Storekeeper Telegraph office & bureau Last time Dudding shop	Auckland Directory
1933	Geo Dudding dwelling Beale & Co Store - telegraph and bureau	Auckland Directory
1946 26 Sept	Death notice for George Edwin Dudding	New Zealand Herald
1970 December	Mighty Dollar New World Supermarket opened	Auckland Directory
1972 14 March	Garage on the south corner (car sales) been there two years previously on supermarket site. Two buildings – one on Jutland Road the other on Lake Road to be demolished for car sales to sell Morris MG and Wolseley – Dennis Brown Motors Ltd. These two shops formerly sold meats and clothing.	North Shore Times Advertiser

DATE	EVENT	REFERENCE
1982		
21 October	New Look for Hauraki Corner – Description of the proposal by developer Mr Pat Nicholson, designed by Easton & Associates.	North Shore Times Advertiser
26 October	The two storey building on the corner of Lake and Hauraki Rds, now houses some shops, an office and a restaurant named Dr Dudding's	North Shore Times Advertiser
1983		
July	M.Douglas Easton & Associates Architectural Consultants Additions & Alterations to 335 Lake road Takapuna for Nicholson Developments Ground Floor Plan. New extensions and internal subdivision.	North Shore City Council
November	Upper level Floor Plan 1:50 Refers to the drawings as amendments to the drawings A1- A8 of Easton Associates July 83 Works not carried out: Window shown in verandah wall by belvedere, corner of one room shown cut and with windows into the wall	C.J.Clark architect Bayfield Road Herne Bay
1987		
June	"Dudding's Building up for Auction July 9"	North Shore Times Advertiser Article
1994		
May	North Shore City Council survey by Dinah Holman & James Lunday for Heritage Inventory Record form	North Shore City Council
August	Consulting Engineers & Planners Alterations to existing shops at 335 lake road Primary space labelled as restaurant	Cuthbert Ashmore Consultants Ltd Sheet 1 Steelwork Foundations & drainage Details A1 Overwritten Cuthbert Ashmore Consultants drawing
Post August	Floor Plan Changes to Unit 7 337 Lake Road single storey unit beside the primary building with internal connection. Kitchen fit out in this area Building Consent #T4010 Alterations to restaurant	
18 November	Code Compliance certificate for the works	North Shore City Council
1998		
October	Partition wall across upper floor room on Lake Rd side, lobby walls removed door removed on Jutland Road side.	Revised Upper Floor Plan 1:50 – F.L.Agar

DATE	EVENT	REFERENCE
1998		
11 November	Letter to North Shore City regarding Land Use Consent to change the use of the upper floor of the building from Business 2 to private residential.	Lionel Agar on behalf of the Chelsea Trust
23 November	335-337 Lake Road Consent deferred pending further information.	Letter from Kiran Narain of North Shore City re. Resource Consent Application R31164T
2006		
3 August	Category A listing	North Shore City Heritage Inventory

STATEMENT OF CULTURAL SIGNIFICANCE

Historical / Social Significance

The building and the site is associated with the development of Takapuna as a suburb. This was the first store, the cornerstone of the existing shopping centre. It has had a long association with the local community.

Archaeological Significance

The site has no known archaeological significance

Architectural / Aesthetic Significance

The building was designed by the prolific commercial architect D.B. Patterson. It is a rare example of his early work and was a cleverly composed two storied Queen Anne influenced bungalow. The building still retains its best features and form on the Lake Road frontage and up the first section of Jutland Road.

Townscape Significance

Hauraki Corner is set in a prominent position at the corner of Lake Road and Jutland Rd at the bend in Lake Road. It was designed to define that corner and remains a local landmark.

The former Dudding's Store defines the corner of Jutland Road and Lake Road. It is visually arresting, the corner cupola with its faceted dome and flagpole is a local landmark that is clearly visible in both directions along Lake Road, and is particularly significant viewed along Lake Road from the south.



Looking down Lake Road – crowd gathered for Royal visit
Queen Elizabeth & Duke of Edinburgh 1963-64
Photo from Takapuna Library New Zealand Collection T6488



Photo from Takapuna Library New Zealand Collection T2673
Hauraki Corner late 1960s

PART II. CONSERVATION POLICY

2.1 INTRODUCTION

The purpose of this conservation plan is to provide a useful tool, a document that can be used to guide the future care and use of the former Dudding's Store, to ensure that all factors affecting the building are considered at times of change. The document is intended to enhance the meaning of the building to the community by encouraging the understanding of its history and an appreciation of its qualities, in particular the heritage significance of its parts. It is hoped that the story told in this document will stimulate further research of the history of the Dudding's Store at Hauraki Corner and the role that this building has played in the history of the development of Takapuna.

The requirements of the owners, the Chelsea Trust have been considered in this document. The continued use of the building is fundamental to its conservation.

The building was scheduled as a Category A building by the North Shore District Council, and is now on the Auckland Council schedule. If any work, beyond maintenance and repair, is to be carried out on the building it will be necessary to apply to the Council as Territorial Authority for Building Consent and Resource Consent. An application would be assessed against the requirements of relevant Statutory Codes, the Building Act (2004) in particular. It is essential that all interested parties are supportive in the process, and that they have a clear understanding of the conservation issues involved. The responsibilities of the Territorial Authority, and how their requirements may influence processes of change, has been considered in formulating the conservation policies.

2.2 METHODOLOGY

In order to determine appropriate conservation policies for the building, the entire structure has been inspected and described and the existing archival records of the development of the building have been researched. From this information an assessment has been made of the Heritage Value of the building and it's component parts. The Heritage Values are intended to clearly guide which conservation processes (as defined in the ICOMOS (NZ) Charter) are appropriate for each part of the building and to ensure that any changes, including maintenance and repair, will not destroy the cultural heritage significance of the place.

In determining the conservation policies for the building a thorough visual survey has been undertaken. The description of the building which follows is based on this survey and on documentary evidence found, in particular the files held by the former North Shore City Council and by the owners, the Chelsea Trust. These documents have helped to explain the history of development of the building and its many layers of change. This description incorporates the

Assessment of Heritage Value and from this we have derived the specific recommendations included in the survey that relate to the building fabric. The requirements of regulatory authorities and other interested parties are considered in Section 2.4 Implementation of Conservation Policy (ii) The Role of External Authorities. The Auckland Council as the Territorial Authority is responsible for the administration of the Resource Management Act, and the Building Act.

Section 2.4 also considers the requirements of the property owner, the Chelsea Trust, and how these may impact on the cultural heritage significance of the building and policy recommendations. The Summary of Conservation Principles that come at the end of the report is a general conclusion and should be read along with the more specific recommendations of Section 2.4 Implementation of Conservation Policy (i) Guiding Conservation Principles.

Consideration has also been given to the existing condition of the building in section 2.4 Implementation of Conservation Policy (iv) Physical Problems. Problems with the existing fabric are identified in the survey of building fabric in addition to discussion in Part 2 Conservation Policy. This information is included as the condition of the building fabric as decay or damage affects the heritage values of the place and its parts. Where areas of the building fabric are showing signs of physical decay this is mentioned in the survey of the building to reinforce the need to attend to these problems.

Section 2.5 Summary of Conservation Policies and Recommendations at the end of this document summarises the essential processes and principles that should be applied to protect the building as a place of cultural heritage value and to ensure that the future development of the building is appropriately managed.

2.3 SURVEY OF PHYSICAL CONDITION AND ASSESSMENT OF HERITAGE VALUE

2.3 (i) INTRODUCTION – Explanation of Survey Process & Heritage Values

The fabric of the building, its walls, windows, its overall form and finishes are the physical embodiment of the building technologies and design current at the time it was built, and demonstrate the function it was intended to serve and refer to the community that grew around it.

The following is a description of the building as it stands. The description begins with the exterior of the building, starting with its street frontages, then each of its other elevations. The roof and roof form is also described. A room by room description of the building interior follows. Each section of the building described has been assessed and has a table of heritage values. These values are intended to guide any processes undertaken on the building, as defined in the section “Conservation Processes” in the ICOMOS (NZ) Charter (Appendix One).

Heritage values represent the assessment of the cultural significance of each element described. These values have been attributed to large elements or rooms. All other elements, unless separately noted, should be considered to have the significance of the space or element in which they occur.

The heritage values also guide conservation processes. The following table sets out the appropriate conservation processes (based on the definitions of the ICOMOS (NZ) Charter) for each of the given heritage values :

Heritage Value 3 Of great significance
Work on spaces or elements of great significance is limited to non-intervention, maintenance, stabilisation, repair.

Heritage Value 2 Significant
These items should be preserved and protected where this does not conflict with the conservation of items of higher significance. Building fabric and spaces with a Heritage Value of 2 may be adapted to new uses, otherwise work must be limited to maintenance, stabilisation, restoration, reconstruction and reinstatement.

Heritage Value 1 Of little Significance
It is preferable to retain these items. Removal may be justified where this facilitates the recovery of overall significance. Any modifications must not conflict with items of a higher Heritage Value.

Neut.	Of no Significance These items may be retained for practical or functional reasons as long as they do not obscure components or sections of the building with Heritage Values of 2 or 3. If possible parts of the building's fabric rated Neut. should be removed.
Int.	Intrusive Detracts from the heritage significance of the place. These items should be removed or concealed.

The original building is still clearly discernable on its street frontages. The additions to the building can be distinguished from the original building by comparing its present appearance with information from the historical record, particularly period photographs and the architectural plans prepared in the 1980s that showed the building as it existed at that time.

Those parts of the original building that survive are considered to have the most significance and accordingly been given the greatest heritage value. The heritage values reduce where changes have been made to the original fabric. In some instances the changes may be considered to have a neutral or intrusive effect on the overall heritage value of the original building.

The additions to the original building are part of the history of the place and have been considered in this assessment. Without exception these additions have not contributed significantly to the heritage value of the place. This is reflected in the assessments.

2.3(ii) EXTERIOR SURVEY

GENERAL EXTERIOR AND CONTEXT



Photo by Graeme Burgess (August 2009)

GENERAL EXTERIOR

Remaining Original	
Form of Hauraki Corner	HV 3
Original materials, detail & finishes:	
Metal roof	HV 2
Cupola roof	HV 3
Exposed rafters	HV 2
Wide board soffit	HV 2
Gable end vents	HV 2
Original casement windows	HV 2
Infilled Verandah	HV 2
Shingle beneath cill line	HV 2
Weatherboards	HV 2
Casement windows	HV 2
Cupola with Flagpole	HV 3
Original verandah form	HV 2
Existing verandah post & fascia	neut.

Extended verandah	neut.
Rear Addition	neut / int.
Deck Addition	int.
Fire Escape	int

CONDITION NOTES: The cupola framing is opening. The shingles are in poor condition and require repair and maintenance. In general the exterior is in reasonable condition for a timber clad building of its age. Refer also to photographs p.24 of the original verandah fascia + post set-out.

ROOF

Roof form of original building	
“F” form plan set out	
with gable ends to streets	HV 3
Corner cupola & Flagpole	HV 3
Hipped verandah roof	HV 3
Original low pitched verandah canopy	HV 2
Additions to the original roof form	neut.

CONDITION NOTES: The roof has been changed over time. General maintenance is required. Particular care should be taken of the intersection of the roof and cupola.



Photo by Graeme Burgess (August 2009)

LAKE ROAD ELEVATION

Original form	HV 3
Top verandah	HV 3
Verandah Infill	HV 2
Single storey shop addition (northern side)	neut.
Upper floor terrace	int.
Street verandah	HV 2
Verandah Fascia	neut.
Shop front windows	neut / int.

CONDITION NOTES: refer previous notes. Refer also to photographs p.24 of the original verandah fascia + post set-out.



Photos by Graeme Burgess (August 2009)

JUTLAND ROAD ELEVATION

Remaining original form	HV 3
Extensions to the rear (both levels)	neut. / int.
Original verandah form	HV 2
Verandah Fascia	neut.
Extended verandah form	neut. / int.
Verandah posts	neut.
Verandah post brackets	neut.

CONDITION NOTES: Refer to previous notes. Refer also to photographs p.24 of the original verandah fascia + post set-out. The street canopy requires frequent attention as this element gets struck by traffic and this has caused substantial damage. The canopy is not the original canopy. The footpath down this side of the building has been raised over time and the current footpath is above floor level in places. There is no adequate drainage down this side of the building and little subfloor ventilation.



Photo by Graeme Burgess (August 2009)

REAR ELEVATION

Remaining original roof form	HV 2
Upper floor extensions	neut.
Upper Floor terrace	int.
Lower floor extensions	neut. / int.

CONDITION NOTES: of no heritage consequence, generally well maintained. The additions have exacerbated the existing drainage problems across the back of the building. Surface water should be controlled. The building owners are concerned that the Pohutukawa trees planted in the public parking area have the potential to damage the building structure as they grow. The trees already add to the maintenance costs as the spoutings and downpipes have to be regularly cleared of leaves and other debris.



Photo by Graeme Burgess (August 2009)

NORTH ELEVATION

Remaining original form	HV 3
Rear extensions at upper level	HV 1
Stucco clad terrace	int.
Verandah	HV 3
Verandah infill at upper level	HV1
Shop addition at lower level	int.
Fire escape (hidden)	int.

CONDITION NOTES: Refer previous notes.

STREETSCAPE SIGNIFICANCE



Photo by Graeme Burgess (August 2009)

Lake Road: from Devonport

HV 3



Photo by Graeme Burgess (August 2009)

Lake Road: from Takapuna

HV 2



Photo by Graeme Burgess (August 2009)

View up Hauraki Road

HV 3

2.3(iii) INTERIOR SURVEY

LONE STAR RESTAURANT

This restaurant occupies the oldest section of the building on both levels. The interior has been largely gutted on the lower floor and generally rearranged. The wall between the former store and the shop built beside it on Lake Road has been opened and there are no original internal finishes apart from the ceilings of the upper floor area and some facings and linings on the upper exterior walls. All the interior walls have been removed on both levels and little or nothing remains of the former rear wall of the building that has also been opened and extended. Some of the timber floors remain on the ground floor and most of the original floor at the upper level.



View across Kitchen (August 2009)

KITCHEN

Floor-vinyl covered
Walls – wet walls
Ceiling- wet ceilings

neut
neut / int
neut / int



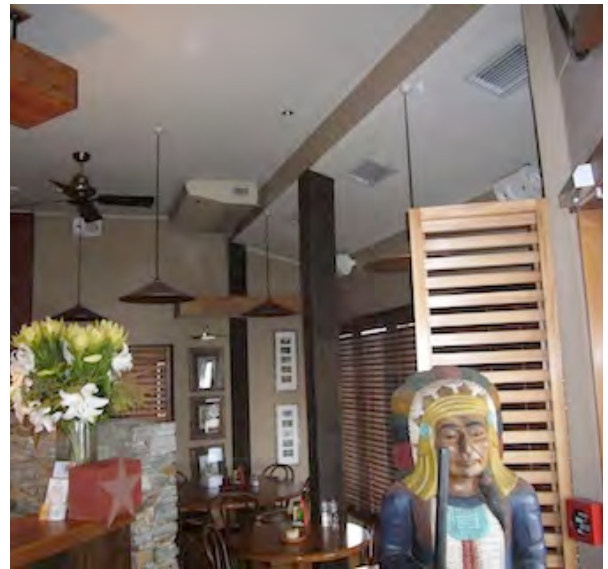
Floor at Original Entry (August 2009)



Detail of relocated Stair (August 2009)



View across Restaurant (August 2009)



View across Restaurant (August 2009)

RESTAURANT: GROUND FLOOR

Floor- remaining original timber
 Floor- raised floor area
 Original stair relocated & modified
 Metal stair rail
 Original entry lobby
 Wall & ceiling finishes

HV 2
 neut
 HV 1 / neut
 int
 HV 1
 neut



Upper Floor Ceiling (August 2009)



Cupola / Belvedere (August 2009)



Upper Stair (August 2009)



Original Fireplace (August 2009)

RESTAURANT: UPPER FLOOR

Original timber flooring	HV 2
Original board & batten ceilings	HV 2
Remnant architraves & skirtings	HV 2
Original fireplace	HV 2
Stair void rail	int.
Extensions, (bar, service rooms)	neut
Verandah porch (infilled)	HV 2
Cupola interior	HV 2

SUBFLOOR

The subfloor area of the building is not accessible and has not been assessed. There is constant dampness in the area of the restaurant kitchen as the floor of the building in this area is below the level of the adjoining footpath and water runs down the footpath in heavy rain. Similarly at the other side of the building where the access path runs down the side of the building and does not adequately drain. (refer also to 2.4 (iv) Physical Condition, and 2.4(v) Preventative Maintenance).

ROOF SPACE



Roof Space (August 2009)

The original form of the roof is still discernable. Within the roof space one can see that some of the original framing, rafters, purlins and ceiling joists, remain, however new structure and services have been fitted into the roof space.

Roof framing

HV Neg

1980s ADDITIONS

The Interior of the 1980s extension of the building was briefly inspected. It has no merit from a heritage perspective. These extensions at best are neutral and could be considered to detract from the overall heritage value of the building

Rear additions

HV Neg/int

2.4 IMPLEMENTATION OF CONSERVATION POLICY

2.4 (i) GUIDING CONSERVATION PRINCIPLES

The ICOMOS NZ Aotearoa Charter (Appendix 1) sets out the definitions and guiding principles of building conservation. These methods and principles are intended to give clear guidelines as to how change can be managed, especially appropriate methods for carrying out building work or other change and even maintenance.

Policy 1 - The principles and guidelines of the ICOMOS NZ Aotearoa Charter are to be applied in determining the appropriate methods and /or treatment of the building and its parts to ensure the preservation and care of its significance

Policy 2 – The reason given in the statement of cultural significance and the necessity to retain those aspects of the building which reinforce this meaning must form the basis for determining future policy.

Policy 3 – A formal process to ensure that the recommendations of the document are implemented with proper advice, consideration and experienced contractors.

Policy 4 – All work on the building should be carried out by experienced tradespeople and conservation professionals who are aware of conservation requirements and are familiar with restoration and conservation techniques as set out in the ICOMOS NZ Aotearoa Charter

Policy 5 – All changes made to the building should be fully reversible that is those changes should be able to be undone leaving the original fabric of the building intact.

Policy 6 - The fabric of the building that has been assessed as significantly contributing to the understanding of Hauraki Corner as a place of cultural heritage value (as set out in the Statement of Cultural Significance) must be respected and protected.

2.4(ii) THE ROLE OF EXTERNAL AUTHORITIES

EXPLANATION

The conservation and maintenance of the former Dudding's Store is primarily the responsibility of the Chelsea Trust as the owner of the building. How this is done may be influenced by the requirements of outside authorities or organisations that may have a role determining the future of the building. This building is not currently registered by the New Zealand Historic Places Trust. It was listed as a heritage item by the North Shore City Council and is now listed as a heritage item by the Auckland Council. The Council is the territorial authority responsible for the administration of the Building Act (2004) and the Resource Management Act (1992). Council has a responsibility to assist in the preservation/conservation of the building. This is outlined in the conservation policies accompanying the discussions that follow. It is recommended that these are adopted as key principles to guide any future work. (Refer also to Conservation Policies 1 - 3)

Policy 7 - A formal process should be established to ensure that the recommendations of this document are supported by the external authorities that may be involved in decisions regarding its future.

AUCKLAND COUNCIL

The Auckland Council is the local territorial authority responsible for administering the provisions of the Resource Management Act (1991) and the Building Act (2004). The site and buildings are subject to all the ordinary provisions of the Auckland Council as they apply to this property.

The site is currently zoned Business 2 under the former North Shore City Council District Plan. This remains the zoning under the Auckland Council.

The former North Shore City Council registered the building as Category A heritage item, under the District Plan Item 207. Section 11 of the former North Shore City Council District Plan sets out the policies and objectives that apply to listed buildings (refer Appendix 4). The building is now registered by the Auckland Council.

Any proposed work which involves the alteration or removal of original building fabric or which may obscure parts of the building will require Resource Consent. The Auckland Council may require that such resource consent applications are publicly notified, or have special consultation procedures with known interested parties such as community groups.

The provisions and requirements of the Building Act (2004) are considered by the Territorial Authority when processing Building Consent applications. A Building Consent is required for any changes to the building which involve changes to the structure of the building, or changes to the building services. The Building Act covers all services (plumbing, drainage, electrical) and sets out all the provisions that apply to them. The Building Act also addresses fire safety, disabled access requirements and structural integrity.

Under section 38 of the Act adequate provisions for escape from fire and for disabled access and facilities, are required as part of a building consent.

Section 46 prevents change of use of any building unless it is upgraded where necessary to meet the various requirements of the Building Act that may apply.

Where possible, when new work is undertaken, it should be carried out in accordance with the requirements of the Building Act (2004), “as nearly as is reasonably practicable”. In considering and applying these provisions the Territorial Authority is required by Section 47j of the Act to take into account the special historical and cultural value of the place to ensure that these qualities are not compromised.

Section 66 of the Act allows territorial authorities to issue notices requiring upgrading work on earthquake prone buildings. Dudding’s Store was built before modern standards of earthquake engineering were generally adopted. However it has been added to and altered substantially within the last thirty years and these works have been carried out in accordance with contemporary standards. As a component of this conservation plan the structural condition of the building has been assessed by Mr Stephen Lough of Lough Downey Structural Engineers, Appendix 5. This is an assessment based on Building Consent records and a visual inspection of the property.

Policy 8 - In considering changes to be made to the building, whether for Building or Resource Consent, the Territorial Authority must give full consideration to the cultural significance of the building, and its parts (as set out in the tabulations of Heritage Values Part II Conservation Policy, 2.3 Survey of Physical Condition and Assessment of Heritage Value (following page 27).

Policy 9 – To the greatest extent possible, without compromising the heritage value of the building, any new work is to comply with the requirements of the Building Act (2004).

2.3(iii) OWNERS REQUIREMENTS AND USES

The building is owned by the Chelsea Trust. The building is rented as commercial premises and is in three tenancies. The area of the original Dudding's Store is occupied by the "Lone Star Restaurant".

The intention of this section of the document is to encourage all those who make decisions which affect the fabric of the building, both tenants and owners, to consider the heritage value of this "taonga" and to create the best possible solutions to problems and requirements which arise, solutions which meet heritage requirements, budget constraints and are also the best possible design.

All work, from basic maintenance through to the introduction of new services and facilities, has an effect on the fabric of the building. The ICOMOS (NZ) Charter, discusses these matters, stating that;

"... Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with the original fabric but should be sufficiently distinct that they can be read as new work."

The existing condition of the building and its care, which is considered in the following section of this document, will affect how the building can be used.

Policy 10 - The proposed uses of the building should respect and if possible reinforce the cultural heritage value of the place.

Policy 11 - Parts of the building which have been assessed as being of significant or greatly significant heritage value (HV 2 + HV 3) must be retained + protected.

Policy 12- An archive of material relating to Hauraki Corner should be established to reinforce the value of the building and its history to the community and help to further the understanding of this place.

2.4(iv) PHYSICAL CONDITION

(refer also to (v) MAINTENANCE)

The physical condition of the structure is, overall, remarkably good. Some potentially detrimental issues exist and should be dealt with as soon as possible. There are a number of areas where significant fabric is at risk. The framing of the cupola is pulling apart, gaps are showing between joinery units, there are decaying shingles on both the cupola and on the old verandah, and other basic maintenance and repair problems with the cladding and joinery.

The survey of the building has identified a number of areas where problems have occurred and these observations have been reinforced by documentation from the owners setting out their experience and observations.

The 1983 extension was poorly constructed and poorly designed.

Down the Jutland Rd side of the building dampness enters the subfloor area as there is no cut-off drain on this side. During the almost one hundred years since the building was constructed, the adjacent Lake Road and Jutland Road surface levels and the corresponding levels of the adjacent public footpaths have been raised substantially and are now in excess of the original elevations and substantially in excess of the ground level beneath the ground level floorings (this level delta is in excess of 450mm in places and averages 300mm). Large areas of the ground flooring and ground flooring supports have been replaced by the landlord (during 1993/1994 and 2002) and passive air vents have been installed adjacent to the outside walls on Jutland and Lake Road and in the alleyway on the north side but additional improvements to still further improve such ventilation are considered by the landlord to be suitable. There is underground storm water run off under the Jutland Road footpath and into the under floor area beneath the Lone Star kitchen area.⁷

Similarly in the northern alleyway there is inadequate stormwater drainage as this area is a cul-de-sac enclosed when the new shop was built in the 1960s. Both the carpark elevation and the carpark lack adequate storm water drainage (there is only one storm drain in the car park at the carpark north west corner). This results in flooding during severe storm precipitation (on average two to three times per year) in the fire escape alleyway and as a result flooding into the under floor ground on the northern side of the building.⁸

The fire escape from this area is a very basic structure. The hand rail at the upper level was rotted out at the beginning of last year, it has now been repaired by the owners (2010) to match using treated timber.

The building's verandah posts have been struck 11 times since 1993 by buses, trucks and cars travelling both on Lake Road and Jutland Road. Two of these incidents have been very serious, on one occasion three verandah pillars were destroyed to the point where the verandah roof structure almost collapsed. Trucks continue to park on a daily basis on the public footpath on Lake Road (there is nowhere else for them to park) and at a rate of about three times per year cause damage to the verandah posts, gutters, downpipes, awnings, and signage. The building owners have made council aware of this, as it is a recurring problem that relates to protection of the footpath and the camber of the edge of the road.⁹

⁷ P.com. Lionel Agar, 2011

⁸ ibid

⁹ ibid

Ground floor storm water roof drain downpipes on both the Jutland Road and Lake Road (plastic downpipes and down pipe brackets) are smashed on average three times per year.¹⁰

The following is a maintenance and repair list prepared by the owner, Lionel Agar;

MAJOR NECESSARY REPAIRS

Upper Roof

Replace rusted sheets/flashing/steel guttering around dome.

Replace original fireplace chimney and supports.

Replace roof centre storm water steel gulley

Replace original lead roof sheeting nails as required

Lower Steel Roof And Verandah Steel Roof

Replace as required. Both roofs have inadequate timber support so that when tradesmen and customers walk on the roofs the steel roof deforms and the interface between the steel sheeting and the flashing is damaged with resultant ingress of rain water into the walls and flooring.

Replace roof centre storm water steel gulley above Kabana Restaurant and steel internal downpipe.

Wooden flooring and supports need replacing in Home Brew Shop.

Timber

Rotten/rotting timber throughout needs replacing (especially first floor window frames and weatherboards).

Storm Water Drain.

There is only one on the premises (in the alleyway) and this is considered to be inadequate.

Recommendation: the entire exterior of the building should be checked and a schedule of repairs prepared with emphasis on the roof. All exterior repair and stabilisation work should be carried out as soon as possible.

Recommendation: A full scope of urgent repair and maintenance works should be prepared for the building, with priority given to watertightness and structural issues. This work, once identified, should be carried out as soon as possible.

10 p.comm Lionel Agar, 2010

Recommendation: Investigate the possibilities to improve sub floor ventilation.

2.4(v) PREVENTATIVE MAINTENANCE

Preventative Maintenance is a method of identifying minor faults early, thus avoiding the need for major repairs in the future. By doing the right thing at the right time, only repairs or replacements that are necessary are required and can be approved of in advance. This involves not just cleaning and repair, but 'housekeeping' – checking services and building fabric for wear and harm. These should include;

- i) Regular Inspection of the building and site.
- ii) Routine cleaning and checking of services.
- iii) Periodic spring cleaning, refurbishment and recoating of surfaces.
- iv) Major repair or replacement (if and when necessary).

Failure to carry out routine maintenance will result in deterioration that may require major repair and restoration.

Such 'cyclical cleaning' depends on frequency of use (e.g. toilet and public areas should be cleaned weekly perhaps even daily). Regular site inspection should ensure the maintenance and cleaning of external surfaces, structural inspections and treatments as well as vegetation control. Repair work and larger maintenance items such as painting should be scheduled on a regular period, determined by the expected longevity of materials from new.

General 'housekeeping type' maintenance should be carried out by contractors who are familiar with the care and attention to authentic detail required by conservation work. A full maintenance programme for the building taking proper account of its heritage value needs to be established. This programme itself requires updating and should be checked and reassessed every ten years by a conservation architect.

It is recommended that a Preventative Maintenance Log be kept. The log should be updated each time an inspection takes place and should describe all jobs undertaken, the date performed, by whom / or what groups as well as the costs incurred. Photographs should be taken to record any significant work. As these will become the basis for all future maintenance work, any and all specifications prepared for the job should be recorded and kept with the log.

Health and Safety in Employment issues must be considered and care should be taken by all individuals working on the building as well as the visiting public. Contractors should be informed of any concerns.

Appendix 6 is the preventative maintenance schedule proposed for Hauraki Corner, outlining the specifications for an annual, five-yearly and ten-yearly cycle

of maintenance. The Preventative Maintenance Schedule should be read in conjunction with the rest of the Conservation Plan. The schedule sets out some specific guidelines for planned maintenance and a system of regular checks for the building fabric.

The Preventative Maintenance Schedule for Hauraki Corner (Appendix 6) will require further input from others who know the building well or have had the experience in carrying out maintenance work on similar buildings. The Maintenance Schedule is a guiding document – it is expected that it will be developed and modified over time.

Policy 13 – A program of regular maintenance should be maintained for the building. It is noted that there is a current maintenance program. Maintenance should be in accordance with a schedule to ensure appropriate care is taken of the building over time. Maintenance work should also take account of the particular heritage values of each part of the building.

Policy 14 – New Services (where required) should be unobtrusive and minimal, and where visible should be run in traditional materials. All existing power and plumbing is to be regularly checked as part of routine maintenance and where necessary upgraded over time, both for safety and as necessary to meet new requirements. Other services such as air-conditioning piping + systems should also be discretely placed (as at present) and pipe-work + wiring run as discretely as possible.

2.4(vii) LIGHTING AND EXTERNAL SECURITY

Lighting would be useful both to enhance the appearance of the building and to provide better amenity for night time use of the building if required.

Recommendation – Lighting should be discretely placed and give good lighting to the entries. As at present, there should be supplementary lighting to wash the building generally both to enhance its value as a landscape feature and to improve security.

2.4(viii) ELECTRICAL AND PLUMBING SERVICES

All existing electrical and plumbing services should be thoroughly checked and upgraded where necessary. Electrical faults as a result of old or bad wiring can cause fire and failing plumbing, if leaking, will cause the building to decay.

If required some provision may be needed for smart wiring.

Drainage is currently a problem. This has been considered in 2.4 (iv) Physical Problems

Recommendation – All existing electrical and plumbing services should be regularly surveyed and checked for condition. Services that do not meet modern standards should be upgraded. It is noted that the existing electrical and plumbing services were upgraded as part of the most recent building works.

Policy 15 – All existing power and plumbing is to be regularly checked as part of routine maintenance and where necessary upgraded over time, both for safety and as necessary to meet new requirements. (refer also to Policy 14 – New Services).

Consideration should be given to the future needs so that any extra services required can be planned for.

2.4(ix) FIRE PROTECTION AND EGRESS

If the use of the building is changed it would be required to meet current fire rating and fire egress requirements. The building has three occupancies. It is a large wooden building hence it is necessary to protect the building from damage in the event of fire. The existing tenancies have been legally established and met fire and egress provisions at the time permits were granted. The building is fitted with smoke detectors connected to a brigade alarm. The system is regularly monitored.

The existing system does not include sprinklers.

Recommendation – If possible a sprinkler system connected to the existing systems should be installed in a manner which respects the heritage value of the building fabric as the best possible means of protecting a timber building from fire.

Policy 16- The most effective fire protection system possible should be installed with great care to ensure that the existing heritage fabric of the building is protected.

2.4(x) DISABLED ACCESS & FACILITIES

The existing facilities within the building (Lonestar + Charo Hair Salon in particular) meet disabled access and use requirements as the works to create the tenancies have been established through a lawful Building Consent process and have been approved by Council.

2.4 (xi) TOWNSCAPE CHARACTER

Any future development of the building (or adjoining sites) must ensure that the view of the original street frontages and sides of the building, particularly the views along Lake Road and up Hauraki Road are maintained .

Recommendation – No changes should be considered to the fabric and form of the significant heritage elements of the building on the significant street frontages.

Policy 17 –The openness of the site and its formality should be maintained. Any future developments of the site / or adjoining sites must ensure that a clear view of the street frontage and sides of the building is maintained to retain its presence as a strong feature of the local townscape.

The Chelsea Trust do not wish to have large trees growing in the vicinity of their building. There are several Pohutukawa trees planted in the public carpark at the rear of the building. The existing trees cause increased maintenance and have the potential to affect services and structure.

Recommendation – The Chelsea Trust should be consulted by Council with regard to the landscaping around the building in the public domain.

2.4(xii) HERITAGE COLOURS

When repainting the exterior of the building the new colour scheme should be based on the early colours of the building as best as can be determined by scrape tests. A colour scheme based on the colours used at the time the building was constructed reinforced its interpretation as a place of cultural heritage significance.

Policy 18– Future colour schemes for the building should be based as closely as possible on the original colours of the building determined by scrape tests.

2.4(xiii) THERMAL ENVIRONMENT

Hauraki Corner has no thermal or acoustic insulation beyond the natural properties of the materials that have been used to clad and line the building. The ceilings are very high. The type of construction makes it difficult to change. There is no easy way to expose the cavities and install insulation. The cavities also carry out a function by letting the framing breathe. This prevents moisture sitting in the walls, a problem that can occur if walls are insulated but not watertight.

Heat pumps have been installed in the Lone Star Restaurant. The condenser units are located at the rear of the building, out of sight as much as possible.

Recommendation – Investigate possibilities for thermal insulation that does not compromise the integrity of the building or affect its fabric parts which are highly rated and will not cause condensation within wall or ceiling cavities.

Recommendation – Investigate alternative forms of heating the building that respect the integrity of the building while providing a more comfortable thermal environment.

Policy 19- Any proposal to improve thermal insulation, heating and air circulation in the building must respect the heritage values and character of the place.

2.4(xiv) INTERPRETATION

The building as it stands has a long association with the area. It was the first shop built in the immediate area and was a well known local landmark and destination.

The building was designed by the architect Daniel. B. Patterson. Patterson was responsible for a huge number of commercial buildings constructed around Auckland and in other centres during the first half of the twentieth century.

Recommendation – The material gathered in the course of research for this document should be used as a basis for an archive of material relating to Hauraki Corner.

Policy 20- An appropriate archive of information relating to the building and its history should be kept by the Trust and used to create suitable interpretative material to explain the building to its users. This archive should be available for academic research on terms that protect the interests of the owners.

2.4(xv) INSURANCE.

Consideration needs to be given to contingencies for major disruption or damage through accident or act of God. The insurance on the building should reflect the full replacement cost. It is our understanding that the current insurance held by the building owner provides this cover.¹¹

¹¹ p.comm Lionel Agar 2011

Recommendation/ Policy 21 -The insurance policy for the building should allow for the rebuilding of the entire building, in its present form and finishes.

2.5 SUMMARY OF CONSERVATION POLICIES + RECOMMENDATIONS

GUIDING CONSERVATION PRINCIPLES

Policy 1 - The principles and guidelines of the ICOMOS NZ Aotearoa Charter are to be applied in determining the appropriate methods and /or treatment of the building and its parts to ensure the preservation and care of its significance

Policy 2 – The reason given in the statement of cultural significance and the necessity to retain those aspects of the building which reinforce this meaning must form the basis for determining future policy.

Policy 3 – A formal process to ensure that the recommendations of the document are implemented with proper advice, consideration and experienced contractors.

Policy 4 – All work on the building should be carried out by experienced tradespeople and conservation professionals who are aware of conservation requirements and are familiar with restoration and conservation techniques as set out in the ICOMOS NZ Aotearoa Charter

Policy 5 – All changes made to the building should be fully reversible that is those changes should be able to be undone leaving the original fabric of the building intact.

Policy 6 - The fabric of the building that has been assessed as significantly contributing to the understanding of Hauraki Corner as a place of cultural heritage value (as set out in the Statement of Cultural Significance) must be respected and protected.

ROLE OF EXTERNAL AUTHORITIES

Policy 7 - A formal process should be established to ensure that the recommendations of this document are supported by the external authorities that may be involved in decisions regarding its future.

Policy 8 - In considering changes to be made to the building, whether for Building or Resource Consent, the Territorial Authority must give full consideration to the cultural significance of the building, and its parts (as set out in the tabulations of Heritage

Values Part II Conservation Policy, 2.3 Survey of Physical Condition and Assessment of Heritage Value (following page 27).

Policy 9 – To the greatest extent possible, without compromising the heritage value of the building, any new work is to comply with the requirements of the Building Act (2004).

OWNERS REQUIREMENTS + USES

Policy 10 - The proposed uses of the building should respect and if possible reinforce the cultural heritage value of the place.

Policy 11 - Parts of the building which have been assessed as being of significant or greatly significant heritage value (HV 2 + HV 3) must be retained + protected.

Policy 12- An archive of material relating to Hauraki Corner should be established to reinforce the value of the building and its history to the community and help to further the understanding of this place.

PHYSICAL CONDITION/ PREVENTATIVE MAINTENANCE (Refer Appendix)

Recommendation: the entire exterior of the building should be checked and a schedule of repairs prepared with emphasis on the roof. All exterior repair and stabilisation work should be carried out as soon as possible.

Recommendation: A full scope of urgent repair and maintenance works should be prepared for the building, with priority given to watertightness and structural issues. This work should be carried out as soon as possible.

Recommendation: Investigate the possibilities to improve sub floor ventilation.

Policy 13 – A program of regular maintenance should be maintained for the building. It is noted that there is a current maintenance program. Maintenance should be in accordance with a schedule to ensure appropriate care is taken of the building over time. Maintenance work should also take account of the particular heritage values of each part of the building.

LIGHTING AND EXTERNAL SECURITY

Recommendation – Lighting should be discretely placed and give good lighting to the entries. Supplementary lighting has been installed to wash the building generally both to enhance its value as a landscape feature. This also improves security and should be retained. The windows and doors should also be simply secured with hardware compatible with the age of the building.

SERVICES

Recommendation – All existing electrical and plumbing services are to be surveyed and checked for condition (refer also to maintenance program -Appendix 10). All electrical and plumbing services which do not meet modern standards should be upgraded.

Recommendation – New Services (where required) should be unobtrusive and minimal, and should be run in traditional materials. All existing power and plumbing will need to be upgraded both for safety and to meet new requirements.

Recommendation – Consideration should be given to the future needs so that any extra services required can be planned for.

Policy 14 – New Services (where required) should be unobtrusive and minimal, and where visible should be run in traditional materials. All existing power and plumbing is to be regularly checked as part of routine maintenance and where necessary upgraded over time, both for safety and as necessary to meet new requirements. Other services such as air-conditioning piping + systems should also be discretely placed (as at present) and pipe-work + wiring run as discretely as possible.

Policy 15 – All existing power and plumbing is to be regularly checked as part of routine maintenance and where necessary upgraded over time, both for safety and as necessary to meet new requirements. (refer also to Policy 14 – New Services).

Refer also to Appendix 6- Preventative Maintenance Schedule.

FIRE + EGRESS

An assessment was made of the building in terms of fire and egress for the building consent that established the current restaurant/bar use of the building. Handheld extinguishers are installed, as

required, in the commercial kitchens, and there are type 4 smoke/heat detectors throughout the building

Recommendation –the possibility of installing a sprinkler system should be investigated. These systems would have to be installed in a manner that respects the particular heritage values of the building fabric.

Installation of a sprinkler system would enable the existing fire hose reel to be removed.

Policy 16- The most effective fire protection system possible should be installed with great care to ensure that the existing heritage fabric of the building is protected.

DISABLED ACCESS & FACILITIES

Recommendation –The existing restaurant and bar within the former Dudding’s store have been established through a building consent process and have been deemed to meet the requirements of the Building Act for disabled access and facilities as they apply to this use.

TOWNSCAPE CHARACTER

Recommendation – Any future development of the building (or adjoining sites) must ensure that the view of the original street frontages and sides of the building, particularly the views along Lake Road and up Hauraki Road are maintained .

Policy 17 –The openness of the site and its formality should be maintained.

Any future developments of the site / or adjoining sites must ensure that a clear view of the street frontage and sides of the building is maintained to retain its presence as a strong feature of the local townscape.

Recommendation – The Chelsea Trust should be consulted by Council with regard to the landscaping around the building in the public domain.

HERITAGE COLOURS

Policy 18 – Future colour schemes for the building should be based as closely as possible on the original colours of the building determined by scrape tests.

INSULATION AND HEATING

Recommendation – Investigate possibilities for thermal insulation that does not compromise the integrity of the building or affect its fabric parts which are highly rated and will not cause condensation within wall or ceiling cavities.

Policy 19- Any proposal to improve thermal insulation, heating and air circulation in the building must respect the heritage values and character of the place.

INTERPRETATION

Recommendation – The material gathered in the course of research for this document should be used as a basis for an archive of material relating to Hauraki Corner.

Policy 20- An appropriate archive of information relating to the building and its history should be kept by the Trust and used to create suitable interpretative material to explain the building to its users. This archive should be available for academic research on terms that protect the interests of the owners.

INSURANCE

The current owner of the building, the Chelsea Trust, has comprehensive insurance cover for the building.

Recommendation/ Policy 21 -The insurance policy for the building should allow for the rebuilding of the entire building, in its present form and finishes.

APPENDIX 1 – ICOMOS (NZ) CHARTER

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ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

PREAMBLE

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving, conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 7 March 1993.

1. THE PURPOSE OF CONSERVATION

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

- (i) have lasting values and can be appreciated in their own right;

- (ii) teach us about the past and the culture of those who came before us;

- (iii) provide the context for community identity whereby people relate to the land and to those who have gone before;

- (iv) provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and

- (v) provide visible evidence of the continuity between past, present and future.

2. INDIGENOUS CULTURAL HERITAGE

The indigenous heritage of Maori and Moriori relates to family, hapu and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the founding document of our nation and is the basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

3. CONSERVATION PRACTICE

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as

appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

Conservation projects should include the following:

- (i) definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition;
- (ii) community consultation, continuing throughout a project as appropriate;
- (iii) preparation of a plan which meets the conservation principles of this charter;
- (iv) the implementation of any planned work; and
- (v) the documentation of any research, recording and conservation work, as it proceeds.

GENERAL PRINCIPLES

4. CONSERVATION METHOD

Conservation should:

- (i) make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- (ii) show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- (iii) involve the least degree of intervention consistent with long term care and the principles of this charter;
- (iv) take into account the needs, abilities and resources of the particular communities; and
- (v) be fully documented and recorded.

5. RESPECT FOR EXISTING EVIDENCE

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In these circumstances such material should be documented before it is obscured or removed.

6. SETTING

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

7. RISK MITIGATION

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

8. RELOCATION

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

- (i) the site is not of associated value (an exceptional circumstance); or
- (ii) relocation is the only means of saving the structure; or
- (iii) relocation provides continuity of cultural heritage value.

A new site should provide a setting compatible with cultural heritage value.

9. INVASIVE INVESTIGATION

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is

about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

10. CONTENTS

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

11. WORKS OF ART AND SPECIAL FABRIC

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

12. RECORDS

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive and made available to all affected people. Some knowledge of places of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

CONSERVATION PROCESSES

13. DEGREES OF INTERVENTION

Conservation may involve, in increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site.

Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this charter.

14. NON-INTERVENTION

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may be more important than the physical aspects of some places of indigenous heritage value.

15. MAINTENANCE

A place of cultural heritage value should be maintained regularly and according to a plan, except in circumstances where it is appropriate for places to remain without intervention.

16. STABILISATION

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

17. REPAIR

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

18. RESTORATION

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

19. RECONSTRUCTION


Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary


APPENDIX 2 - CERTIFICATE OF TITLE

[Land and Deeds-104.]

NEW ZEALAND.

Reference: *Land Transfer (Compulsory Registration of Titles) Act, 1924.*
Deeds Index, 26A. 188
Application No. 21634C.




 Register-book,
 Vol. 573, folio 34.

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
 LIMITED AS TO INTERESTS AND TITLE**

This Certificate, dated the twenty-seventh day of March, one thousand nine hundred and thirty-four under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND *Witnesseth that*
GEORGE EDWIN DUDDING of Kaihu, Storekeeper,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one rood seven perches and five tenths of a perch more or less situated in the Borough of Takapuna being Lot one (1) on a plan lodged in the Deeds Register Office at Auckland as No. T.62 and being part of Allotment 28 of Section 1 of the Parish of Takapuna.

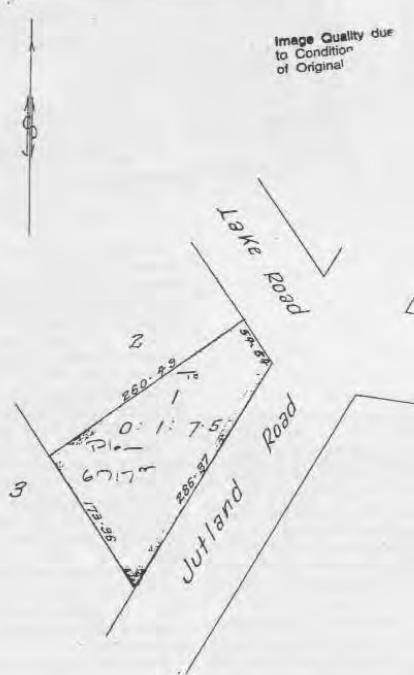



Image Quality due to Condition of Original

Scale: 1 Chain to an inch.


Over


M. J. J. J.
 Assistant District Land Registrar.

This certificate of title has ceased to be limited as to Notice
 into Notice entered 20/1/1947
66582 Transmission to Rebecca Dudding of Takapuna widow, Reginald George Dudding of Westhead, medical practitioner, and Vernon William Dudding of Cambridge salesman as executors entered 20/1/1947 10250/-
Transmission 69539 to Reginald George Dudding and Vernon William Dudding as survivors - Produced Entered 12/4/1951 at 3.0
(M) Duffin

APPENDIX 3 – NORTH SHORE CITY COUNCIL HERITAGE INVENTORY FORMS

North Shore City Heritage Inventory



NORTH SHORE CITY

Duddings Hauraki Store
335 Lake Road
Takapuna

ID	00207	Category	A	Use	Commercial	DPMAP	26
Material 1	Timber	Condition		Integrity	Good	Cultural Heritage	
Material 2	Iron				Form Intact	Streetscape	High

Construction Dates

From	1914	To		Alteration Date(s)	1917, 1983
-------------	------	-----------	--	---------------------------	------------

Legal Description Pt Lot 1 DP 61717 **Zoning** Business 2

Architect/Designer/Contractor
1914 - prob. Daniel Boys Patterson. Builder: A.J. Holmes. 1983 - M. Douglas Easton and Associates.

Architectural Style
Free Style motifs.

Reference Sources
Jean Bartlett, "Takapuna People & Places" (1989) p.52, Takapuna Public Library Lake Road-Hauraki Corner photographic collection & V/F Takapuna General - Souvenir of Takapuna photocopy, NSCCouncil Archives Takapuna Borough Council Building Permit Register TCC 427/1 [1] 12/11/1914, 4/10/1915 & 22/12/1922, NSC 110/114 335 Lake Road, Takapuna Streets & Works Committee 26/11/1914, 3/11/1914, 19/5/1915 & 7/10/1915-21/10/1915, 12/4/1917, North Shore Times Advertiser 16/5/1979 p.11, 21/10/1982, 18/6/1987 p.35, Auckland Star 26/10/1982, CT 573/34, DI's 3A.2040, 19A.915 & R230.466 Lands & Deeds, Auckland, NZ Herald 24/10/1914 "tender" & 27/9/1946 Dudding "Deaths" column.

NZHPT Listing
Not listed by the NZHPTTrust

Significant Elements
Projecting corner cupola, flagpole skyline feature, multiple glazing bar windows

Extent Of Listing
Exterior.

History
Duddings Hauraki Store was constructed in 1914. The architect was probably the well-known Daniel Boys Patterson. Jutland Road was known as Lake Town Road around this time.

According to the North Shore Times Advertiser 16/5/1979. "It was built in 1914 by the Dudding family who owned it until the late 1940s. A member of that family, Dr. R.G. Dudding, practised on the Shore for many years..." Dr. Dudding was a well-known physician who in earlier years had his surgery on the premises.

A comparison of the Takapuna Street Directories confirms that the store was built around this time.

According to Lands & Deeds details, George Dudding first purchased the property in 1914 for £400. "26/2/1914 - Hester G. Geddis, Spinster to George Edwin Dudding, of Kaihu, Storekeeper of Lot 1 of re-subdivision of Lots 1 & 2 of Allotment 28, Section 1 Parish of Takapuna."

Tenders for what is believed to have been the store were advertised in the NZ Herald 24/10/1914. "TO BUILDERS. STORE, ETC. AT TAKAPUNA. Tenders are invited for the erection of the above in Wood and will be received up to 12 noon, MONDAY, November 9. DANIEL B. PATTERSON, Architect. City Chambers, Queen Street." At the beginning of November, 1914 the Takapuna Borough Council confirmed the finished levels for the corner site. "TAKAPUNA, 3rd November, 1914 - Dear Sir, Re. Permanent Level at Junction of Lake Town Road and Lake Road. Mr. Daniel B. Patterson, Architect, has applied for the permanent level at above junction. The permanent level at Lake Town Road is the present level, and the level of Tram Rails in Lake Road is the permanent level."

The Takapuna Borough Council Building Permit Register recorded the following details for the property. "12/11/1914 - G.E. Dudding (owner) - A.J. Holmes (builder) - Lake Road - 185, 23/11/1914 (No. and date of permit) - £1187 (declared value of building)."

On 26/11/1914 the Takapuna Borough Council Streets & Works Committee recorded that water services had been laid on for Mr. Dudding, Lake Road and Building Plans submitted and permits issued to A.J. Holmes for Lake Road.

By May, 1915 the shop appears to have been constructed. The Takapuna Borough Council Streets & Works Committee replied to Mr. Dudding's request for a cart crossing. "DUDDING, G.E. - RE STATE OF ROAD AT HAURAKI CORNER AND REQUESTING A CROSSING OVER FOOTPATH IN LAKETOWN ROAD. Recommend that the Road be attended to and that Mr. Dudding be given a cart crossing on the usual terms, - that if he provides the Culvert the Council will provide the labour. It was further recommended that if Mr. Dudding will pay half cost of tarring and sanding footpath in front of shop the Council will pay the other half."

An advertisement for Duddings Hauraki Store appeared around this time. "TAKAPUNA. To Town and Country Visitors. G.E. DUDDING Begs to announce that he has opened a GROCERY STORE at this favourite resort. FOR QUALITY At the RIGHT PRICE HONEST DEALING QUICK DESPATCH And a sincere Spirit to please TRY THE HAURAKI STORE Orders by post will receive our very prompt and careful attention."

Mr. Dudding applied for and was granted a building permit to build a stable in Lake Town Road (Jutland Road) in 1915. Snowden & Bolton were the builders. In 1917 a porch was erected over the private entrance to the shop and in 1922 a garage was erected on the property. George Edwin Dudding died in 1946 and is buried in Purewa Cemetery.

Thursday, 3 August 2006

Page 1 of 2

Duddings Hauraki Store

35 Lake Road

Takapuna

In 1983 Duddings Hauraki Store was considerably enlarged to create eight retail stores and professional offices together with a restaurant on the first floor level. A carpark for 200 cars was also provided at the rear of the building. The architects were M. Douglas Easton and Associates.

Statement of Significance

ARCHITECTURE:

Duddings Hauraki Store is significant in that it is believed to be an early work of the architect Daniel Boys Patterson. Patterson was born and trained in England. He immigrated to New Zealand about 1910 and became a member of the New Zealand Institute of Architects in 1914. He was the senior partner in the firm of DB Patterson, Lewis and Sutcliffe, that was responsible for churches, hotels and commercial buildings throughout the Auckland province, the largest being the Mater Misericordiae (Mercy) Hospital. Daniel Patterson is perhaps best known for his series of classically inspired Auckland Savings Bank branches that were an early example of architectural corporate branding. They include the Pt. Chevalier, Khyber Pass, Jervois Road, Greenlane & Grey Lynn branches. Sadly the Dominion Road branch that formed part of the group was recently demolished for road widening purposes.

It is a notable projecting corner cupola (small dome) motif within the locality and surrounding area.

HISTORY:

Associated with the life and activities of the Dudding family who made a significant contribution to the health and retail development of Takapuna and the North Shore.


Illustrative of the history of commercial and retail development in Takapuna.

CONTEXT:

It is an important element in the community's consciousness and in the maintenance of people's sense of identity and familiarity with Takapuna and the Hauraki Corner.

It is an important visual landmark.

NORTH SHORE HERITAGE INVENTORY RECORD FORM

LOCATION/ADDRESS: NAME (IF ANY) NUMBER, STREET, LOCALITY, WARD 335 LAKE RD HAURAKI CORNER BELVEDERE TAKAPUNA	ITEM NUMBER .	CATEGORY A
BUILDING/STRUCTURE/OBJECT/SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL		LEGAL DESCRIPTION LOT 1 D.P. 61717
HISTORY		OTHER LISTINGS
REFERENCE SOURCES		ZONING
PHOTOGRAPHS (HISTORICAL) COUNCIL RECORDS		REGISTERED OWNER ADDRESS
STATEMENT OF SIGNIFICANCE This shop and restaurant building is significant because it: is a physical landmark is an important element in the community's consciousness and in the maintenance of people's sense of identity has historical associations with the development of Takapuna is an architectural oddity demonstrates an interesting application of building materials, methods and craft skills has aesthetic, architectural, historical, technical, educational, social and townscape value for present and future generations		ARCHITECT / DESIGNER
REASONS FOR LISTING: <input checked="" type="checkbox"/> HISTORICAL <input checked="" type="checkbox"/> ARCHITECTURAL <input type="checkbox"/> TECHNOLOGICAL <input type="checkbox"/> AESTHETIC <input type="checkbox"/> SCIENTIFIC <input type="checkbox"/> SPIRITUAL <input type="checkbox"/> SOCIAL <input type="checkbox"/> TRADITIONAL <input type="checkbox"/> SPECIAL <input type="checkbox"/> RARITY VALUE <input type="checkbox"/> GROUP VALUE <input type="checkbox"/> OTHER		PERIOD/DATE OF CONSTRUCTION 1900's?
		MATERIALS TIMBER FRAMED W/FE LEAD ROOF
PREPARED BY: DINAH HOLMAN AND JAMES LUNDAY FOR: NORTH SHORE CITY COUNCIL		CONDITION EXTERIOR
FOR: NORTH SHORE CITY COUNCIL		INTEGRITY BLDG FORM 'INTACT' SIGNIFICANT ADDITION TO BEAR & UPGRADE TO STREET.
FOR: NORTH SHORE CITY COUNCIL		SIGNIFICANT ELEMENTS BELVEDERE
FOR: NORTH SHORE CITY COUNCIL		CULTURAL HERITAGE VALUE
FOR: NORTH SHORE CITY COUNCIL		STREETScape VALUE TWO (IN CONTEXT)
FOR: NORTH SHORE CITY COUNCIL		DATE OF SURVEY EXTERIOR: INTERIOR: BY: CHECKED: PHOTOGRAPHED: SC MAT '94

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11. Cultural Heritage

11.1 Introduction

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

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

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

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

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

Plan Change 2
(see
Modifications)

The proposed *Auckland Regional Policy Statement* repeats these principles of the RMA and contains policies relating to the preservation and protection of a diverse and representative range of heritage resources. In particular, resource consent processes must take heritage matters into account and comprehensive inventories of heritage places are needed. Public awareness and understanding of heritage matters are also to be encouraged, through the provision of information and advice, and by advocating heritage conservation. Conservation of heritage resources must be managed and guided in an appropriate manner to ensure that heritage qualities are not devalued or compromised by development or change. Where feasible, such qualities should be conserved and protected in the process of development or change. The Resource Management Goals include Heritage and Tangata Whenua Values.

Plan Change 2
(see
Modifications)

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

11.2 Cultural Heritage Issues

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

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

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

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

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

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

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

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

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

11.3 Cultural Heritage: Objectives and Policies

11.3.1 Buildings, Objects and Places of Heritage Significance

Objective

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

Policies

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

Methods

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

Explanation and Reasons

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

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

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

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

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

Expected Environmental Results

- Protection and conservation of cultural heritage resources, as measured by a biennial survey of a sample of scheduled items, recording any changes and assessing the effects of any changes on site or in the vicinity, and by an annual review of scheduled items which have been subject to resource consents, to assess performance of the policies and identify issues for further investigation or action
- Increased level of awareness of cultural heritage values and a better standard of information about cultural heritage, leading to improvements in the public ability and willingness to conserve the resource, as measured by five-yearly resident surveys.

11.3.2 Archaeological Sites

Objective

To identify and protect archaeological sites within the city.

Policies

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

Methods

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

Explanation and Reasons

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

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

Expected Environmental Results

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

11.3.3 Maori Traditional Sites

Objective

To protect sites of heritage value to Maori.

Policy

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

Method

- The policy will be implemented by rules.

Explanation and Reasons

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

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

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

Expected Environmental Results

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

11.3.4 Chelsea Sugar Refinery Site

Objective

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

Policies

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

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

Methods

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

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

With regard to:

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

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

Explanation and Reasons

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

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

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

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

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

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

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

Expected Environmental Results

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

11.4 Cultural Heritage Rules

11.4.1 Buildings, Objects and Places of Heritage Significance

11.4.1.1 General

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

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

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

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

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

Exceptions

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

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

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

11.4.1.3 General Assessment Criteria for Discretionary Activities

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

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

11.4.1.4 Conditions

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

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

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

11.4.1.5 Conservation Plans Required

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

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

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

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

Category A

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

Category B

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

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

1. Architecture

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

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

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

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

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

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

2. History

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

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

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

3. Environment

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

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

Landmark: A particularly important visual landmark.

Rarity: Unique or uncommon within a local context.

4. Garden

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

5. Integrity

Site: Occupies its original site.

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

Condition: In good structural condition.

11.4.2 Archaeological Sites

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

a)

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

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

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

Note:

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

- b) No person shall plant any vegetation on or in the vicinity of any scheduled archaeological site, which in the opinion of Council is likely to cause damage to or detract from the feature or features for which the site has been scheduled.

Exceptions

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

11.4.2.2 Assessment Criteria

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

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

11.4.2.3 Conditions

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

11.4.3 Chelsea Sugar Refinery Site - Rules

11.4.3.1 General

- i) The following rules apply to the scheduled buildings and structures of the Chelsea Sugar Refinery industrial site and to specified activities on the site within the Business 9 zone that may affect the heritage values of those buildings and structures (see Appendix 11C).
- ii) Subject to Rule 15.5.1.1, activities within the Chelsea Sugar Refinery site are also regulated by the provisions of the Business 9 zone and other 'general' provisions of the Plan that apply city-wide, and the activity status of any particular proposal may change accordingly (see Rule 15.6.4).
- iii) The buildings known as the Manager's House and the Chelsea Estate Refinery (workers') Cottages are not protected under the provisions of this section but are scheduled for protection as Category A buildings in Appendix 11A, and protected under section 11.4 of the Plan.

- iv) The provisions of section 11.4.1 do not apply to the Chelsea Sugar Refinery industrial site, with the exception of sections 11.4.1.4 (Conditions) and 11.4.1.6 (Classifications and Assessment Criteria) which shall apply.
- v) Resource consent applications relating to buildings and structures scheduled in Appendix 11C shall be exempt from application fees, but new buildings and structures, and demolition applications, will not be exempt fees.
- vi) The Council may alter, reduce or waive any activity or development control specified in any other section of the Plan (for example car parking requirements) where it is satisfied that such action would promote or ensure the restoration, protection and maintenance of the scheduled item or collective significance of scheduled buildings and structures, and the proposal will not have any significant adverse effect on the environment. Such alterations, reductions, and waivers must be requested as part of a resource consent application, and in the event that the activity status is not clearly stated in the applicable rule, such applications shall be deemed to be Discretionary activities. Where those rules do not have criteria allowing heritage considerations, they shall be deemed to have them for the purposes of this section of the Plan.

11.4.3.2 Permitted Activities

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

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

- ii) no threat to the foundations or structural integrity of any scheduled building.
Compliance with clauses i) and ii) is to be evidenced by reports of suitably qualified persons completed (and available at the time of any building consent application) prior to any demolition work commencing.
- e) New buildings and structures that do not need a resource consent in terms of the rules that follow (11.4.3.3, 11.4.3.4, 11.4.3.5 and 11.4.3.6) and which otherwise comply with all relevant provisions of the Plan.

11.4.3.3 Controlled Activities

The following are Controlled Activities provided they comply with all relevant standards, terms and conditions (including those of the General Sections of the district plan where applicable). These activities require resource consent. Council reserves control over the matters set out in 11.4.3.7. The applications shall not be served on any persons other than the Historic Places Trust who will be served unless its written approval has been provided (ie 'limited notification').

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

11.4.3.4 Restricted Discretionary Activities

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

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

11.4.3.5 Discretionary Activities

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

- a) New freestanding buildings and structures within Areas H or D, defined in Appendix 11D, where any part is within 5 metres of a scheduled item or within 10 metres of mean high water springs.
- b) Alterations and additions to any Category A scheduled item where not provided for as Permitted activities.
- c) Demolition of any Category B scheduled item.
- d) Any 'Controlled' building or structure, of rule 11.4.3.3 a), that does not comply with the siting, height or 'footprint' conditions set out in that rule.
- e) New buildings and structures integral to the sugar processing industry, as specified as follows and sited in accordance with Appendix 11D:

- i) A continuous vacuum pan (VKT) structure that is visible outside the scheduled building (Pan and Powerhouse);
- ii) A new bulk sugar silo structure (including any enclosure) where any part is above 25 metres in height;
- iii) Coal boiler and associated buildings or structures (not including any part that is clearly distinguishable as a Permitted, Controlled or Restricted Discretionary activity).

11.4.3.6 Non-Complying Activities

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

- a) Demolition of any Category A scheduled item.

11.4.3.7 Assessment Criteria for Controlled and Restricted Discretionary Activities

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

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

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

- a) The efficient operational requirements of the Chelsea Sugar Refinery.
- b) The style and character of scheduled buildings or structures should be preserved.
- c) Repair, using matching materials, and respecting original forms and profiles, will be favoured over replacement.
- d) Changes should be reversible and loss of original material kept to a minimum.
- e) Changes to any scheduled building or structure should not significantly alter its primary form or characteristic details.
- f) Changes to individual scheduled buildings should respect and complement the style and scale of such buildings and adjacent scheduled buildings, and should not detract from the collective heritage significance of scheduled buildings and structures.
- g) Existing openings in exterior walls of scheduled buildings should be utilised in preference to making new openings. If new openings cannot be avoided these should be as small as practicable and should be located in the lower part of any external wall.
- h) Additions should be small in scale, structurally self-supporting and identifiable as new.

- i) Additions should complement the form of the existing building and acknowledge existing patterns, bay rhythms and window openings. Additions should be set back from the main building lines of the scheduled building.
- j) Roof additions should complement existing roof forms by repeating these, or by using secondary forms such as lean-tos or clerestories.
- k) The location, scale and bulk of new buildings should respect the exterior forms and scale of scheduled buildings and should not block or obscure their elevations.
- l) New buildings and structures should acknowledge the scale and character of scheduled buildings and structures and their location, design and external appearance should be compatible with and respect the scheduled buildings and structures, and take particular account of the distinctive built heritage profile the scheduled buildings create which in turn is accentuated by both the 'green' (vegetated) backdrop (visible behind the Cistern House) and the vegetated, and predominantly open, foreground.
- m) With respect to the height of new buildings and structures, it is anticipated that few will exceed the height limits (at which point 'height' becomes Discretionary) - for example tall, slender structures required for special operational needs. In such circumstances it will have been demonstrated that there are no practicable alternatives to what is proposed and that adverse effects can be avoided or mitigated.
- n) Where any new building or structure is proposed to be higher than any adjacent scheduled building or structure, or where it is proposed to increase the height of any scheduled building or structure, particular regard is to be given to the design and appearance of the upper parts of the structure.
- o) New work, and demolition activity, should not endanger, damage or destroy the fabric of scheduled buildings, or significantly detract from the features or attributes for which they were scheduled.
- p) Structures extending or linking scheduled buildings, or connecting with new buildings, should be simple in form, small in scale, and enclosed only to the extent necessary to provide weather protection.
- q) Where the structural skeleton of a scheduled building is integral to the heritage value of the building, this should be retained. New components should be fitted within, and around structural frames rather than necessitating their removal.
- r) Any changes of built form should be such that the visual impact would not be significantly adverse. In general no views other than from public vantage points near water level will be considered in such an assessment. Views from the Auckland Harbour Bridge may be considered.
- s) Where it is proposed to partly demolish a scheduled building or structure, it must be demonstrated that alteration, adaptation or refurbishment and reuse, or any combination thereof, are not practicable or viable options.
- t) The extent to which there is to be, or should be, photographic and other recording, prior to work commencing and/or after work has been completed, and the depositing of information in appropriate archival institutions.

11.4.3.8 Assessment Criteria for Discretionary Activities

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

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

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

Note:

Classification by 1993 Ward Boundaries

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

2 Albany Ward - Category B				
No.	Location	Name	Type	Map No.
11	Library Lane	Albany Community Hall	Hall	12
12	62 Hobson Road	Bayley House	House	12
13	12 The Avenue	Stevenson House	House	12
16	276 State Highway 17	Albany Hotel	Hotel	12
18	20 Greenhithe Road		House/ Restaurant	17

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

4 Glenfield Ward - Category B				
No.	Location	Name	Type	Map No.
25	350 Glenfield Road		House	24
26	6-12 Bay View Road	Morriggia House	House	19
27	23 Valley View Road	Gracie House	House	24
28	73 Stanley Road		House	24
29	123 Stanley Road	Cox House	House	24
30	151 Glenfield Road		House	24
31	259 Glenfield Road		House	24
32	528 Glenfield Road	MacElwain House	House	19
33	36 Kaipatiki Road		House	24

5 East Coast Bays Ward - Category A				
No.	Location	Name	Type	Map No.
34	Long Bay Reserve, Long Bay Drive	Vaughan Homestead	House	8
35	28 View Road, Campbells Bay	Cave House	House	14
36	59 Knights Road		House	14
37	Gilberd Place, Torbay	Pillbox	Pillbox	8
38	Long Bay Regional Reserve and Hinterland	2 Pillboxes	Pillboxes	8
39	Rothesay Bay Esplanade Reserve	Pillbox	Pillbox	14

5 East Coast Bays Ward - Category A				
40	Murrays Bay	Pillbox	Pillbox	14
41	Browns Bay Esplanade Reserve	2 Pillboxes	Pillboxes	14
42	Corner Beach Road & Long Bay Drive	Pillbox	Pillbox	8
43	Centennial Park	Gumdiggers Five: Hearth & Foundation Outline	Hut remnants	20
44	Manly Esplanade	War Memorial	Memorial	14
451	168 Deep Creek Road	Pioneer Cemetery	Cemetery	8

6 East Coast Bays Ward - Category B				
No.	Location	Name	Type	Map No.
45	954 Beach Road		House	8

7 Birkenhead Ward (Birkenhead) - Category A				
No.	Location	Name	Type	Map No.
46	6 Awanui Street		House	30
47	Colonial Road Chelsea Estate	Chelsea Sugar Refinery Refer to Sections 11.3.4 and 11.4.3, and Appendices 11C, 11D and 11E. Refer also to Section 15.4.7 (policy 9) and Rule 15.5.1.1.	Industrial	29
48	Colonial Road Chelsea Estate	Manager's House	House	29
49	60 Colonial Road	Chelsea Estate Refinery Cottages	House	29
50	3 Glade Place	LeRoy Homestead	House	29
51	9 Hinemoa Street	"Gilderdale" Thompson Residence	Commercial Building	29
52	94-98 Hinemoa Street	Hellaby's Building (Marinovic Building)	Commercial Building	29
53	100 Hinemoa Street		Commercial Building	29
54	181 Hinemoa Street	All Saints (exterior and interior)	Church	24A

7 Birkenhead Ward (Birkenhead) - Category A				
No.	Location	Name	Type	Map No.
55	237 Onewa Road, corner Onewa Road & Birkenhead Avenue	Zion Hill Wesleyan Church (exterior and interior)	Church	24A
56	Hilders Reserve	Beachhaven Wharf	Wharf	23
57	4 Glenfield Road	Anglican Cemetery	Cemetery	24A
58	2 Glenfield Road	Roman Catholic Cemetery	Cemetery	24A
59	Awanui Street	Clement Wragge Gardens/ Palm Gardens	Gardens	30
60	Hinemoa Street	Birkenhead Point Sea Wall	Sea Wall	30
61	Hinemoa Street - Nell Fisher Reserve	War Memorial Monument	Memorial	24A
24	Corner Glenfield and Eskdale Roads	Glenfield Road Cemetery	Cemetery	24

8 Birkenhead Ward (Northcote) - Category A				
No.	Location	Name	Type	Map No.
62	49 Church Street	St John The Baptist (Exterior: Belfry from 1913 alterations, windows to east wall of chancel, repositioned windows in foyer. Interior: Original roof structure, chancel windows, 1913 aisles, organ console, timber panelling, memorial plaques, pulpit and lecturn)	Church	25
63	103 College Road	Hato Petera House/ Administration	School	25
64	103 College Road	Hato Petera School Building	School	25
67	97 Onewa Road	St Aidan's Presbyterian	Church	25
68	1 Kauri Glen Road, corner Onewa and Kauri Glen Roads	Northcote College C Block	School	25
69	1 Kauri Glen Road, corner Onewa and Kauri Glen Roads	Northcote College Old Gymnasium	School Gymnasium	25
70	26 Queen Street	Former Shops (facade only)	Shop/House	30
71	37 Queen Street	Northcote Tavern	Hotel	30
72	55 Queen Street		Shop/House	30

8 Birkenhead Ward (Northcote) - Category A				
No.	Location	Name	Type	Map No.
73	60 Queen Street	Former Lepper's Post Office/ Shop	Post Office/ Shop	30
75	115 Queen Street	Former Northcote Post Office (1929 building exterior only)	Post Office	30
76	120-128 Queen Street	Bridgeway Cinema & Shops	Commercial Block	30
77	130 Queen Street		Shop	30
78	139 Queen Street	Northcote Methodist Church	Church	30
79	2 Rodney Road	War Memorial Hall	Hall	30
80	14 Rodney Road	Onewa Masonic Lodge	Hall	30
81	Corner Onewa & Lake Road	War Memorial Monument	Memorial	25
82	Queen Street and Princes Street	Northcote Point Seawall (including Sea Wall at "The Gold Hole")	Sea Wall	30
84	Corner Queen and Stafford Streets	Octagonal Telephone Box	Telephone Box	30
86	Northcote Point, Princes Street	Auckland Harbour Bridge Memorial	Memorial	30
87	Little Shoal Bay	Wharf Remnants	Wharf	30
88	Northcote Point, Princes Street	Northcote Point Flagpole	Flagpole	30
9 Birkenhead Ward (Birkdale/Beach Haven) - Category B				
No.	Location	Name	Type	Map No.
89	47 Verbena Road	Lymington Castle	House/Folly	24
90	2A John Bracken Way	Hilder's Cottage	House	23
91	55 Birkdale Road	St Peters Anglican	Church	23
92	8 Fordham Street	Fordham Cottage	House	23
93	39 Birkdale Road		House	23
94	53 Birkdale Road		House	23
98	134 Birkdale Road		House	23
99	10 Salisbury Road, corner Birkdale and Salisbury Roads	Birkdale Primary	School	23

10 Birkenhead Ward (Birkenhead) - Category B				
No.	Location	Name	Type	Map No.
100	9 Awanui Street		House	30
101	12 Bridge View Road		House	30
102	18 Bridge View Road		House	30
103	12 Colonial Road (Church House)		House	24A
104	6 Glade Place		House	29
105	19 Hinemoa Street		House	30
431	24 Hinemoa Street		House	30
432	25 Hinemoa Street	The Cliffs	House	30
433	38A Hinemoa Street		House	30
434	43 Hinemoa Street		House	30
106	52 Hinemoa Street		House	30
435	58 Hinemoa Street		House	30
437	74 Hinemoa Street		Post Office	30
438	77 Hinemoa Street		House	30
107	93 Hinemoa Street		House	30
439	110 Hinemoa Street		House	29
440	120 Hinemoa Street		House	29
441	128-130 Hinemoa Street		Commercial Block	29
442	154 Hinemoa Street		House	29
108	160 Hinemoa Street		House	24A
109	164 Hinemoa Street		House	24A
110	166 Hinemoa Street		House	24A
111	243 Hinemoa Street		House	24A
112	251 Hinemoa Street	Hattersley House	Commercial Block	24A
113	22 Huka Road		House	24A
114	25 Huka Road		House	24A
115	29 Huka Road		House	24A
116	33 Huka Road		House	24A

10 Birkenhead Ward (Birkenhead) - Category B continued				
No.	Location	Name	Type	Map No.
117	45 Huka Road		House	24A
118	55 Huka Road		House	24A
119	11 Maritime Terrace	Waldergrave	House	30
120	24 Maritime Terrace		House	30
122	114 Mokoia Road		House	24A
123	235 Onewa Road		House	24A
124	50 Palmerston Road		House	29
125	66 Palmerston Road		House	24A
126	68 Palmerston Road		House	24A
127	70 Palmerston Road		House	24A
128	72 Palmerston Road		House	24A
129	30 Rawene Road		House	24A
130	38 Rawene Road		House	29
131	8 Roseberry Avenue		House	24
132	9 Tui Glen Road		House	24A
133	11 Tui Glen Road		House	24A
500	237 Onewa Road, corner Onewa Road and Birkenhead Avenue	Former 1880 Zion Hill Church		24A
11 Birkenhead Ward (Northcote) - Category B				
No.	Location	Name	Type	Map No.
66	92 Onewa Road	St Vincent De Paul House (1939 building only)	Religious/ Social	25
136	4 Clarence Road		House	30
137	6 Clarence Road		House	30
138	7 Clarence Road		House	30
139	19 Clarence Road		House	30
140	25 Clarence Road		House	30
141	2/59 Gladstone Road		House	25
143	2 Milton Road		House	30
144	17 Onewa Road		House	25

11 Birkenhead Ward (Northcote) - Category B				
No.	Location	Name	Type	Map No.
145	95 Onewa Road		House	30
146	7 Princes Street		House	30
147	25 Princes Street		House	30
148	27 Princes Street		House	30
149	48 Princes Street		House	30
150	49 Princes Street		House	30
151	51 Princes Street		House	30
152	55 Princes Street		House	30
153	61 princes Street		House	30
154	1 Queen Street		House	30
155	9 Queen Street		House	30
156	15 Queen Street		House	30
157	17 Queen Street	Te Arotai	House	30
158	18 Queen Street		House	30
159	43 & 45 Queen Street		House	30
160	46 Queen Street		House	30
161	50 Queen Street		House	30
162	65 Queen Street		House	30
163	69 Queen Street		House	30
164	71 Queen Street		House	30
165	72 Queen Street		House	30
166	79 Queen Street		House	30
167	85 Queen Street		House	30
168	87 Queen Street		House	30
169	89 Queen Street		House	30
170	90 Queen Street		House	30
171	94 Queen Street		House	30
172	96A Queen Street		House	30
173	97 Queen Street		House	30
174	102 Queen Street		House	30
175	109 Queen Street		House	30

11 Birkenhead Ward (Northcote) - Category B continued				
	Location	Name	Type	Map No.
176	119 Queen Street		House	30
177	131 Queen Street		House	30
178	133 Queen Street		House	30
179	138 Queen Street		House	30
180	144 Queen Street		House	30
181	152 Queen Street	Old Council Chambers	Council/ House	30
182	208 Queen Street (including street wall)		House	30
183	18 Raleigh Road		House	25
184	6 Richmond Avenue		House	30
185	8 Richmond Avenue		House	30
186	10 Richmond Avenue		House	30
187	37 Richmond Avenue		House	30
188	38 Richmond Avenue		House	30
189	39 Richmond Avenue		House	30
190	5 Rodney Road		House	30
191	7 Rodney Road		House	30
192	12 Rodney Road		House	30
193	139 Queen Street, corner Stafford Road and Queen Street	Methodist Church Hall	Hall	30
194	10 Stafford Road		House	30
195	6 Vincent Road		House	30
196	11 Vincent Road		House	30
197	12 Vincent Road		House	30
198	18 Vincent Road		House	30
199	6 Waimana Avenue		House	30
200	29 Waimana Avenue		House	30

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

13 Takapuna Ward - Category B				
No.	Location	Name	Type	Map No.
216	23, Auburn Street, corner Auburn, Anzac and Killarney Streets	Takapuna Primary School	School	26A
218	8 Bayview Road		House	26
219	14 Bayview Road		House	26
224	1 Earnoch Avenue		Exchange/ Creche	26A
225	14 Eversleigh Road		House	26
226	Corner Fenwick & Shakespeare	Catholic Church of St Vincent de Paul	Church	21

228	9 Frater Avenue		House	21
13 Takapuna Ward - Category B continued				
No.	Location	Name	Type	Map No.
229	24 Hauraki Road		House	26
232	200 Hurstmere Road		House	26A
233	253 Hurstmere Road	Merkesworth Castle	House/Folly	21
234	288 Hurstmere Road	Hurstmere	House	26A
235	5 Jutland Road		House	26
236	26 Killarney Street	Pumphouse Residence	House	26A
237	17 Kitchener Road	The Stables (Black Rock)	House & Stables	21
238	68 Kitchener Road		House	21
239	429 Lake Road	Methodist Church	Church	26
240	212 Lake Road	Wilson Homestead	House/Home CCS	26
241	415 Lake Road		House	26
242	437 Lake Road		House	26A
243	7 & 9 Lakeview Road	Becroft House	House	26
245	18 Northboro Road		House	26
246	20 Northboro Road		House	26
247	30 Onepoto Road		House	26
249	14 Pierce Road		Kindergarten	21
250	46 Quebec Road		House	20
253	116 Shakespeare Road	Old House, Carmel College	House/School	25
256	2 The Strand	Former Takapuna Library	Library/Office	26A

14 Devonport Ward - Category A				
No.	Location	Name	Type	Map No.
259	28 Albert Road		House	32A
260	41 Albert Road		House	32A
261	21 Aramoana Avenue		House	32
262	14 Birkley Road	Ngateringa	House	31
264	58 Calliope Road		Shop/Restaurant	32A

14 Devonport Ward - Category A				
No.	Location	Name	Type	Map No.
266	26 Cheltenham Road		House	32
267	28 Cheltenham Road		House	32
268	11 Church Street	Duder House	House	32
269	18-20 Church Street	Holy Trinity Church (exterior and interior)	Church	32
270	47-49 Church Street	Devonport Power Station	Power Station	32A
271	41 Clarence Street		House	32A
272	16 Hastings Parade		House	32A
273	17 Sir Peter Blake Parade	Takapuna Boating Club	Boating Club	31
274	159 Bayswater Avenue	St Michael's and All Angels' Church (exterior and interior)	Church	26
275	King Edward Parade	Calliope Sea Scouts' Hall	Hall	32
276	5 King Edward Parade	Elizabeth House (exterior of building, and also main staircase and original dining room ceiling only)	Hostel/Hotel	32A
277	6A King Edward Parade		House	32A
278	29 King Edward Parade & 3A Church Street.	Masonic Tavern (Scheduling only relates to those parts described in Appendix 11A1)	Tavern	32
279	60 King Edward Parade		House	32
280	62 King Edward Parade		House	32
281	210 Lake Road	Takapuna Grammar	School	27
282	2 Lake Road	Buffalo Hall/Court Victoria Hall	Hall	32A
283	9 Mays Street		House	32A
284	Mt Cambria Reserve	Devonport Museum	Church/Museum	32
285	27 Niccol Avenue	First State house on the North Shore	House	32
286	14 Takarunga Road		House	32
287	128 Vauxhall Road	Fort Cautley and Gun Emplacement & Tunnel System	Military	32

14 Devonport Ward - Category A				
No.	Location	Name	Type	Map No.
288	100A Victoria Road	St Paul's Presbyterian Church and Graveyard (exterior and interior)	Church	32A
289	2B Albert Road	St Francis de Sales Catholic Church and Graveyard (exterior and interior)	Church	32A
290	1 Victoria Road	The Esplanade Hotel	Hotel	32A
291	3 Victoria Road	Old Post Office/Council Building (exterior and interior: main stair, upstairs Victoria Road frontage offices, Council Chamber and public foyer, back stairs)	Office	32A
292	5-19 Victoria Road	May's Building	Commercial Block	32A
293	10 Victoria Road	Old Post Office	Post Office/Museum	32A
294	14 Victoria Road	Former Bank of New Zealand	Bank/Restaurant	32A
295	16-18 Victoria Road	(facade, tiled roof and sidewalls only)	Commercial Block	32A
296	25 Victoria Road		Commercial Block	32A
297	37-39 Victoria Road		Commercial Block	32A
298	38 Victoria Road		Commercial Block	32A
299	41-32 Victoria Road	Buchanan's Building	Commercial Block	32A
300	49 Victoria Road	Johnstone & Noble Building	Commercial Block	32A
301	53-55 Victoria Road	Verran's Building	Commercial Block	32A
302	56 Victoria Road	Victoria Theatre	Cinema Block	32A
303	57-59 Victoria Road	Victoria Arcade	Commercial Block	32A
304	61-67 Victoria Road	Devonia Building	Commercial Block	32A
305	71 Victoria Road		Commercial Block	32A
306	73-79 Victoria Road	Allisons' Buildings	Commercial Block	32A

14 Devonport Ward - Category A				
No.	Location	Name	Type	Map No.
307	81 Victoria Road	Former Auckland Gas Co. Building (facade only)	Commercial Block	32A
308	83-85 Victoria Road	Watkin's Buildings (exterior only)	Commercial Block	32A
309	90 Victoria Road		House	32A
310	95-103 Victoria Road	Princess Buildings	Commercial Block	32A
312	112 Victoria Road		House	32A
314	197-199 Victoria Road	Former Takapuna Dairy Company	Dairy Company	32A
315	44 Williamson Avenue	Earnscliffe	House	27
317	Bayswater Avenue	O'Neill's Cemetery	Cemetery	31
319	Queens Parade	Drydock and Pumphouse (Pumphouse exterior - and those parts of the drydock that are above Mean High Water Springs)	Dockyard	32
320	Lake Road	Memorial Drive	Memorial	32
321	King Edward Parade, Devonport Waterfront	Shell Path	Path	32A
322	Mount Victoria	Mount Victoria Mushroom Vents	Military	32A
323	King Edward Parade, Marine Square	E.W. Allison Memorial and Clock	Memorial & Clock	32A
324	Windsor Reserve	Hydrographic Survey Station and Mast	Mark & Mast	32A
325	Windsor Reserve	World War 1 Memorial	Memorial	32A
326	Windsor Reserve	Fountain	Fountain	32A
327	King Edward Parade	Tainui Landing Monument	Monument	32A
328	Windsor Reserve	Memorial to J.P. Mays and H. Frankham	Memorial	32A
329	King Edward Parade	Commemorative Sea Wall (the seawall includes that part extending along the frontage of Queen's Parade including: King Edward VII Coronation Memorial, Commemoration Stone of Peace in the South African War)	Sea Wall	32A
320	Lake Road	Memorial Drive	Memorial	32A

14 Devonport Ward - Category A				
No.	Location	Name	Type	Map No.
445	King Edward Parade	Magazine Rock		32A
330	King Edward Parade	Watson Memorial	Memorial/ Clock	32
331	Mount Victoria	Fort Victoria	Military	32A
332	King Edward Parade	Site of original Devonport Wharf	Wharf Site	32
333	King Edward Parade	Execution Site near Mays Street	Execution Site	32A
334	King Edward Parade	Plaque recording Boat Building Industry	Plaque	32
336	Torpedo Bay	Plaque to D'Urville of the Astrolabe	Plaque	32
337	Torpedo Bay	Te Puna Springs Site	Springs	32
338	Victoria Road	Public Graveyard	Cemetery	32A
347	95A Calliope Road	St Augustine's Church	Church	31
443	Queen's Parade, Garden Terrace, Kapai Road, Clarence Street	Bear Garden Wall	Wall	32A
450	Windsor Reserve	Nothing Happened Plaque	Plaque	32A

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

15 Devonport Ward - Category B				
No.	Location	Name	Type	Map No.
350	126 Calliope Road		House	31
351	115 Calliope Road		House	31
352	152A Calliope Road		House	31
353	2 Cambria Road		House	32
354	33 Cheltenham Road	Former Oceanside Rest Home	Rest Home	32
355	44 Cheltenham Road		Shop/House	32
356	36 Cheltenham Road		Kiosk/ Restaurant	32
357	28 Church Street		House	32
358	64 Church Street		House	32A
359	5 Clarence Street	Former Telephone Building	Exchange/ Cafe	32A
360	23 Clarence Street		House	32A
361	24 Ewen Alison Avenue		House	32A
362	26 Ewen Alison Avenue		House	32A
363	28 Ewen Alison Avenue		House	32A
365	4 Flagstaff Terrace		House	32A
366	6 Flagstaff Terrace		House	32A
368	14 Glen Road		House	31
369	1 Grove Road		House	32
371	1 Hastings Parade	Salvation Army Hall	Hall	32A
372	14 Huia Street		House	32A
373	18 Huia Street		House	32A
374	5 Jubilee Avenue		House	32
375	15 Jubilee Avenue		House	32
376	17 Jubilee Avenue		House	32
377	3 Kerr Street		House	32
378	4 Kerr Street		House	32
379	9A, 9B, 9C, 9D, 9E, 9F Kerr Street	State Houses	House	32

15 Devonport Ward - Category B				
No.	Location	Name	Type	Map No.
380	21 Kerr Street		House	32A
381	25 Kerr Street		House	32A
382	21 Bayswater Avenue		House	31
383	14 Bayswater Avenue		House	32
384	30-33 King Edward Parade	The Works	Commercial Block	32
385	36-39 King Edward Parade		House	32
386	44 King Edward Parade		House	32
446	55 King Edward Parade		House	32
447	56 King Edward Parade		House	32
388	177, 179 and 181 Lake Road	State Houses	House	26/27
389	9 Matai Road		House	32
390	15 Matai Road		House	32
391	34 Mays Street		House	32A
448	Mt Victoria Reserve, Kerr Street	Signalman's House	House	32A
392	15 Mozeley Avenue		House	32A
393	26 Norwood Road		House	31
394	42 Norwood Road		House	31
395	57 Norwood Road		House	31
396	63 Norwood Road		House	31
397	51-57 Old Lake Road	State Houses	Houses	32
399	18 Queen's Parade		House	32A
400	8 Rata Road		House	32
401	10 Rata Road		House	32
402	12 Rata Road		House	32
403	14 Rata Road		House	32
404	1C Rosyth Avenue	Kindergarten	Kindergarten	31
405	27A Rutland Road	Rotheram House	House	31

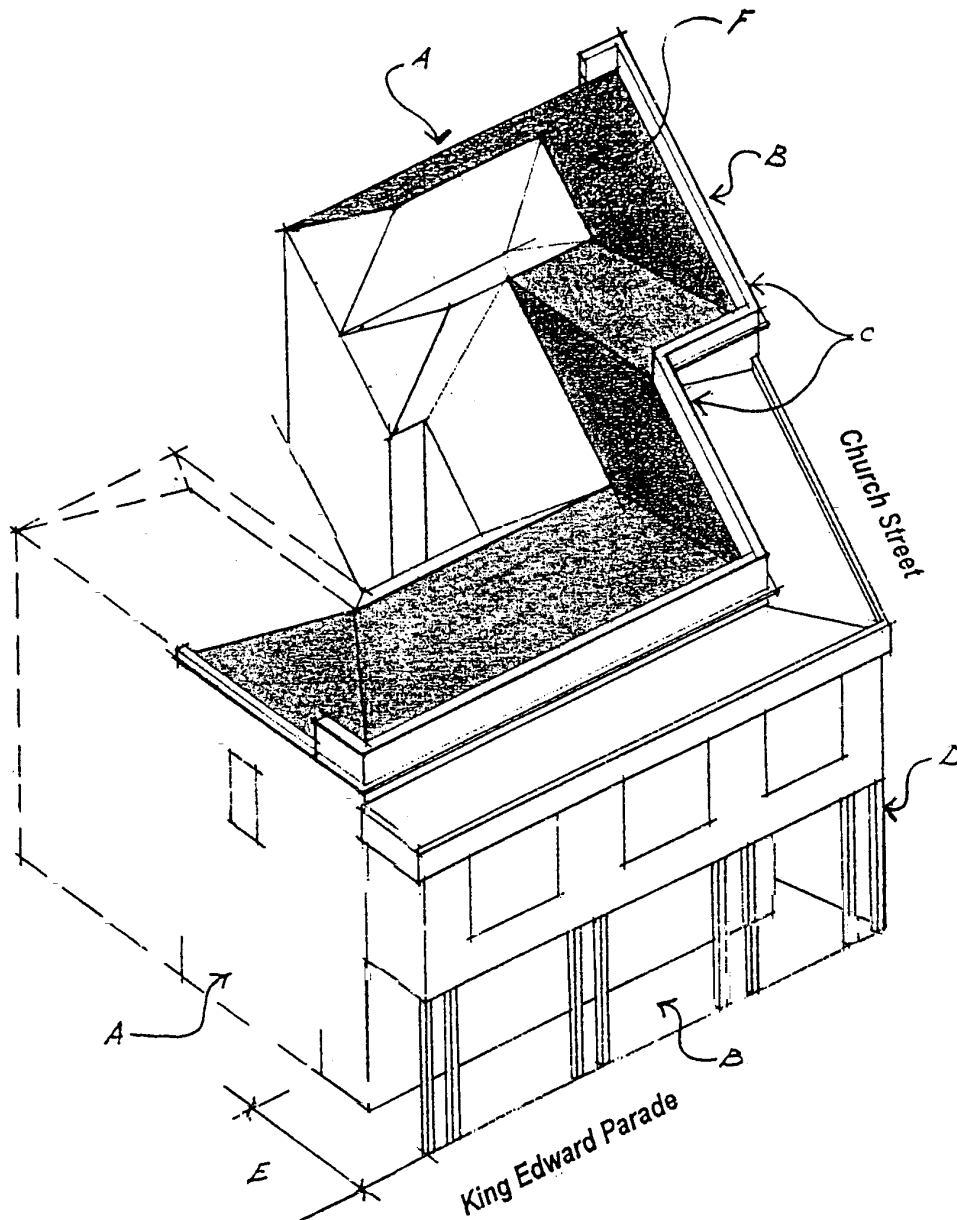
15 Devonport Ward - Category B				
No.	Location	Name	Type	Map No.
406	19 St Aubyn Street		Post Office/ House	32
407	30 Seacliffe Avenue		House	27
408	15A Second Avenue	Juriss House	House	31
409	15B Second Avenue		House	31
410	27 Stanley Point Road		House	31
411	39 Stanley Point Road		House	31
412	41 Stanley Point Road		House	31
413	6 Summer Street		House	31
414	7 Tainui Road	Domain Dairy	Shop	32
415	47 Tainui Road		House	32
416	11 Tudor Street		House	32
417	47 Vauxhall Road		House	32
418	51- 53 Vauxhall Road		House	32
419	57 Vauxhall Road		House	
420	126 Vauxhall Road		House	32
421	143 Vauxhall Road		House	32
422	60 Victoria Road		House/Flats	32A
423	151 Victoria Road		Shops	32A
424	157 Victoria Road		House	32A
426	27 William Bond Street		House	31
429	20 Wynyard Street		Business	32A

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

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

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

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



LEGEND

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

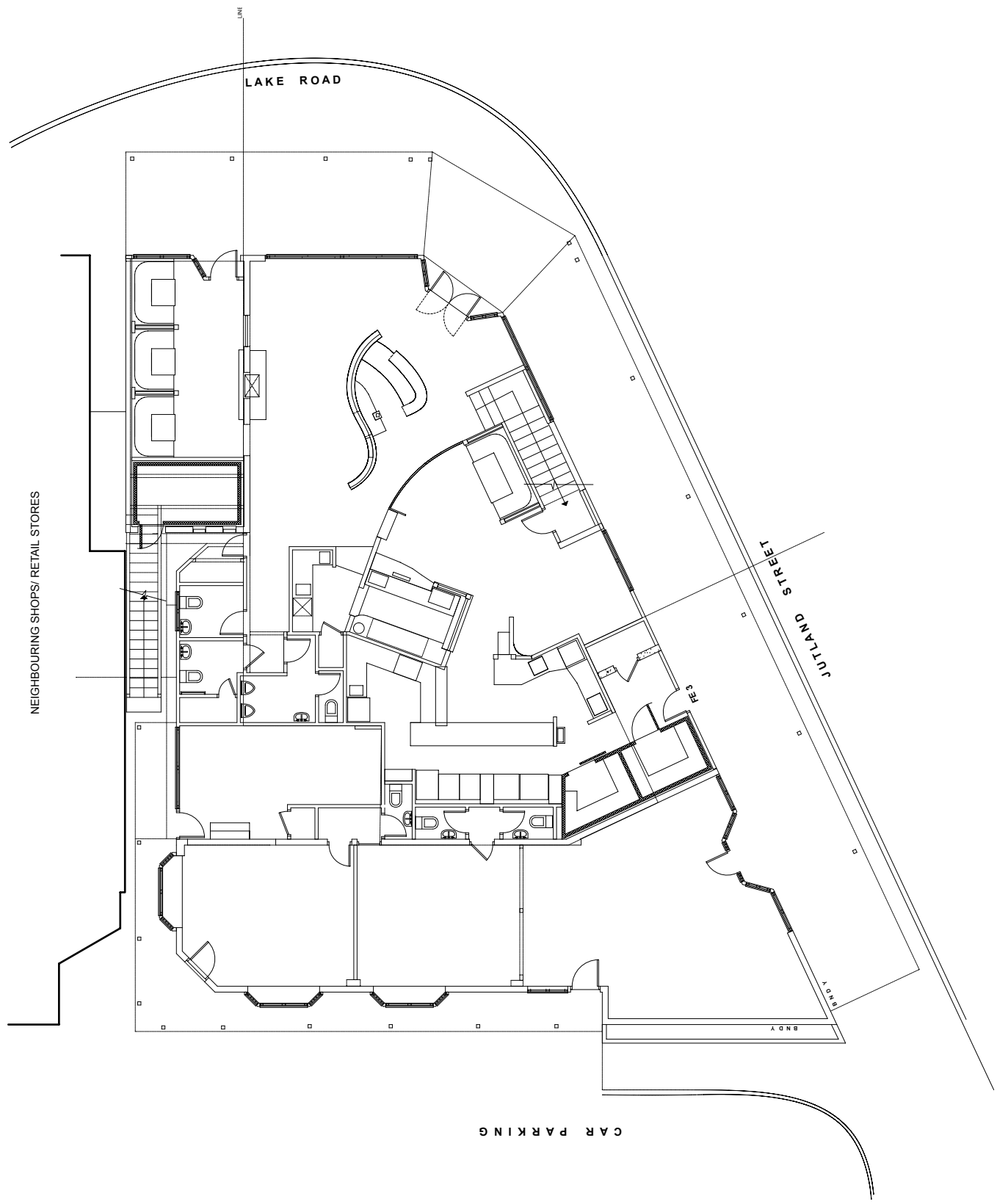
Scale: Not to Scale

Appendix 11B: Schedule of Archaeological Sites

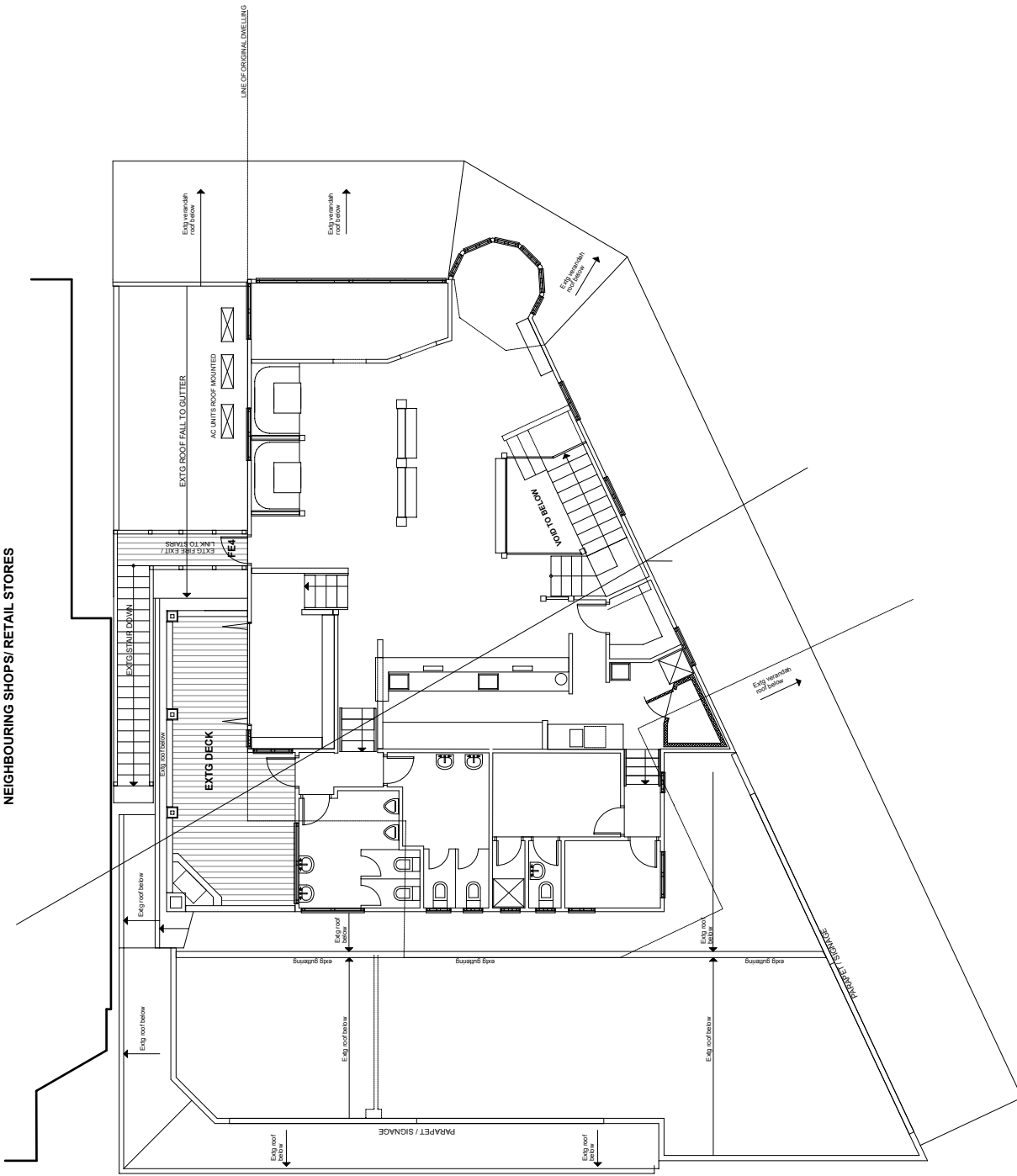
The site reference numbers are derived from *New Zealand Archaeological Association Site Record numbers*.

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

APPENDIX 4 – EXISTING PLANS



NEIGHBOURING SHOPS/ RETAIL STORES



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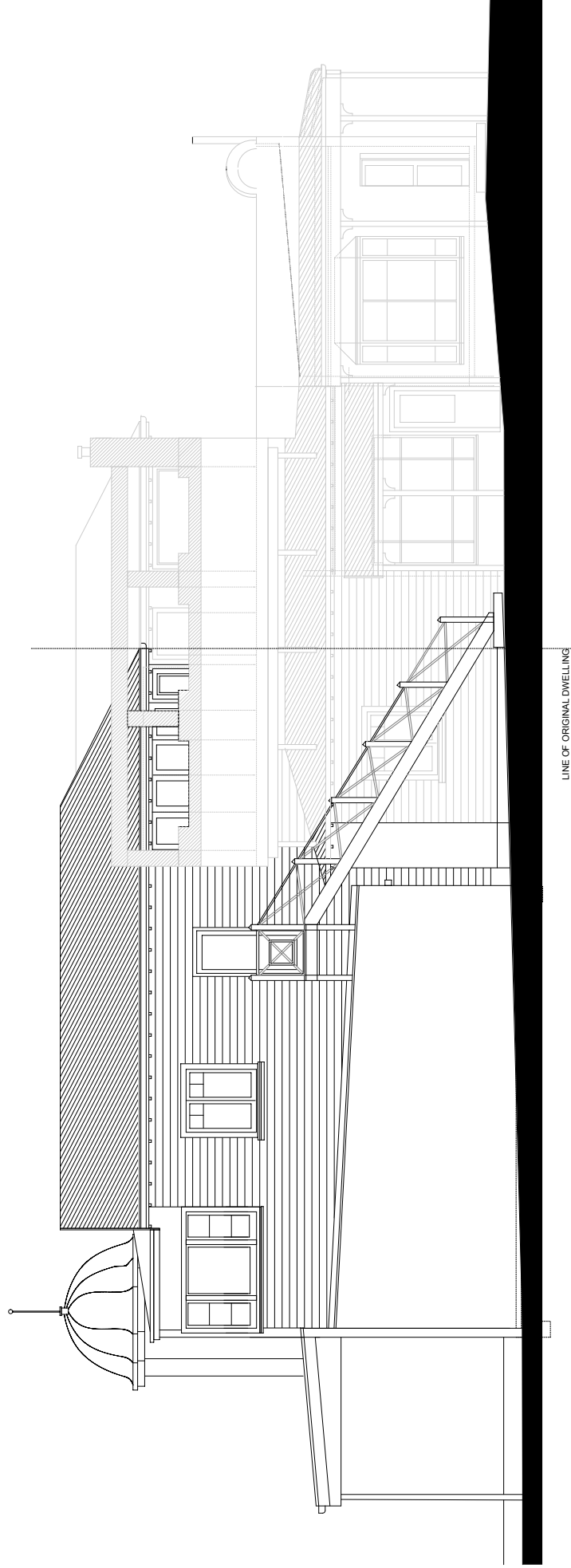
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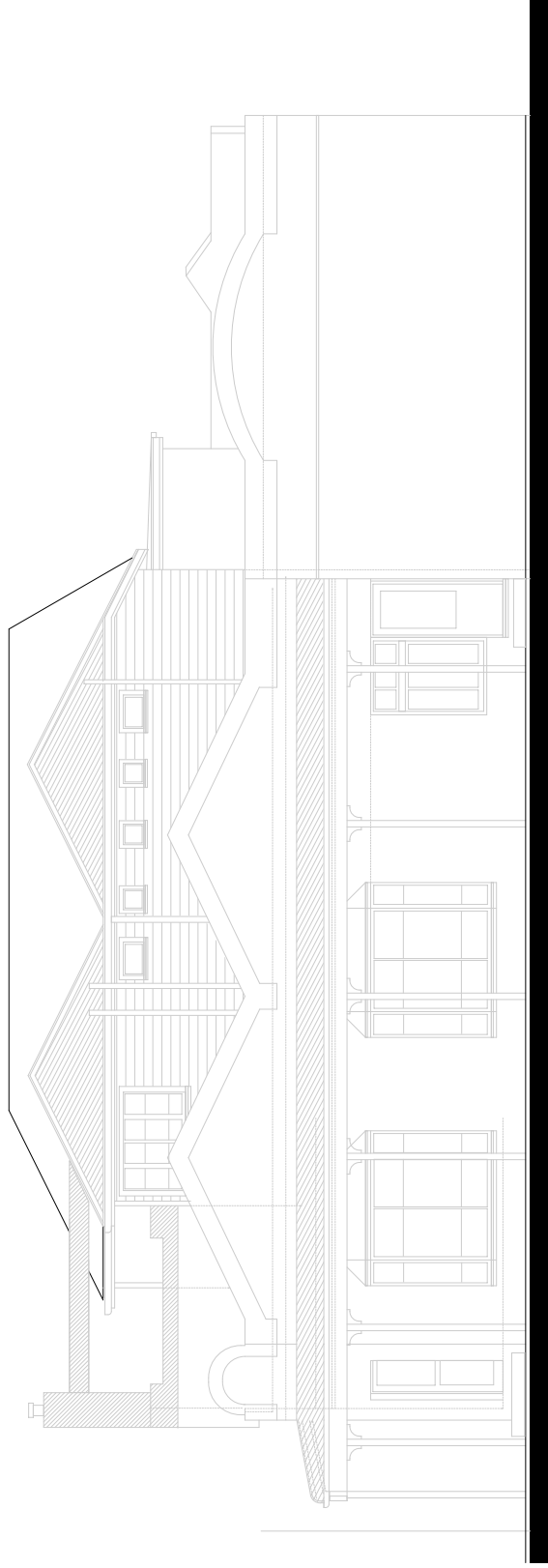
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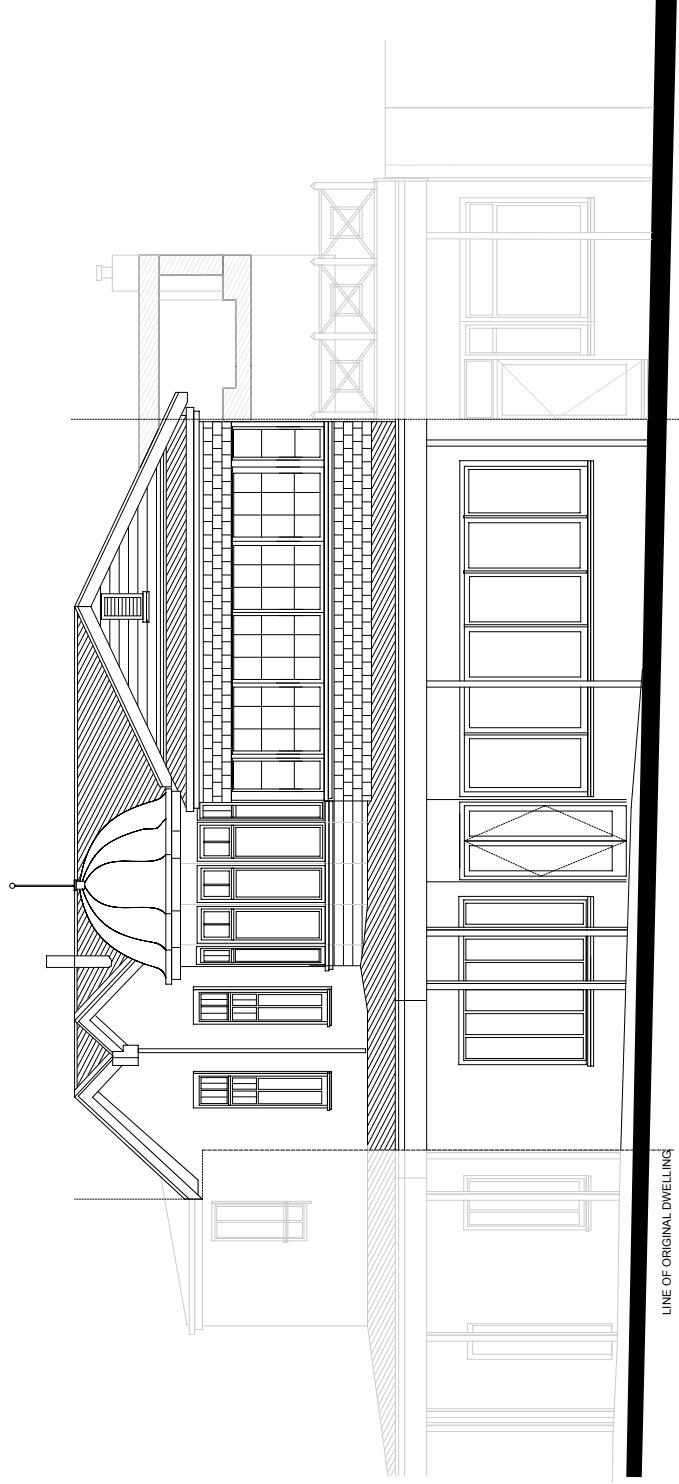
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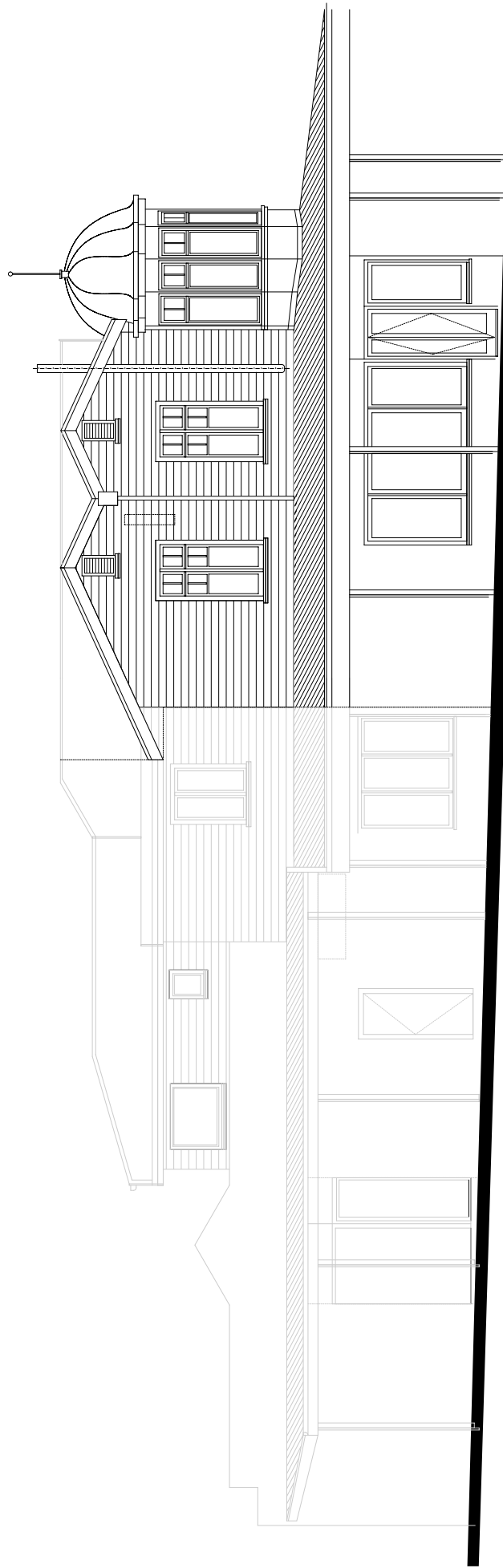
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APPENDIX 5 – STRUCTURAL ASSESSMENT

24 February, 2011

LDL Ref 8166

**LONE STAR RESTAURANT
335 LAKE ROAD
TAKAPUNA**

STRUCTURAL CONDITION REPORT



LoughDowneyLtd
CONSULTING ENGINEERS

Unit 1, Building 3
106 Bush Road Albany
PO Box 302 126
North Shore 0751
AUCKLAND

P: (09) 444 0068
F: (09) 444 0097
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W: www.loughdowney.co.nz

Acting on instruction from Burgess and Treep Architects Ltd, Lough Downey Ltd has undertaken an inspection of the above property to consider its structural condition.

We visited the site on 12th August 2009, and completed a walkover inspection, examining structural details where they were readily accessible, but not involving in-depth inspection of hidden details requiring the removal of wall linings or the like.

The building appeared to be sound, with no obvious structural defects.

We have also reviewed documentation held by Auckland Council (formerly North Shore City Council) which relates to building consent number BD/06833/02 taken out in July 2002 for the fitout of the restaurant in an existing building. We note that the building consent included for structural alterations involving new floor beams, posts and foundations, as well as wall bracing elements for lateral load resistance. The building consent application was supported by structural calculations and Producer Statement – Design (PS1) supplied by a Registered Engineer.

A Code Compliance Certificate No. C. BD/06833/02 dated 11/07/2003 was issued by North Shore City Council as a final code compliance certificate issued in respect of all the building work under the above building consent.

Based upon our inspection of the building, and the building consent documentation we reviewed (including the code compliance certificate), we are satisfied that the Lone Star Building at 335 Lake Road is structurally sound and compliant with the requirements of the New Zealand Building Code.

Steve Lough
Director
LOUGH DOWNEY LTD

APPENDIX 6 – PREVENTATIVE MAINTENANCE SCHEDULE

NOTE: All inspections should involve using the following or other developed checklists which must be dated, signed off, documented and retained and established as a log. Tasks should be ticked off as performed.

ANNUAL CYCLE

Daily

- Observe fire protection and monitor security.

Monthly

- Check security hardware.
- Wipe internal surfaces and vacuum clean the floor.
- Clean out external down pipes, gullies and rainwater outlets.
- Check hardware for security.

Quarterly

- Check and clean interior and exterior light fittings.
- Check doors and locking mechanisms.
- Check and clean metal surfaces and elements.
- Check and clean windows and other glass surfaces/elements.
- Check and clean floors with a cleaning solution.

Half-Yearly

- Perform visual check of walls, floors, roof and other substructure.
- Inspect and maintain if needed all timber joinery and metal services.
- Inspect for Borer and respond if necessary.
- Check and clean all external down pipes for possible clogging after storms.
- Clean and inspect all fixtures – perform necessary maintenance.

Annually

- Obtain a Building Warrant of Fitness (if required).
- Provided annual Borer treatment.
- Check and clean all interior, walls, ceilings and joinery
- Check the foundations – piles, sub floor framing and ground conditions.
- Check and clean the exterior (low pressure cleaning if needed).
- Check security and fire protection.
- Check and maintain locks and hinges.
- Check and maintain hardware, services and plumbing hardware.
- Check and paint in places if needed ALL exterior timber work.
- Check exterior carvings and clean surfaces with mild detergent.

- Roof to be cleaned down by an approved contractor (full care to be taken)

FIVE-YEAR CYCLE

- Organise the inspection of the superstructure by specialist consultants
- Check and repaint all exterior joinery.
- Check and repair roof.
- Check the foundations, specially for leaks, ground conditions, subsidence.
- Inspect the sub floor.
- Perform a borer inspection for the entire building and fittings.
- Inspect all services, fittings and chimneys.

TEN-YEAR CYCLE

The preventative maintenance actions performed every 10 years should recognise the significance of this lengthy cycle. At this time, a recognised architectural conservation specialist should fully inspect the entire building and, as already mentioned, review this preventative maintenance schedule or other developed systems.

- Organise a full inspection of building and site by a conservation specialist.
- Organise a thorough inspection of all structural systems.
- Organise a thorough inspection of all electrical systems.
- Organise a thorough inspection of all plumbing systems.
- Check and repair metal guttering.
- Check and repaint interior surfaces.
- Check and repaint exterior surfaces.

APPENDIX 7 – BUILDING FILES

BD0683302 Approved Building Consent Plans - 10th July 2002

BD0683302 Code Compliance Certificate - 11th July 2003