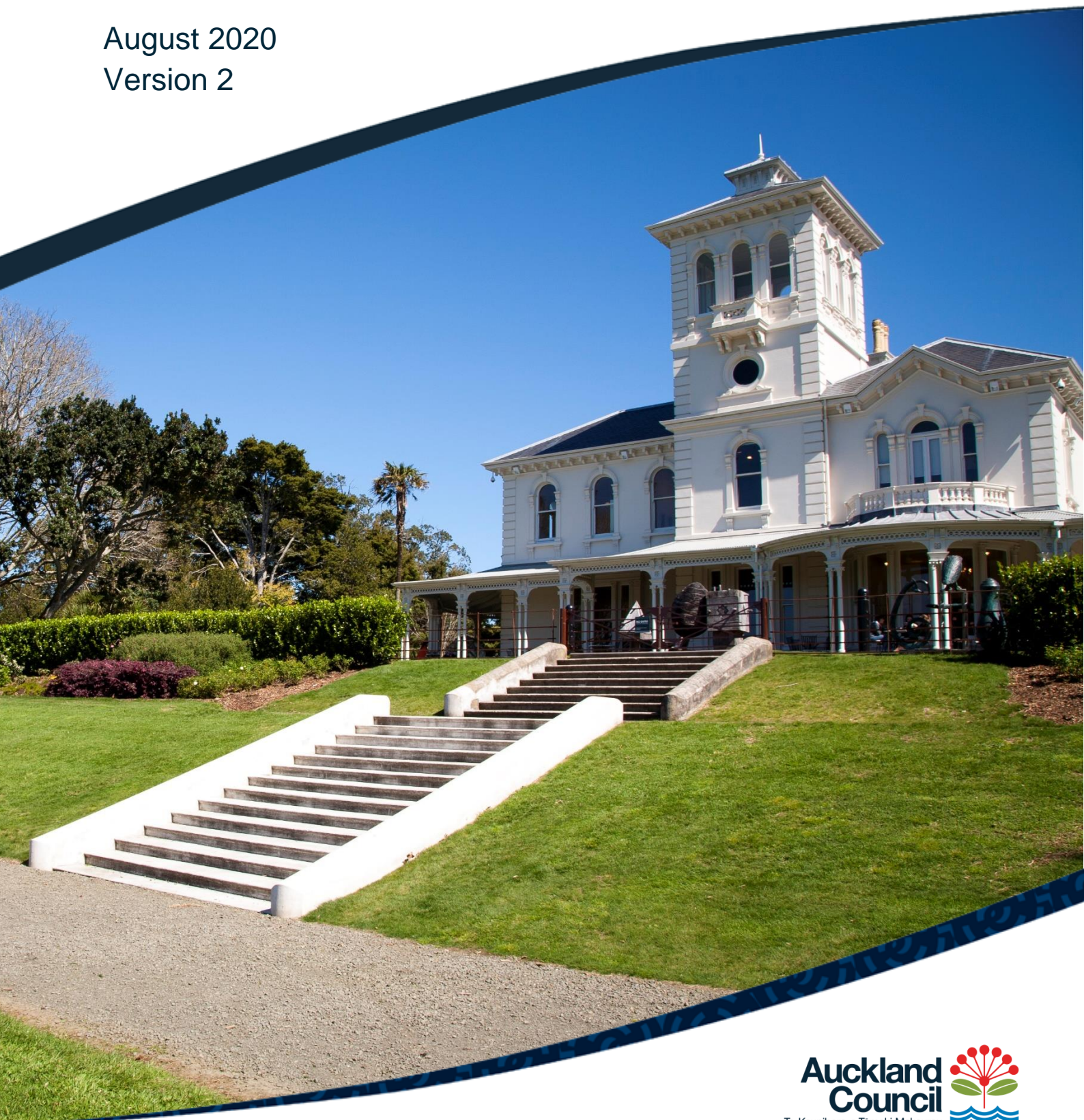


Methodology and guidance for evaluating Auckland's historic heritage

August 2020
Version 2



Cover image credit: Adele Krantz

Cover image caption: Matthews & Matthews Architects, Ltd. 2003. *The Pah Farm Conservation Plan*.

Located on a rise with panoramic views of the Manukau Harbour, Maungakiekie/One Tree Hill and Hillsborough, the Pah estate has always been valued for its landform, outlook and soil. The site is said to have been that of an extensive fortified pā, occupied by a hapū of the Waiohua tribe. The pā, known as Whataroa, was one of a number destroyed following a great battle at Titirangi around 1750.

The Pah farm provides important evidence of the progressive European development of the landscape from William Hart's pioneering farming beginnings in the 1840s to a significant agricultural park owned and managed by some of Auckland's most significant businessmen during the 1860s to 1880s. As well as later use for school, religious and community functions first by St Johns College, and then the Sisters of Mercy.

Contents

1	Overview	5
2	Introduction to the AUP historic heritage framework	5
3	Historical summary	6
4	Physical description.....	7
5	Comparative analysis	9
6	Evaluation	11
7	Statement of significance	28
8	Significance thresholds	30
9	Extent of place	32
10	Exclusions	38
11	Primary feature(s).....	38
12	Contributing and non-contributing sites/features	39
13	Additional rules for archaeological sites or features	40
14	Place of Māori interest or significance	40
15	Definitions	41

Appendices

Appendix 1: Criteria inclusion indicators

Appendix 2: Statements of significance

Appendix 3: Extent of place, primary features, exclusions and contributing and non-contributing places

Appendix 4: Schedule 14 style guide

Appendix 5: Describing heritage values

List of abbreviations

Auckland Unitary Plan: AUP

Church Missionary Society: CMS

Coastal Marine Area: CMA

Cultural Heritage Inventory: CHI

Diameter at breast height: dbh

Documentation and Conservation of buildings, sites and neighbourhoods of the Modern Movement: DOCOMOMO

Engineering New Zealand: ENZ (previously known as Institute of Professional Engineers New Zealand: IPENZ)

Heritage New Zealand Pouhere Taonga: HNZPT

Historic Heritage Area: HHA

New Zealand Archaeological Association: NZAA

New Zealand Heritage List/Rārangi Kōrero: the List

Record of title: RT (previously known as Certificate of title/CT)

Regional Policy Statement: RPS

Schedule 14.1: Schedule of Historic Heritage: the schedule

1 Overview

This methodology guides the process of evaluating the significance of historic heritage places against the criteria in the Auckland Unitary Plan (**AUP**) to determine if a place meets the thresholds for scheduling which are specified in the Regional Policy Statement (**RPS**).¹ Its purpose is to ensure that there is consistency in the way places are evaluated and that evaluations contain a sufficient level of detail so that subjectivity is minimised, and evaluations are consistent, defensible and transparent.

Heritage specialists and Mana Whenua representatives are key users, however, there are a number of other interested parties to whom the methodology and guidance is relevant. This includes resource management professionals, decision-makers, community interest groups, landowners and other interested parties.

Anyone evaluating a historic heritage place for potential inclusion in the historic heritage schedule should have regard to this methodology and guidance. Evaluations that do not meet the standards set out in this document are unlikely to contain the level of detail required to support good decision-making.

2 Introduction to the AUP historic heritage framework

The statutory framework for the identification and evaluation of Auckland's significant historic heritage places can be found in section B5.2.2 of the AUP. Policies 1-5 identify criteria and thresholds that determine whether a place is eligible to be included in Schedule 14.1: Schedule of Historic Heritage (**the schedule**). Places recommended for inclusion in the schedule must have considerable or outstanding value in relation to one or more of the evaluation criteria and have considerable or outstanding overall significance to the locality or a greater geographic area.

The AUP takes a place-based approach to historic heritage. This holistic, multidisciplinary approach considers multiple values that contribute to the significance of a historic heritage place. The place-based approach acknowledges the diversity of Auckland's historic heritage and the range of forms it takes, including landscapes, features, sites and settings. A place-based approach allows for a full understanding and appreciation of the values and overall significance of each historic heritage place. A place-based approach is in accordance with recognised good heritage practice², both within New Zealand and internationally.

¹ Eligibility does not automatically guarantee that a place will be scheduled. A planning analysis followed by decision-making from the elected council are subsequent steps prior to notification

² ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, Revised 2010

2.1 Evaluation process

The process of evaluating historic heritage significance involves the following steps:

1. Undertake historical research on the place and comparable places, the historical and physical context, and physical form/type/style
2. Visit the site to assist with understanding the place
3. Prepare a comparative analysis
4. Evaluate the place against the significance criteria
5. Prepare a statement of significance
6. Recommend whether the place meets the overall threshold for scheduling as a Historic Heritage Place (Category A or B) or Historic Heritage Area (**HHA**)
7. If the place is considered to meet the threshold for scheduling, define the extent of place recommended for scheduling, the primary feature(s) and any exclusions, based on the heritage values of the place identified in the evaluation
8. Obtain a peer review of the evaluation and incorporate any subsequent amendments³

These steps are interrelated and iterative. Sometimes new information or analysis in later steps will take the evaluator back to an earlier step for revisions.

3 Historical summary

The historical summary is a brief history that builds understanding of the place and its development over time. This section will include information on relevant historical contexts, associations and themes. For example, if the place is a State House, it may be relevant to include information on the origins of State housing, social welfare, the First Labour Government, various government departments, the architects, other areas of State housing, the significance of the location, other iterations of the State housing programme, and/or international examples.

Places that reflect successive layers of history, such as those that have been used in a variety of different ways and/or with different physical expressions over a period of time, may have multiple contextual themes to address in this section.

This summary can be structured in a number of ways but is expected to include both chronological and thematic sections to contextualise the place. In the body of the evaluation, this section summarises information that is relevant to the significance of the

³ Where an evaluation forms part of a council process (such as a plan change), the peer review is expected to be undertaken by or on behalf of the Heritage Unit

place. A more detailed historical narrative can be included as an appendix and referred to in the summary, where relevant.

4 Physical description

The physical description describes the geographic context and physical fabric of the place. It includes the following sections:

- **Site visit:** Include the date of the site visit(s), who attended, and what was inspected.
- **Place location:** Aerial photographs showing the immediate and wider physical context of the place. Historical aerial photography should be included in an appendix. Identify the place and any other significant features on the aerial (i.e. use arrows, circle or similar).
- **Geographic/physical context:** Information about the location and qualities of the place. Describe the surrounding environment and geographic context, such as the pattern of development, use/character of surrounding areas, significant streets or features (e.g. tram stops, bridges, corner site), landmarks and/or relevant topographical and landform information. If it is relevant to understanding the place, include information on the natural environment, including the wider landscape. Visual or proximity links with other places or sites may also be relevant, such as the location of a natural spring relative to a settlement site. Annotated location maps can be helpful where it is necessary to relate the place to a wider landscape.
- **Site description:** Information about site size, topography, general layout of features, general spatial organisation on site, orientation, key site features such as boundary treatments or significant plantings.
- **Description (exterior or surface features):** Include information on structure, form, style, fabric, key features, modifications, etc. Depending on the complexity of the place, this section can include subsections. Use the information from the historical summary to identify features that need to be made distinct for particular reasons (e.g. the barn where an important development in milking technology was made should be distinct from other accessory buildings on a farm). The following should be included in the description:
 - Site features in general: such as location, general dimensions, fabric, whether of a particular pattern or style, function, age (if known). A place with several features to describe may benefit from a diagram or annotated site plan
 - For buildings and structures: Include information on design or architectural style, number of stories, general form and orientation on the site, roof form and fabric, materials, structure, details on cladding, fenestration, entrances, and any special exterior features. If it reflects

an architectural style, note which key defining features of that style are present. If the building had a particular function, note what elements of the building illustrate that function. It may be useful to describe each elevation separately, but pictures, diagrams or architectural drawings can be used to illustrate more complex buildings

- For archaeological sites or places that include or may include archaeological sites or features⁴: Identify the site type/s (for example headland pā); describe the features present, including any that contribute to the context of the place. Where relevant, provide a reasoned interpretation based on analogy or recorded history of what subsurface features are likely to be present. For example, a historic-era domestic settlement site will typically include rubbish pits or deposits of discarded artefacts and food refuse, an infilled well and latrine, and evidence of buildings and structures including postholes or footings
 - Features associated with the setting: include fences, gates, outbuildings, steps, paths, driveways and other structures that contribute to the significance of the place
 - Notable trees and other important vegetation: include location, common name and scientific name (genus and species), approximate size (diameter at breast height [**dbh**], overall height) and age, whether there is a designed or vernacular landscape and whether it follows a particular style⁵
- **Description (interior or known sub-surface features):** Where there are known features of historic heritage interest, these should be described. A description and photographs should be included in this section. Additional historical or contemporary photographs and/or drawings can be included in the appendix.
 - For buildings and structures: include information on layout, access arrangements, materials and distinctive features, including fixtures and fittings
 - For known⁶ sub-surface features or archaeological deposits: describe the deposits or features present, including any that contribute to the context of the place. Include information on stratigraphy (and soil composition where relevant), and the extent of any known disturbance
 - **Summary of key modifications:** Describe any significant modifications to the place (including the date undertaken, where known). A timeline of modifications can be included in an appendix to support this summary. A colour-coded diagram can

⁴ Note that this may include standing buildings and structures

⁵ When preparing this section, an arborist may need to be consulted to provide input. The approximate age of plantings can sometimes be determined from archival photographs or historic aerial imagery

⁶ Either through historical records or prior investigation

be useful if different parts of the place have had multiple changes or have been constructed at different times.

- **Summary of key features:** Key features are those that, if destroyed or removed, would adversely affect the overall significance of the place. This may include the interior, where it is of historic interest. Do not itemise every feature of the place. If the place is eligible, these key features will inform your recommendations for primary features.

5 Comparative analysis

The comparative analysis examines how a place compares with other similar or related places (both scheduled and unscheduled) in the local area, region or wider context to establish its relative significance against one or more points of comparison.

The comparative analysis will also help establish the geographic extent over which the heritage values associated with a place extend. Start with the local context and go broader if no comparable places are found.

For example, if the place is the work of a notable architect, the comparative analysis will establish if it is significant within the architect's body of work by considering their other comparable works. Likewise, if the place is rare, unusual or an exemplar of its type, those qualities need to be established through the comparative analysis.

Revisit the comparative analysis when a preliminary evaluation against the criteria is undertaken, as there is a direct relationship between the comparative analysis and the inclusion and exclusion indicators.

5.1 Determining the basis for comparison

The historical research and physical description will identify the relevant points of comparison for a place. These may include (but are not limited to):

- design or architectural style
- geographic area
- thematic context
- period of significance/age
- historical associations (with individuals, groups, places, events, etc)
- type
- use
- architect, builder, engineer or designer
- fabric and/or technology

Select the points of comparison relevant to the place. It is important to understand the basis for comparison to avoid comparisons that do not help determine significance. For example, where a house appears to be significant because of who lived there, the appropriate basis for comparison is other buildings in which that person lived, and what phase of their life each is associated with. It would not be useful, in this example, to make a comparison of similarly styled houses as this would not assist in identifying the significance of the place.

The case for significance is built throughout the evaluation, and the comparative analysis is a key part of this. Ensure the comparative analysis is focused and robust enough to support the arguments made under each relevant evaluation criterion.

5.2 Selecting places to compare

Once the points of comparison are selected, look for comparable places to which these points are also directly relevant. Comparable places can be identified through a range of sources which include (but are not limited to):

- Schedule 14.1: Schedule of Historic Heritage
- Contributors to an HHA (Schedule 14.2: Historic Heritage Areas - Maps and statements of significance)
- Character supporting and defining places (Schedule 15: Special Character Schedule, Statements and Maps)
- City Centre Character Buildings (Chapter H8.11.1)
- ArchSite, the New Zealand Archaeological Association (**NZAA**) national database of archaeological sites
- New Zealand Heritage List/Rārangī Kōrero (the List)
- Engineering Heritage Register, maintained by Engineering New Zealand⁷
- Documentation and Conservation of buildings, sites and neighbourhoods of the Modern Movement (**DOCOMOMO**) Top 20
- The New Zealand Tree Register
- A thematic study or definitive work
- Cultural Heritage Inventory (**CHI**)
- Schedules maintained by other local or regional authorities
- International sources

For each point of comparison, select places to establish the relative significance of the subject place. Do not list every place uncovered during research, focus on those only directly relevant to each point of comparison.

⁷ Formerly Institute of Professional Engineers New Zealand (**IPENZ**)

5.3 Format

A comparative analysis is generally approached as a narrative discussion supported by a table. The narrative discussion is an analysis of conclusions drawn from research on the comparable places. The table provides an overview of each comparable place. In many cases it will be appropriate to include the table as an appendix, with only the analysis/conclusions contained within the body of the text.

A separate analysis will be prepared for each point of comparison selected. There are, however, often multiple aspects of comparison for each place, and sometimes it is appropriate for these to be considered together (e.g. “churches” is too broad to be a relevant comparison, therefore, a more focused approach is required, such as “Post-war churches in South Auckland”).

A comparative analysis is to include the following information:

- The point of comparison being examined, and why this is relevant/important to the subject place. Why was this point selected for analysis?
- The name and/or address/location of each comparable place
- A photograph of each place including the date it was taken and the source in the caption
- A discussion of how each place is comparable to the subject site. Why is it considered comparable? How is it the same? / How is it different?
- Any current recognition or protection (i.e. is the place listed by Heritage New Zealand Pouhere Taonga (**HNZPT**), or scheduled by a local authority?)
- Analysis/conclusions. What has the comparative analysis revealed? What has it established about the significance of the subject place? What is the outcome of this work?

6 Evaluation

6.1 Evaluation criteria

The AUP directs that places are eligible for inclusion in the schedule if they are found to have considerable or outstanding value in relation to **one or more** of the evaluation criteria, and if the place has considerable or outstanding overall significance to the locality or greater geographic area.⁸ It is not common for historic heritage places to only have significance in relation to a single criterion. The body of evaluations undertaken to date

⁸ AUP B5.2.2(3)

has shown that overall significance generally derives from the contribution of multiple criteria.

The evaluation criteria are not weighted or hierarchical. There is no correct number or combination of values required to determine overall significance.

6.2 Indicators

The process of evaluating historic heritage value against the criteria is guided by inclusion and exclusion indicators. The inclusion indicators assist with determining when a place has value against a criterion and the exclusion indicators assist with determining when a place is not considered to have value against a criterion. Not all criteria (or all indicators) will be relevant to the evaluation of every place.

The indicators:

- are not exhaustive
- assist with applying the criteria - they are not criteria, and
- assist with determining the overall value level under each criterion (NA/none; little; moderate; considerable; outstanding).

Examples illustrating the application of the indicators are included in Appendix 1.

6.3 Integrity and rarity

Integrity and rarity are factors that can apply to all the criteria, which is why this guidance is presented separately. These are important considerations in determining if a place has significance under each criterion.

6.3.1 Guidance on integrity

- Intactness and authenticity are generally considered to be components of integrity
- Integrity does not necessarily relate to the way the place was when it was established but can derive from a wider period of significance. Later modifications to the place could be just as significant (sometimes more) than an original design or configuration
- Places may be modified over time but not all change is detrimental. Modifications should be assessed as to the effect they have on the overall significance of the place

- Integrity does not only relate to physical fabric; the way integrity is considered is dependent on the value being assessed (e.g. historical). There are different aspects of integrity to consider, including the materials used, the design and craftsmanship involved, the location, immediate setting and wider visual linkages, the continuing association with significant people or institutions or cultural practice. These aspects of integrity are addressed in the inclusion/exclusion indicators for each of the evaluation criteria
- There are different standards for integrity, depending on the reasons the place is significant. For a place that represents the work of a notable architect, design integrity is very important. For a place that is significant for its association with an event, the more important aspect of integrity is that the place is much the same as it was when the event occurred
- Replacement of short lifespan fabric (marine timbers, roofing, etc.) does not necessarily preclude a place having value if it retains the relevant aspects of integrity
- Potential for a place to be returned to an earlier state should not be a consideration during evaluation. The place must be considered as it is, not as it could be
- The concept of “original” can be misleading as everything is “original” in some sense of the word. The issue is which chronological period a place or feature is original to and whether that is significant

6.3.2 Guidance on rarity

- Do not state that a place is rare without explaining why that matters. Why is that aspect of rarity important?
- Rather than rely on rarity per se to convey significance, consider why the place is rare and whether that reason tells a significant story. What can present and future generations learn from the fact that this place exists?
- Rarity does not automatically impart significance. A place can be rare without being important or significant
- Apply the most relevant geographic context when discussing rarity (e.g. a two-storey villa is rare within the context of Blockhouse Bay, but not necessarily rare within the isthmus as a whole).

6.4 Intangible values

Historic heritage places may have either or both tangible and intangible values. This includes sacred places, battle sites, the locations of historical or traditional events, former

associations with significant people or other geographic locations that have strong social or cultural associations and connections.

Heritage places with intangible values may meet one or more of the criteria in B5.2.2 of the AUP. The intangible values, however, may not have a physical presence, such as an archaeological, structural, architectural, geological, or environmental feature, or may be associative.

While intangible heritage can be defined broadly,⁹ historic heritage is defined by the *Resource Management Act 1991* as natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures.¹⁰ The AUP historic heritage provisions manage physical places associated with tangible or intangible values. The location and extent of those places must be able to be defined spatially.

6.5 Criteria and indicators

(a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

INCLUSION indicators

- Demonstrates or is associated with an important event(s), theme(s), process, pattern or phase in the history of the nation, region or locality
- Is associated with a person, group of people, organisation or institution that has made a significant contribution to the history of the nation, region or locality
- Is strongly associated with an important idea
- Is strongly associated with an early or significant period of settlement within the nation, region or locality
- The place or a component of it is an example of a nationally/internationally, regionally or locally unusual, rare or unique heritage place
- Retains a use, function or integrity of association that contributes to the historical importance of the place.

⁹ Such as defined in the United Nations Education, Scientific and Cultural Organisation (UNESCO) Convention for the Safeguarding of Intangible Heritage

¹⁰ Resource Management Act 1991 Part 1 (2) (1)

EXCLUSION indicators

- Demonstrates or is associated with an event or events, theme, process, pattern or phase that is of unproven or uncertain historical importance
- Associations are incidental, minor, distant or cannot be substantiated
- Provides evidence of themes, phases or other aspects of history that are not of substantiated historical importance
- The place appears to be rare only because research has not been undertaken to determine otherwise
- The claim of rarity or uniqueness has too many descriptive qualifiers linked to it
- The place or its attributes are rare or unique, but its importance is unproven or uncertain
- The place has been adversely changed or altered to such an extent that its historical values are no longer legible.

(b) Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

INCLUSION indicators

- Is held in high public esteem
- Represents important aspects of collective memory, identity or remembrance, the meanings of which should not be forgotten
- Is an icon or marker that a community or culture (past or present) identifies with
- Has an enduring or long-standing association with a community or culture (past or present)
- Plays an important role in defining the communal or cultural identity and/or distinctiveness of a culture or community (past or present)
- Demonstrates a custom, way of life or process.

EXCLUSION indicators

- Social, cultural, spiritual, symbolic or community values are incidental, or cannot be demonstrated satisfactorily or otherwise substantiated
- Provides evidence of social, cultural, spiritual, symbolic or commemorative value or community association or esteem that are of dubious historical importance
- The place is valued by a community solely for amenity reasons
- The place is important to a community, but only in preference to a proposed alternative (e.g. a new development)
- The place is not valued or recognised by an identifiable group or interest group within, or that represents, a past or present community
- Associations are not held very strongly or cannot be demonstrated satisfactorily
- The place or its context has been altered or significant elements of the fabric have been changed or neglected to such an extent that its value is severely degraded, illegible or lost
- The custom, way of life or process is rare or in danger of being lost or has been lost but its importance is questionable.

Guidance

Caution needs to be taken when ascribing social value. Efforts to engage potential communities of interest or the public may be necessary to make a case, particularly if the evaluation may be contentious.

Supporting factors to consider (these are not values, but may support values):

- Recognition in a schedule or list maintained by a heritage organisation, such as HNZPT, Engineering New Zealand, DOCOMOMO, etc
- Organisations dedicated to retention of the place (e.g. Friends of...)
- Subject or location of public events, celebrations or festivals (e.g. Anzac ceremony at a war memorial)
- Protests or appeals during attempts to alter or remove the place
- Extraordinary efforts to save a place
- Public nominations or submissions for scheduling
- Inclusion of the place in literature, history books or heritage trails.

Further matters to consider:

- Is the esteem actually for the physical place, or is it for the role the place has in the community? For example, if a historic church was replaced with a new church building, would the parish value it less?
- Does the public esteem relate to views held by a contemporary community, or a community in the past, or a community that no longer exists, or a community whose views have shifted over time?
- Social value can have multiple layers and can relate to different communities of interest. These values may overlap or compete
- Care needs to be taken if justifying a case for overall considerable or outstanding significance for a place based on this criterion alone
- Consider both place-based communities and communities of interest. Communities of interest may include groups of individuals who are not necessarily resident in the vicinity of a place, or even within the Auckland region but have a shared ethnic, cultural or other background. For example, the community associated with a particular religious place or cemetery may be widely scattered
- A place may have significance to Māori who are not Mana Whenua and may not even be resident within the region. In this case, significance should be considered under the Social criterion.

(c) Mana Whenua

The place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

* Development of indicators has yet to be undertaken with Mana Whenua.

INCLUSION indicators

EXCLUSION indicators

(d) Knowledge

The place has potential to provide knowledge through archaeological or other scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

INCLUSION indicators

- Has provided or has the potential to provide substantial new information on past human activity or natural environments through archaeological or other scientific investigation or scholarly study
- Is an important benchmark or reference place that typifies its type and provides a point of reference to which other places can be compared
- Is an important research or teaching site
- Has the potential to play an important role in enhancing public understanding or appreciation of the history, ways of life, cultures or natural history of the nation, region or locality
- Has the potential to be used to educate the public through the use of on- or off-site interpretation
- The place or a component of it, is an example of an internationally/nationally, regionally or locally unusual, rare or unique heritage place
- Demonstrates a custom or way of life or process.

EXCLUSION indicators

- The information that can be derived from or about the place is readily available from other places or sources
- There is insufficient physical, documentary or other evidence to assess the research potential of the place
- The place or its context have been disturbed or altered in such a way that its potential to yield meaningful or useful information has been compromised
- The research potential of the place has been fully exhausted (for example where a site has been excavated and negligible intact physical remains are left in situ or a building where the significant fabric has been substantially removed or replaced with new work)

- The knowledge that has or could potentially be gained from or about the place is/would be of little or limited value
- The place appears to be rare only because research has not been undertaken to determine otherwise
- The claim of rarity or uncommonness has too many descriptive qualifiers linked to it
- The place or its attributes are rare or unique, but its importance is questionable
- The custom, way of life or process is rare or in danger of being lost or has been lost but its importance is questionable.

Guidance

This criterion and set of indicators apply primarily to archaeological sites or other places (including buildings and their settings) that have the potential to provide substantial physical information about the past. In some cases, places will have multiple periods of use or occupation, for example archaeological evidence of Māori or previous European occupation underlying existing buildings and structures.

Caution is required in relation to the application of this criterion. Physical evidence provides evidence from a place while documentary sources provide evidence about a place. Physical evidence is subject to less bias in its creation and can be regarded as the most reliable and, therefore, the primary evidence relating to the place. It provides evidence that is different from and may not be obtainable from other sources. It may confirm documentary evidence, but it might also tell a different story (for example, that a building was not built as planned). In relation to buildings and settings, physical evidence can provide information on construction details, subsequent modifications and the history of use of a place.

Further matters to consider:

- Standing buildings or structures may have the potential to reveal information through archaeological or other investigations. A considerable amount of previously unknown information may be obtainable from early buildings or buildings with little recorded history. For example, Mansion House incorporated recycled building materials from the former Kawau smelting works in its construction. Even for document-rich places, physical investigation of buildings and structures can generally produce a variety of information not included in written or photographic sources. It is additionally worth bearing in mind that a combination of well-preserved physical evidence and variety of documentary information has the potential to allow more complex questions about the past to be explored and addressed
- With archaeological sites, caution is needed in reaching the conclusion that the information available from a particular site can be obtained from other places as not all similar site types have the same information potential or historical trajectory

- Claims as to rarity or uncommonness should not be made without evidence from a contextual study or expert knowledge of the subject/area
- With subsurface archaeological remains expert knowledge or studies of the results of previous investigations of similar sites or places can provide a context for assessing research potential. For example, waterlogged archaeological sites have typically provided an opportunity to apply techniques such as dendrochronology and palynology to reveal detailed information on chronology and the vegetation history of the local environment
- Public access is not a prerequisite. Off-site interpretation may be an appropriate way of interpreting places that are not accessible, and accessibility can change over time
- A place may be judged capable of yielding information or knowledge even if it will not or cannot be investigated in the foreseeable future
- Care is required when considering existing statutory or other formal recognition to avoid multiple counting of values, and to ensure that it is directly relevant to the criterion under consideration.

(e) Technology

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

INCLUSION indicators

- Demonstrates or is associated with a technical accomplishment, innovation or achievement in its structure, construction, engineering, choice or use of materials, equipment or machinery or its other components
- Adapts technology in a creative or unorthodox manner or extends the limits of available technology
- Is a notable or good representative, example of a particular technical design or technology
- Is a notable example of a vernacular response to the constraints of the available material, technology or know-how
- The place or a component of it, is an example of an internationally, nationally, regionally or locally unusual, rare or unique type of technical design or technology.

EXCLUSION indicators

- Has a minimal, indirect or distant association with a technical accomplishment, achievement or innovation
- The place appears to be rare only because research has not been undertaken to determine otherwise
- Is not a notable or good representative example of technical design or technology or technical accomplishment, innovation or achievement
- The claim of rarity or uniqueness has too many descriptive qualifiers linked to it
- The place or its attributes are rare or unique, but its importance is questionable
- The place is under threat of destruction, but its importance is questionable
- The integrity of the technical design has been severely degraded, illegible or lost
- The accomplishment, innovation or achievement is no longer apparent in the place.

(f) Physical attributes

The place is a notable or representative example of:

(i) a type, design or style;

(ii) a method of construction, craftsmanship or use of materials; or

(iii) the work of a notable architect, designer, engineer or builder.

INCLUSION indicators

- Is the work of a notable architect, designer, engineer or builder and is important in the context of their body of work (for example, elaborate design, significant shift in their career, an experimental phase, a personal project, or a particularly well-preserved or otherwise illustrative example of a design type for which they were noted)
- Is a notable, or good representative, example of vernacular heritage
- Is a notable, or good representative, example of a type, style, method of construction, craftsmanship or use of materials
- Is a notable, or good representative, example of architecture or design associated with a particular time period
- Demonstrates the introduction of, transition to, evolution of, or culmination of a particular architectural style
- The type, style or method of construction is indicative of or strongly associated with a specific locale or pattern of settlement within the region
- The place, or a component of it, has physical attributes that are internationally/nationally, regionally or locally unusual, rare or unique
- The collective grouping is a notable or good representative example of historic built form, such as a pattern of development, street layout or building height, massing and scale.

EXCLUSION indicators

- Associations with a notable architect, designer, engineer or builder are incidental or unsubstantiated
- Is the work of a notable architect, designer, engineer or builder but is not important within the context of their body of work, including as a not especially well-preserved or otherwise illustrative example of a design type for which they were noted

- Representative qualities have been degraded or lost to the extent that the characteristics of the place no longer typify the type or style
- The place appears to be rare only because research has not been undertaken to determine otherwise
- The claim of rarity or uniqueness has too many descriptive qualifiers linked to it¹¹
- The place or its attributes are rare or unique, but its importance is questionable
- The place is under threat of destruction, but its importance is questionable
- The place or its context has been altered or significant elements of the fabric have been changed to such an extent that the value is severely degraded, illegible or lost
- Is, or is substantially, a modern reconstruction, replica or rendering of historic architecture or architectural elements.

Guidance

This criterion is also applicable to constructed archaeological sites that demonstrate notable attributes or are notable or representative examples. For example, a pā site that incorporated the use of stonework in the design or exemplified a particular type of pā, could potentially meet this criterion.

¹¹ For example: the only pillbox on Motutapu Island with five embrasures and a left-hand entrance

(g) Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

INCLUSION indicators

- Includes, contributes to, or is a visual landmark
- Contributes positively to an important view, vista or panorama (from, within or towards a place)
- Is the subject of artworks and photographs
- Has notable aesthetic quality that has derived from the passage of time and the action of natural processes on the place (the patina of age)
- Exemplifies a particular past or present aesthetic taste
- Has strong or special visual appeal for its sensual qualities, such as beauty, picturesqueness, evocativeness, expressiveness and landmark presence.

EXCLUSION indicators

- The positive visual qualities have been more than temporarily degraded, for example by surrounding or infill development
- The place is not aesthetically or visually distinctive
- Historically significant views to or from the place have been lost or modified to the extent that the original aesthetic, visual or landmark values are severely degraded, illegible or lost
- The place or its context has been altered or significant elements of the fabric have been changed to such an extent that the value is severely degraded, illegible or lost
- There is insufficient evidence that a community or cultural group values or valued the aesthetic appeal of the place.

Guidance

A place does not need to be available for public viewing in order to have aesthetic values.

(h) Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

INCLUSION indicators

- Has collective value as a part or member of a group of inter-related, but not necessarily contiguous, heritage features or places or wider heritage landscape
- Is part of a group of heritage features or places (contiguous or discontinuous) that, taken together, have a coherence because of their age, history, style, scale, fabric or use
- Is notable because the original site, setting or context is predominantly intact
- The relationship between the components of the place (buildings, structures, fabric, or other elements) and the setting reinforce the quality of both
- The site, setting or context adds meaning and value to the particular place or item
- Has townscape value for the part it plays in defining a space or street
- Contributes to the character and sense of place of the region or locality
- The individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning or urban design excellence, landscape qualities, strong historic associations, or legibility as an archaeological landscape
- Is, or is part of, a group of heritage features or places (whether contiguous or not) that spans an extended period of time or possesses characteristics that are composite or varied but which are linked by a unifying or otherwise important theme.

EXCLUSION indicators

- The theme or relationship linking the grouping of places or the context to the place is of questionable importance
- The context of the place has been changed to such an extent that its value is severely degraded, illegible or lost
- The relationship of the place to its original site, setting or context or to a subsequent site of significance has been lost (for example by relocation of a building)

- The site, setting or context is predominantly intact, but its importance is questionable.

Guidance

The subject place must have significance in its own right. Places beyond the subject place can support context values but they cannot form the basis of the significance under this value. If important aspects of context, upon which the significance of the subject place relies, are identified beyond the place, these need to form part of the overall evaluation. It is important to note places and features not included in the extent of place are not managed as part of that place and may change over time.

Groupings of inter-related places can be considered for potential scheduling as HHAs.

Where historical context is attributed, consider whether this is best assessed under criterion (a) historical or (h) context. Different aspects of historical context may be addressed under both, but generally, it is not appropriate to attribute the same value under both criteria.

The context of a place may change over time but not all change is detrimental. Changes should be assessed as to the effect they have on the significance of the place.

7 Statement of significance

The statement of significance is a succinct and convincing statement of how and why a place is important. The statement is a summary of the evaluation, communicating the values and significance of the historic heritage place. The summary is based on the information available or able to be sourced at a particular time.

A clear and informative statement of significance is equally as necessary for places that do not meet the thresholds and will not be recommended for scheduling. These statements should focus on the values the place has, rather than the values or level of values that are lacking or unproven (e.g. state “The Smith residence has moderate social value because...” rather than “The Smith residence does not meet the threshold for scheduling...”).

Consider this statement as an information record. Will it make sense in the future outside the wider context of the evaluation? Will someone in ten years be able to read it and understand what values the place had/has and why it was or was not recommended for scheduling?

7.1 Format

A statement of significance should be written as a narrative in one or more paragraphs, depending on the complexity of the place.

The statement forms part of the evaluation but should be treated as if it were a stand-alone section, as in some cases, this may be the only section of an evaluation that the user reads.

To make a statement strong, the most significant values should be mentioned first. Moderate heritage values should only be included if they contribute strongly to the overall significance of the place.

There is no need to repeat the evaluation criteria or geographic significance; this can be woven into the narrative.

Include

- Brief descriptive information of the place at the beginning (place name, location, dates of construction/period of significance, use, overall significance)
- Why values are important/significant, not just that the place has these values (Use “because” phrasing - “this place is significant in history because...” it has exceptional aesthetic value because...” simple sentences convey important ideas in a way that most readers will quickly grasp)

- Key words/terminology from the evaluation criteria (Refer to appendix 5)
- Information from the comparative analysis, where it helps explain significance
- How the place fits into the context of other places/historical themes
- Reference to key features or attributes that make a positive contribution to the significance of the place.

Avoid

- Summarising or copying-and-pasting assessments prepared under each evaluation criterion
- Using argument – this is not the place for justification, these are conclusions; an explanation of significance
- Unnecessary superlative or hyperbolic language, especially where it is unsupported by the assessment. (i.e. This place is really important and special; this is a fantastic example, etc.)
- Overly technical language; jargon; long, complicated sentences
- Itemising features or aspects of the place
- Including irrelevant information
- Using passive voice
- Wording that dates the statement (e.g. Instead of saying “for 63 years...” say “since 1950...”).

7.2 Historic heritage areas

Statements of significance for HHAs are included in Appendix 14.2 of the AUP, which means they play a statutory role in the implementation of the HHA rules in D17. Because of this role, HHA statements contain additional information and are generally longer and more detailed than statements prepared for individual places.

In addition to describing the historic heritage values of the area, HHA statements also include information on the geographic and physical context of the area, including describing the features and qualities that support the coherency and cohesiveness of the area, such as:

- Lot size
- Set back
- Subdivision pattern
- Infill development

- Garaging/carports
- Accessways
- Boundary treatments
- Vegetation, trees, gardens and other plantings
- Proximity to or relationships with geographic or topographic features
- Common fabric or materials
- Common design or structural features.

Example statements of significance are included in Appendix 2.

8 Significance thresholds

Determining the level of significance of a historic heritage place requires an evaluation of the **overall** significance of the place. This involves applying professional judgement to the two thresholds that must be met for a place to be eligible for scheduling:

1. A value threshold: Considerable or outstanding significance in relation to one or more of the evaluation criteria¹², and
2. A geographic threshold: Considerable or outstanding significance to a locality or greater geographic area.¹³

8.1 Determining the thresholds

8.1.1 The value threshold

The value threshold is the level of significance that a place must have in order to be eligible for scheduling. The levels are:

- Considerable to a locality or beyond¹⁴ for Category B, and;
- Outstanding well beyond their immediate environs¹⁵ for Category A.¹⁶

For consistency, the following definitions are to be used:

Considerable [value/significance]: of great importance and interest; retention of the identified value(s)/significance is very important

¹² RPS B5.2.2(3)(a)

¹³ RPS B5.2.2(3)(b)

¹⁴ RPS B5.2.2(4)(c)

¹⁵ RPS B5.2.2(4)(a)

¹⁶ Category A* is an interim category for places scheduled in the top tier of legacy plans. They have not yet been reviewed to determine their significance. New places cannot be scheduled in Category A*

Outstanding [value/significance]: of exceptional importance and interest; retention of the identified value(s)/significance is essential

Most historic heritages places are expected to be Category B. A historic heritage place that is of local significance can be Category A where overall values of the place are truly outstanding

Historic Heritage Areas are not assigned a specific category but are expected to be of at least considerable overall value. The emphasis is on the collective values of the area, rather than the significance of individual places.

8.1.2 The geographic threshold

The geographic threshold is the area over which considerable or outstanding significance must extend. The areas are:

- ‘to a locality or beyond’ for Category B, and;
- ‘well beyond their immediate environs’ for Category A.

For consistency the following guidance is provided:

- A ‘locality’ is a district (including rural districts), township, suburb or grouping of suburbs. An unnamed area surrounding a place should not be considered a locality¹⁷.
- ‘Well beyond the immediate environs’ of a place means an area that extends beyond the immediate neighbourhood that the place is located in.
- The words ‘regional’ and ‘district’ should not necessarily be understood as current or legacy statutory boundaries.

A place can be significant to the locality, region, nation or internationally significant without being significant to living individuals or communities. For example, Browne’s spar station is historically significant as the first European settlement in the Auckland region, even though few people would know of its history or location.

It is better to establish firmly the significance a place has at a local level than attempt a weaker argument for significance at the regional or national levels.

A place may sit within a geographic context without having significance at that level. For example, Plunket Rooms are considered within a national context of the social and historical development of early childhood wellbeing in New Zealand, however an individual Plunket Rooms building should not automatically be considered to have national significance.

¹⁷ Adapted from the *Oxford English Dictionary* definition of “locality”

Depending on the criteria being evaluated, a useful ‘reality check’ as to whether a place potentially has regional or wider significance can be to consider pertinent questions¹⁸:

- Is this place identified as being significant in an authoritative regional, New Zealand-wide or international publication on a relevant theme (e.g. dam building in New Zealand)?
- Would people in a relevant community of interest be familiar with the place across the region, nationally or even internationally?

9 Extent of place

The AUP directs that the location and physical extent of each historic heritage place is defined.¹⁹ The area, known as the ‘extent of place’ (**EOP**) is in line with the place-based approach described above.

An EOP is the area that contains the historic heritage values of the place²⁰ and, where appropriate, any area that is relevant to an understanding of the function, meaning and relationships of these values.²¹ The AUP provisions relating to a historic heritage place apply within the area mapped as the EOP on the AUP maps, including land, water and airspace.

9.1 Defining the extent of place

To determine an appropriate extent of place, consider the following:

- The geographic area that demonstrates/illustrates the values that have been identified for the place
- All the features that contribute to the value of the place (e.g. a church, hall, cemetery, presbytery, stone wall and trees)
- Historic evidence of the original extent of the place (e.g. original lot or property boundary; location and size of original buildings, structures, and features; relationships with surrounding area (e.g. roads, driveways, landscaping and gardens), relationship with setting, particularly if place has been identified for its aesthetic or context value
- The area that adequately encompasses the features or important elements of the place, including any features that are likely to exist and/or continue sub-surface where archaeological values have been identified

¹⁸ Note that these indicators may not be relevant if the place has been recently identified or for other reasons not widely known

¹⁹ AUP B5.2.2(2)

²⁰ AUP B5.2.2(2)(a)

²¹ AUP B5.2.2(2)(b)

- How the historic heritage place is currently viewed from within and immediately around the site, particularly if the place has been evaluated as having considerable aesthetic and/or context values. Consider whether views to and from the place have historic significance and have been articulated in the evaluation against the criteria
- Any parts of the place that have been lost or substantially modified through later development such that they no longer contribute to identified values may be appropriate to exclude from the extent of place, through either not including that portion of the site or identifying as an exclusion
- Whether there are views to, from or within the site that contribute to the values of the place. For example, it might be appropriate to protect the view that represents the field of fire from the embrasures of a gun emplacement.

There are several ways to define an extent of place. Useful starting places include: the boundary of the current Record of Title²² (**RT**), Deeds Register document or New Zealand Gazette notice; natural, topographical or historical boundaries.

Consideration should be given to using a non-RT boundary definition where:

- A lesser area would be sufficient to achieve appropriate protection of the historic heritage values of the place
- A greater area is required to accurately encompass all of the features that contribute to the significance of the place
- Identified heritage values do not apply to the whole RT site (for example a heritage school building in a more modern school complex that contains no identified heritage values)
- It is an HHA (refer to section 9.1.1)
- Identified historic heritage values extend across more than one RT (for example basalt walls from early subdivision, a historic complex that has later been subdivided into separate ownership, or a large archaeological site)
- The RT site is excessively large compared to the extent of features identified (for example a woolshed or a burial site on a small part of a large farm)
- The historic heritage place is on public land which is not easily defined by the RT approach
- The historic heritage place is within, or partially within, the coastal marine area (**CMA**)
- The air space component of a historic heritage place is compromised (for example, if a large modern tower has been built directly over and above a historic building)

²² Formerly Certificate of Title (CT)

- The identified values extend to a portion of footpath and/or street area beyond the RT (refer below for further explanation)
- Accurately defining the EOP for shipwrecks is problematic as there will rarely be sufficient data based on surveys or observations to inform the process. One option is to use a circular EOP centred on the known wreck location. The size of the circle will depend on a number of factors, including the circumstances of the wreck and the local environment.

9.1.1 Historic Heritage Areas

When defining the boundary of an HHA, consider:

- Patterns of historical development, visual changes in historic character, natural features/landforms, historic features, land-use or modern barriers (such as a motorway)
- The heritage values of the area and how they manifest spatially
- Key heritage features/contributing places of the area
- What is included and what is excluded – is it clear?
- The immediate setting and whether the boundary contextualises the historic heritage values adequately
- The area as a whole. An HHA should not have gaps or holes, instead, non-contributing places within the area should be identified as such
- Likewise, a boundary should run around, rather than through a space, street or land parcel. Avoid boundaries that run down the middle of a street.

9.1.2 Interiors

Under the place-based approach, interiors of buildings and structures are considered to be an intrinsic part of the overall value of the place, recognising each place as an integral whole rather than a sum of separate parts. While this is the foundation principle, inclusion of an interior in the schedule may not always be possible because the interior has not been viewed, no recent photographic information has been able to be sourced, or the interior is modified to such an extent that its contribution to the identified values of the place has been lost.

The interiors of buildings are not considered for HHAs.

To determine whether the interior should be included, consider:

- Any spaces, components, and fabric, services and equipment, finishes and fixtures (but excluding moveable objects such as furniture) which are original to the place and/or identifiable as contributing to the heritage value of the place
- The original or other significant use of the place and how this has influenced the interior (for example washable tiled surfaces in a butcher shop, machinery or structure to hold equipment in a former factory)
- Whether the original or other significant volume(s) of the building is still perceivable (for example in a church or warehouse)
- Whether the original or other significant internal layout of the building is still largely intact (for example the traditional layout of a Victorian villa, or changes in church layout that reflect important shifts in religious philosophy)
- Whether the interior is particularly integral to the underlying design philosophy of the place (for example the Group houses, or wharenui)
- In some circumstances, it may be appropriate to include portions of an interior. Piecemeal inclusion of individual features is generally discouraged (for example, 'the pressed metal ceilings' or 'the main staircase') but may be appropriate in some instances.

9.1.3 Road and rail reserve, footpaths, driveways and the CMA

Consider whether to include areas of the public realm, rail reserve or CMA within the EOP where:

- The public realm, rail reserve or CMA²³ forms part of the setting of the place and/or is of relevance to, or contributes to, the identified values of the place
- A feature (or part of a feature) of a place is on, above or below the footpath, street, rail line or coastal edge itself (e.g. a bridge, pillbox, tree, lamp post, balcony, verandah or roof canopy)
- A feature is directly on, or close to the property boundary or coastal edge (for example a corner pub, or a villa with minimal setback)
- A feature has a historical association with the footpath/street, rail line or coastal edge (for example a commercial building with display windows or a mechanics centre)
- The driveway is an original or early entrance way of the place which may include features such as historic fences, gates, plantings and/or pavement.

²³ To determine if the proposed EOP extends into the CMA, use Geomaps to view the indicative coastline: Unitary Plan - Management layers -> Information -> Indicative coastline

9.1.4 Trees, gardens, plantings and other features of the setting

A scheduled historic heritage place may include features that are trees, gardens and/or plantings, as well as constructed and archaeological features. Constructed features may include fences, gates, walls, posts, paths, steps, etc. It is important to identify any trees or other vegetation that are a historic feature of a place in the schedule to ensure their protection, and to meet the requirements of the RMA.

For trees to be protected in urban environments, the RMA requires district plans to describe the tree in a schedule to the district plan and identify the allotment where a tree or trees are located by street address and/or legal description.

The provisions of the Historic Heritage Overlay apply to all features within the extent of place of a historic heritage place. Tree and vegetation removal, trimming and alteration of trees and any other planting not specifically identified in Schedule 14.1 is a permitted activity (unless the historic heritage place is subject to additional archaeological controls).

Any tree or vegetation that is a historic feature of a scheduled historic heritage place must be clearly identified in the Place Name and/or Description column or Primary Feature column of the schedule.

Include

- The name of the tree species/vegetation
 - e.g. Pā site Q10_411, including karaka trees (Place Name and/or Description column)
 - e.g. Mansion House; all pre-1889 plantings and garden features (Primary Feature column)
- Consider identifying the number of trees, if they are a group
- The period the trees and plantings are associated with, if known (e.g. All pre-1923 garden features and plantings).

Avoid

- Vague or general descriptions (e.g. trees, bush, hedge)
- Using descriptors that will easily date (e.g. tree of 3m in height)
- Identifying a tree or vegetation as a primary feature, unless it is a primary feature (for guidance refer to section 11).

9.1.5 Views

In some instances, it may be appropriate to use the EOP to define an important view to or from a historic heritage place, where that view is of primary importance to the values of the place as a whole. For example, an area representing the primary outlook of a pillbox might be included in the EOP because the view from a pillbox is essential to understanding its functionality.

The EOP, however, should not be used to define wider or more distant views, views that are purely aesthetic, or views that are ancillary to the values of the heritage place.

Where other views have been identified, they could be evaluated separately under the criteria and thresholds for Schedule 11: Local Public View Schedule.

9.2 Format

The recommended EOP should be presented as both an aerial photograph with the EOP boundary indicated, and as a written description.

The aerial photograph should:

- Fill at least half of an A4 sheet of paper
- Clearly show the recommended EOP boundary/ies
- Include parcel and lot boundaries and any neighbouring or overlapping extents of place
- Bear in mind geo-referencing inaccuracies (e.g. aerial photographs can show images at an oblique angle)
- Match the written description justifying the extent place.

The written description should:

- Clearly describe the proposed extent of place
- Provide a clear justification for the extent of place. Why was this EOP recommended? How does it illustrate the historic heritage values? Why is this area integral to the function, meaning and relationships of the place?
- Match what is depicted in the aerial photograph.

9.2.1 Diagrams and digital files

Where an EOP is not well-represented through a boundary line on a map, a diagram can be used to clarify the recommended extent of scheduling.

The proposed EOP may also be provided digitally as an *.mpk file.

10 Exclusions

Exclusions are features that do not contribute to, or may detract from, the values for which the historic heritage place has been scheduled. Exclusions are subject to the provisions of the Historic Heritage Overlay, but activities that affect exclusions are usually subject to a lesser level of control than the controls that apply to the balance of the scheduled place. Any part or feature of a place recommended for exclusion must be clearly identified in the Exclusions column of the schedule.

HHAs may have identified exclusions (also refer to section 12).

Include

- Enough detail to be clear
- Exact names and dates, where known (e.g. instead of “hall”, state “St Andrew’s Hall”; instead of “modern fabric”, state “post-1940 fabric”)
- Clear exceptions, where relevant (e.g. interior of building(s) except for common spaces including stairwells, lift lobbies and corridors).

Avoid

- Itemising every individual element that is excluded (e.g. instead of “awning, handrail, balustrade, flower boxes...” say “porch”)
- Using descriptors that will easily date (e.g. paint colour)
- Vague descriptions (e.g. non-historic fabric; later buildings, etc).

11 Primary feature(s)

Primary features are the key components or principal elements of the identified values of a place; they are the fundamental basis of why a place has been scheduled.

If a feature forms a notable part of the historic heritage place and contributes to the historical context and understanding of the place but is not the fundamental basis for scheduling the place, it should not be identified as ‘primary’.

It is anticipated that in most cases the primary feature will be the principal element, for example, the main dwelling on a residential site. In some instances, there will be more than one primary feature. In some cases (for example many archaeological sites) it may not be appropriate to identify a specific element of a site as a primary feature. In this case the ‘entire site’ should be identified as the primary feature.

Primary features are included in the “Primary features” column of the schedule. All Category A and A* places have primary features identified, but this work has not yet been

completed for Category B. All new evaluations should identify the primary feature or features for every place recommended for scheduling.

HHAs do not have primary features.

11.1 Other features within the EOP

All land, water, airspace and features within an extent of place are managed. Features that are not identified as primary can (and often do) have value in their own right without being primary to the significance of the place. In other cases, they support the values of the primary feature, or are neutral, but do not need to be excluded.

Features that have value in their own right or support the values of the primary feature should be specifically addressed in the assessment against the evaluation criteria and discussed in the historical summary and physical description.

12 Contributing and non-contributing sites/features

Places within an HHA are identified as either contributing or non-contributing. No site within the boundary of an HHA is to be unclassified; they must be either contributing or non-contributing.

Places considered to contribute to the area are those that demonstrate the identified values of the area, and places considered to be non-contributing are those that do not demonstrate the identified values of the area.

Non-contributing places are included within the boundary of the HHA so that development on these sites can be considered through a resource consent process to ensure any new building or structure is sympathetic to the values of the wider HHA.

HHAs may also have identified exclusions. Exclusions differ from non-contributing sites/features in their relative scale and management. Generally, exclusions are components of a place, such as the interior of a building or a modern garage with no identified heritage values. Non-contributing places, however, are generally whole sites within an HHA that contain buildings or structures that do not demonstrate the identified values of the area.

Activity statuses that relate to exclusions are generally more permissive than activity statuses that relate to non-contributing places.

Examples of identifying an appropriate extent of place, exclusions, primary features and contributing/non-contributing sites/features are included in Appendix 3.

13 Additional rules for archaeological sites or features

Schedule 14.1 identifies those scheduled historic heritage places with archaeological values where additional archaeological rules in D17 apply.

Scheduled historic heritage places that are archaeological sites or contain archaeological sites or features that contribute or have the potential to contribute to the significance of the place, are identified in the schedule by the word 'Yes' in the 'Additional Rules for Archaeological Sites or Features' column. If a place has been identified in this column, the place is subject to additional rules listed in Table D17.4.2. and E12.4.2. The evaluation must have assessed and determined that a place has archaeological values for this column to be "ticked".

It is generally not appropriate to tick this box in relation to the archaeology of standing buildings because these rules primarily relate to land uses involving land disturbance. On the other hand, many early buildings will have associated or underlying archaeological features or sites. If in doubt, consult an archaeologist.

14 Place of Māori interest or significance

Schedule 14.1 identifies existing scheduled historic heritage places that are or may be places of interest or significance to Māori because of the physical attributes or known history of the place. Many of these places have not been evaluated against Criterion C (Mana Whenua significance). It is currently for information purposes only.

Development of policy on how this column will be populated in the future has yet to be undertaken with Mana Whenua.

15 Definitions

Common use words are not defined and default to the *Oxford English Dictionary* definition.

Archaeological site: any place including any building or structure (or part of a building or structure), that provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand.

Archaeological sites associated with pre-1900 human activity, including the sites of shipwrecks that occurred before 1900, and any site for which a declaration has been made under Section 43(1), are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014.²⁴

Considerable [value/significance]: of great importance and interest; retention of the identified value(s)/significance is very important.

Contributing buildings, structures or features: buildings, structures or features within the extent of a scheduled HHA that have heritage value or make a contribution to the significance of the area.

Fabric: all physical material of a place, including subsurface material, structures, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.²⁵

Feature: a physical entity within a scheduled historic heritage place that is discernible as an individual element within the place. A feature can be an archaeological feature, such as pits, terraces or a midden; a building, object (not including a moveable chattel) or structure.

Historic heritage: those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: archaeological, architectural, cultural, historic, scientific, technological; and includes: historic sites, structures, places, and areas; archaeological sites; sites of significance to Māori, including wāhi tapu; surroundings associated with the natural and physical resources.²⁶

Historic Heritage Area: groupings of interrelated, but not necessarily contiguous, places or features that collectively meet the Category A or B criteria. Historic Heritage Areas may include both contributing and non-contributing sites or features, places individually scheduled as Category A or B places, and notable trees. Before the map for each Historic Heritage Area in Schedule 14.2. Historic Heritage Areas - Maps and statements of

²⁴ Adapted from HNZPTA 2014 Section 6(a) (i) and (ii) and Section 6(b). Only one post-1900 site has been declared to be an archaeological site in the Auckland region

²⁵ ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, Revised 2010

²⁶ Resource Management Act 1991

significance there is a statement of significance which summarises the heritage values of each Historic Heritage Area and the relative importance of the values.²⁷

Historic heritage place: any land having cultural heritage value in New Zealand, including areas; cultural landscapes; buildings, structures, and monuments; groups of buildings; gardens and plantings; archaeological sites and features; traditional sites; sacred places; townscapes and streetscapes; and settlements. Place may also include land covered by water, and any body of water. Place includes the setting of any such place'.²⁸

Integrity: wholeness or intactness of a place, including its meaning and sense of place, and all the tangible and intangible attributes and elements necessary to express its cultural heritage value.²⁹

Little [value/significance]: of limited importance and interest.

Mana whenua: Māori with ancestral rights to resources in Auckland and responsibilities as kaitiaki over their tribal lands, waterways and other taonga. Mana Whenua are represented by iwi authorities.³⁰

Moderate [value/significance]: of some importance and interest; retention of the identified value(s)/significance is desirable.

Non-contributing buildings, structures or features: properties, places or features are either not relevant to, or may detract from, the values for which an area has been scheduled, or have the potential to adversely affect the heritage values of the place through future use and development.

None/NA [value/significance]: of no importance and interest.

Outstanding [value/significance]: of exceptional importance and interest; retention of the identified value(s)/significance is essential.

Primary feature [of a scheduled historic heritage place]: the feature(s) within a scheduled historic heritage place that form(s) the fundamental basis of why it has been scheduled.

Representative: importance in demonstrating the principal characteristics of a set of historic heritage places.

Setting: elements of the surrounding or spatial context within which a historic heritage place is experienced, including sea, sky, land, structures, features, backdrop, skyline and views to and from the place. Setting can include landscapes, townscapes, and

²⁷ D17.1

²⁸ Adapted from: ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, Revised 2010

²⁹ ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, Revised 2010

³⁰ AUP J1

streetscapes and relationships with other historic heritage places which contribute to the value of the place.

Appendices

Appendix 1: Criteria inclusion indicators

Appendix 2: Statements of significance

Appendix 3: Extent of place, primary features, exclusions and contributing and non-contributing places

Appendix 4: Schedule 14 style guide

Appendix 5: Describing heritage values

Note:

- *Photographs in the appendices have been taken by or on behalf of the Heritage Unit at Auckland Council unless otherwise stated.*
- *All aerial photography has been sourced from Auckland Council Geomaps unless otherwise stated.*
- *The examples used accurately reflect the schedule details and planning maps at the time of writing, but they may be subject to review and change.*
- *Some of the examples are privately owned and must not be viewed or visited (other than from the public realm) without permission from the landowner.*

Appendix 1: Criteria inclusion indicators

The places included as examples below all have identified values under multiple criteria, as set out in B5.2.2 of the AUP. For the purposes of this appendix, only one value that is of at least considerable significance is discussed.

The purpose of each example is to illustrate an inclusion indicator; examples do not include background information or historical context. Further information on each example is available from the Heritage Unit, where required.

A) Historical

Place	Indicator demonstrated
<div data-bbox="260 775 1091 1283" data-label="Image"> </div> <p data-bbox="89 1339 1262 1547">Established in 1925, Tui Glen Reserve Motor Camp complex (ID 00133) was New Zealand's first motor camp. The place demonstrates the development of New Zealand's holiday and leisure industry from the 1920s to the 1940s, which corresponded with a marked increase in personal car ownership and changes in labour laws that guaranteed paid time off for all workers.</p>	<p data-bbox="1289 779 1490 1339">Demonstrates or is associated with an important event(s), theme(s), process, pattern or phase in the history of the nation, region or locality</p>



Ca 1884. Source: Auckland Libraries Heritage Collections 4 -RIC65

Constructed in the 1880s, **Orpheus Lodge (ID 02715)** was the personal residence of noted Auckland architect Edward Bartley from the 1880s to 1919. While best known for his architectural accomplishments, Bartley was also an active member of the Devonport community. He was a member of the first Devonport Borough Council, formed in 1886, and established a boys' workshop in association with the district school, where he gave instruction two nights a week for ten years. He was also one of the first members of the Auckland Choral Society, and 14 years as choirmaster at a local church.

Is associated with a person, group of people, organisation or institution that has made a significant contribution to the history of the nation, region or locality



The Moeatoa Mission Station site R12_976 (ID 02531) was founded by the Church Missionary Society (**CMS**) in 1836. The CMS was an important pre-colonial European organisation which made a significant contribution to the history of New Zealand through missionary work, including religion, education and healthcare. CMS missionaries first arrived in New Zealand in 1814 and established a mission at Rangihoua. Their sphere of influence and area of missionary activity soon grew to encompass the west coast from Manukau to Taranaki. Mission stations were often relocated within this area to respond to shifts in Māori populations. The Moeatoa Station had originally been sited in Mangapouri and was moved to Moeatoa. Three years later, it was shifted again to the mouth of the Waikato, reflecting the nature of missionary work.

Is associated with a person, group of people, organisation or institution that has made a significant contribution to the history of the nation, region or locality



Ca 1914. Source: Auckland Libraries Heritage Collections Footprints 00030

Established by the Baptist Church in 1914, the **Manurewa Children's Home (ID 01452)** demonstrates the important role the church played in providing for orphaned and destitute children before the government introduced social welfare policies. The place has a strong association with the development of important ideas about the physical and mental health of children and the emerging understanding of the impacts their environment and upbringing can have on wellbeing. The place also reflects important ideas held by the Victorians and Edwardians who prized philanthropy and charity. One of the ways these ideas manifested was through constructing institutions, such as the Manurewa Children's Home, to serve the vulnerable within the community.

Is strongly associated with an important idea



Browne's Spar Station site R09_43, R09_433 (ID 02158) is the site of Gordon Browne's spar station which is the Auckland region's earliest European village (1832-1836) and large-scale timber working operation. The site was the camp and processing point for spars, masts and sawn timber gathered from the Mahurangi River catchment by Browne, for Sydney timber merchant Ranulph Dacre who was contracted to the British Admiralty. Local Ngāti Rongo Māori as well as Ngāti Pāoa worked and lived at the establishment which was one of the region's first Māori-European partnerships.

Is strongly associated with an early or significant period of settlement within the nation, region or locality



The place or a component of it is an example of a nationally, internationally, regionally or locally unusual, rare or unique heritage place

Western Viaduct lift bridge (ID 02068) is an internationally rare example of a steel bascule rolling truss bridge. Although bascule bridges, generally, are relatively common nationally and internationally, there are only four known examples of the bascule rolling truss bridge sub-type in the world. The Western Viaduct lift bridge is the only example in the Southern Hemisphere.




Ca 1925. Source: Auckland Libraries Heritage Collections 1-W708

The **Chelsea Sugar Refinery complex (IDs 00880-00894)** first began operation in 1884 and has been in continuous use on this site (and has utilised many of the original and earlier buildings) since that time. The refinery has been able to retain its original function while adapting to changes in technology and working practices over a lengthy period of time. It represents one of the longest functioning industries in New Zealand.

Retains a use, function or integrity of association that contributes to the historical importance of the place

B) Social

Place	Indicator demonstrated
 <p>The Albert Park historic landscape (ID 01999) is held in high public esteem by the regional Auckland community and beyond. As a recreation and leisure space since the 1880s, Albert Park is a public amenity in the city centre and an iconic landmark. The place continues to be appreciated by visitors and residents alike. Albert Park has layers of social value relating to its park setting, including collections of historic vegetation, sculptures and fountains, early buildings and landscape treatment. Other historic uses include the Albert Park Barracks, and air raid shelters tunnel beneath the park. This is further layered with its earlier occupation as a Māori kainga (village) known as Rangipuke and Te Horotiu Pā.</p>	Is held in high public esteem



Represents important aspects of collective memory, identity or remembrance, the meanings of which should not be forgotten

The **Epsom War Memorial Arch (ID 02732)** was erected in Epsom in 1919 to commemorate the 28 local men killed during World War I, an event that shaped and changed many communities. The place demonstrates a cultural pattern evident in New Zealand and other western countries of commemorating World War I with decorative local memorials. The memorial represents important aspects of collective remembrance and is the local site for annual Anzac Day services.



Is an icon or marker that a community or culture (past or present) identifies with

The **Domain Grandstand (ID 01636)** has been a focal point for important events at the Auckland Domain grounds since 1898, including the Great Auckland Exhibition (1913-14), and various provincial and international rugby, rugby league and cricket matches prior to World War II. It is an icon that the community identifies with and represents important aspects of social cohesion in relation to sport and wider social uses.



Ca 1900s. Source: Auckland Libraries Heritage Collection N0113057

Northcote Tavern (ID 00917) was constructed in 1889 on the site of an earlier tavern dating to 1858. This place in this location has a long-standing association with the Northcote community through its use as a place where members of the community socialised and is an important feature in the community's consciousness. It contributes to the sense of identity of Northcote and adds to the sense of continuity of this historic suburb.

Has an enduring or long-standing association with a community or culture (past or present)



Plays an important role in defining the communal or cultural identity and/or distinctiveness of a culture or community (past or present)

The 1953 **Nehru Hall (ID 02235)** is the first purpose-built Indian community hall in New Zealand. At the time of construction, the hall was located on the outskirts of the township of Pukekohe, close to the market gardens where many of the Indian community worked. The construction of the hall was funded by and for the local Indian community. It was a gathering place for events and celebrations, particularly in its formative years. The hall is a symbol of solidarity in the face of prejudices experienced and is a source of pride. The hall assists in defining the communal and cultural identity of the Indian community in the history of Pukekohe. It also demonstrates the growth and progression of the Indian community in Pukekohe during the mid-20th century.



Demonstrates
a custom, way
of life or
process

The **Dilworth Agricultural School (ID 01347)** is the earliest surviving of a small number of purpose-built agricultural schools that were constructed to train children during the first decades of the twentieth century when agriculture was becoming increasingly significant in the New Zealand economy. The agricultural training, and subsequent employment opportunities, were provided by the private charity the Dilworth Trust, which operated a number of schools throughout the region.

C) Mana Whenua

Place	Indicator demonstrated

This section will be populated following completion of a project on understanding the appropriate application of criterion C.

D) Knowledge

Place	Indicator demonstrated
<div data-bbox="421 309 906 1043" data-label="Image"> </div> <p data-bbox="124 1099 1193 1442">The Compass Rose wreck site (ID 02618) has the potential to provide knowledge through scientific investigation in relation to the many unanswered questions regarding the identity, construction, primary and secondary use, and disposal of the vessel. This is information that has, to date, proved to be elusive and which may be unavailable from other sources. Underwater investigation may well be the only way of determining the circumstances surrounding the sinking of the vessel on the line defining trawling limits in the Hauraki Gulf.</p>	<p data-bbox="1220 309 1471 958">Has provided or has the potential to provide substantial new information on past human activity or natural environments through archaeological or other scientific investigation or scholarly study</p>



Is an important benchmark or reference place that typifies its type and provides a point of reference to which other places can be compared

Pāwhetau (Taupo) Pā S11_75 (ID 01293) is an exemplary headland pā in Waitawa Regional Park. Its significant scale, physical intactness, visible features (including three transverse defensive ditches), terraces and storage pits typify its type and provide a point of reference for other headland pā.



Is an important teaching site

The **Sunde site R10_25 (ID 02164)** is an exceptionally well preserved early archaic site, including rare examples of fossilised human and dog footprints embedded within hardened Rangitoto ash. Its discovery during a 1980s excavation revealed important information about the age of Motutapu Island. It confirmed human occupation of the island before the eruption, which formed neighbouring Rangitoto. It is a significant teaching site for archaeology field students and academics to learn how layers from volcanic eruptions can be used to determine the age of archaeological deposits.



Has the potential to play an important role in enhancing public understanding or appreciation of the history, ways of life, cultures or natural history of the nation, region or the locality

The Recreation Hut, Observation Post, Gun Emplacements, Generator Room, and Tunnels are the remaining structures from the **Castor Bay Battery Complex (IDs 02686 and 01060)**. The site was one of several major coastal defence sites developed in Auckland during World War II. The hut was camouflaged as a suburban house to avoid detection, and the observation post was intended to look like an ice cream kiosk. The buildings help enhance public understanding of wartime preparations in New Zealand during the 1940s when there was a growing fear of imminent invasion by the Japanese.



Source: Auckland Libraries Heritage Collections AWNS-19140709-52-6

The surviving remains of the **Waitemata Flour Mill/Riverhead Paper Mill site R10_721 (ID 02108)** are located in a prominent, publicly accessible reserve near the Rangitopuni River Bridge. The reserve includes interpretative sign panels, which explain the history and significance of the place with reference to visible remains. The place has a high potential to become both a visitor destination and a valuable educational resource, potentially leveraging on present day links to New Zealand's paper-making and flour-milling industries.

Has the potential to be used to educate the public through the use of on- or off-site interpretation



The Colonial Ammunition Company Ltd **shot tower (ID 01770)** was built around 1914-1917. The tower was used to produce lead shot and ball bearings that were used during both World Wars. The shot tower is one of only four remaining in the Southern Hemisphere and is unique internationally for its unusual construction. The shot tower is made from riveted steel, whereas other surviving towers in the Northern Hemisphere and Australia are of masonry construction.

The place or a component of it is an example of an internationally, nationally, regionally or locally unusual, rare or unique heritage place



Demonstrates a custom, way of life or process

Matakana Dairy Company (ID 00546) is a notable example of New Zealand's history of small-scale cooperative dairying. Before the mid-twentieth century, such small-scale local cooperatives were responsible for producing dairy products both for the domestic and international markets. Following World War II, small-scale local dairy cooperatives were becoming financially inviable and uncompetitive. Many companies across the country were conglomerated at this time to allow for more centralised management and production. The Matakana Cooperative Dairy Company was absorbed into the Rodney Cooperative Dairy Company in 1963 and ceased operation at its factory in the same year.

E) Technology

Place	Indicator demonstrated
<div data-bbox="416 309 858 1084" data-label="Image"> </div> <p data-bbox="124 1137 1133 1393">At the time the Civic Administration Building (former) (ID 02723) was designed, there was no written building code for high rise design. With input from the renowned American seismic engineer John A. Blume, Tibor Donner produced new technology to realise his design of lightweight aluminium curtain walls. This, in turn, generated a new industry standard within New Zealand.</p>	<p data-bbox="1173 309 1433 958">Demonstrates or is associated with a technical accomplishment, innovation or achievement in its structure, construction, engineering, choice or use of materials, equipment or machinery or its other components</p>



Adapts technology in a creative or unorthodox manner or extends the limits of available technology

Built in 1911, the **Warkworth Town Hall (ID 00551)** is a rare and intact example of the use of hollow-core stoneware blocks. The blocks, patented by T E Clark, were a local adaptation of an American idea that was a predecessor to concrete blocks. Rarely used for the construction of whole buildings, the blocks are visually prominent in the design of the Arts and Crafts-influenced building. The blocks advertised the value of Clark's products as well as promoting Warkworth as a centre of technological expertise and innovation.



Is a notable or good representative example or a particular technical design or technology

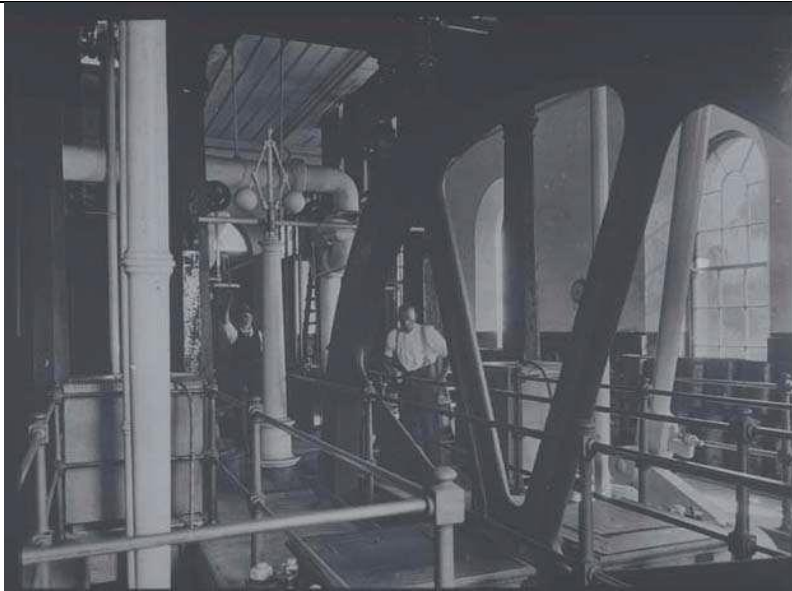
Bow-string arch bridge (ID 00494) in Kakanui is a representative example of a single-span spring-arch concrete suspension bridge. It was constructed in 1935 by the Public Works Department as part of a programme of road and bridge upgrades in North Auckland. Bow-string arch bridges were favoured by the Public Works Department because they could be built on unstable land and could be precast off-site, saving both time and money.



Is a notable example of a vernacular response to the constraints of the available material, technology or know-how

The **Rangitoto baches**³¹, comprising of three groups of baches on Rangitoto Island, are notable examples of a vernacular response to the constraints of available materials and technology. Built in the 1920s and 1930s most of the baches were constructed by the owners themselves, often using recycled timber from other buildings or from ships wrecked on the island. This was in part due to the distance from Auckland and the difficulty getting building materials to the rugged island. The often-quirky appearance of the baches reflects the creativity of the earlier owners.

³¹ The Rangitoto baches and associated buildings are scheduled in Auckland Council District Plan: Hauraki Gulf Islands Section individually under – Appendix 1b Schedule of buildings, objects, properties and places of special value - inner islands, and as a conservation area under Appendix 1c: Schedule of conservation areas - inner islands



Source: Photographer unknown, Auckland Libraries Heritage Collections, 7-A5157

The **Western Springs Pumphouse (ID 01678)**, constructed in 1877, was Auckland's first water pumping station. The pumphouse contains the largest beam engine in the Southern Hemisphere; the engine is also the only one of its type internationally that is still operable. Originally developed for pumping water from mines, beam engines include a large cylinder filled with steam at very low pressure which condenses and causes a vacuum. This drags the piston down with great force and moves the beam. When the vacuum is broken, the beam is weighted to rock back to its original position. Large wooden beams are attached to the piston at one end and attached to pumps below at the other end via long rods (pitmans).

The place or a component of it is an example of an international, nationally, regionally or locally unusual, rare or unique type of technical design or technology

F) Physical attributes

Place	Indicator demonstrated
 <p>Source and photo credit: Julia Gatley</p> <p>Rotherham house (ID 01246) was designed in 1951 by Group Architect Bruce Rotherham as his personal residence and is the most radical of the Group's early houses. The design was largely experimental, not only for its spatial planning, form, materials and detailing but also as an elegant solution to material shortages and high building costs that followed World War II. The result was an innovative design that combined natural materials with high and low spaces and varying viewpoints to achieve one of the most forward-thinking houses of the mid-twentieth century.</p>	<p>Is the work of a notable architect, designer, engineer or builder and is important in the context of their body of work (for example, a significant shift in their career, an experimental phase or personal project)</p>
	<p>Is a notable, or good representative example of vernacular heritage</p>

Minniesdale Chapel (ID 00542) was constructed in 1862 by members of the non-conformist Albertlander community from local kauri and timber framing brought from England by Reverend Brookes. It is thought that the design references the Camden Society model, which favoured a simplified Gothic style with exposed structural features.



Source and photo credit: Rachel Ford, Auckland Council, Heritage Unit

The **Holy Family Catholic Church (ID 00041)** in Te Atatu, is a striking example of A-frame construction, consisting almost entirely of large, highly sculptural precast concrete panels. Light is carefully introduced through both low-level niches integral to the roof panels and the vertiginous, partially coloured glass end wall.

Is a notable or good representative example of a type, style, method of construction, craftsmanship or use of materials



Is a notable or good representative example of a type, style, method of construction, craftsmanship or use of materials

Te Pua a Te Marama Q10_534, Q10_536 (ID 00362) is a notable example of its type, which is the site of a very large house. The structure was at the upper size limit of buildings known to have been constructed by Māori, based on archival and archaeological records. Te Pua a Te Marama, also has the potential to inform, through archaeological investigations, details on the method of construction of such large buildings.



Is a notable or good representative example of architecture or design associated with a particular architectural style

The **Albany Memorial Library (ID 00839)** exemplifies the Arts and Crafts style. Some of the characteristics of this style that are evident in the library include roughcast render and timber batten exterior cladding. As well as leadlight bay windows at either end, which include stained glass imagery relating to World War I. Internally, the library has a trussed ceiling, built-in bookshelves, and timber flooring, which also contribute to the cohesive architectural style of the place.



Rangitoto saltwater swimming pool. 1940s-1950s. Source: PH-NEG-H465. Auckland Museum

Rangitoto saltwater swimming pools (ID 02141) are constructed from the loose scoria rocks that cover Rangitoto Island. Because of its distance from the mainland and the difficulty in transporting building materials to the island, local volcanic rocks are the primary building material not only of the pools but of several buildings and structures, including the toilets and hall.

The type, style or method of construction is indicative of or strongly associated with a specific locale or pattern of settlement within the region



Originally constructed around 1845, the **Albert Barracks Wall (ID 01914)** was intended to ward off attacks from Hone Heke and northern iwi. The wall is an exceptionally rare example of a colonial defensive wall within New Zealand and is the only remaining remnant of the wider barracks site.


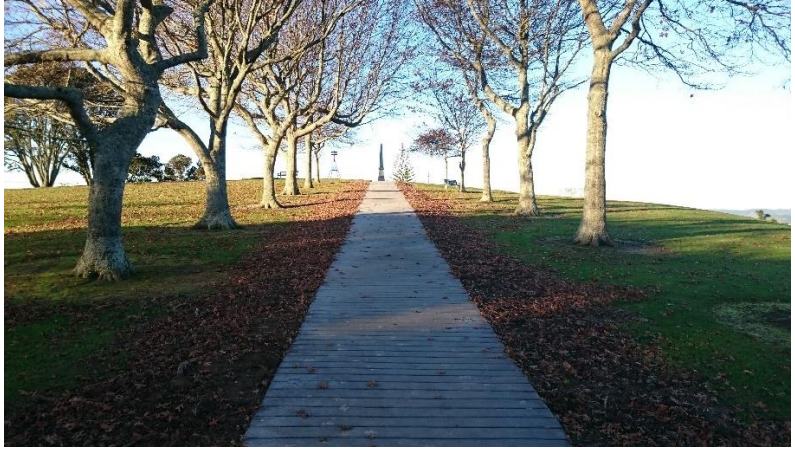
The place or a component of it has physical attributes that are internationally, nationally, regionally, or locally unusual, rare or unique



The collective grouping is a notable or good representative example of historic built form, such as pattern of development, street layout or building height, massing and scale

The Railways Workers Housing Area Historic Heritage Area (ID 02565) in Nikau Road and Awa Street has collective historic, architectural and streetscape values. These values are based on the surviving concentration of railway houses, the coherent and consistent pattern of dwellings, the original residential subdivision pattern, generous setback of dwellings from the street front and open street character.

G) Aesthetic

Place	Indicator demonstrated
 <p>Source and photo credit: Blair Hastings Photography</p> <p>West Plaza (ID 01923) is a 20-storey tower designed as an ovoid cylinder, utilising its very narrow yet prominent corner site. A level of open void space around the tower further enhances its visual landmark presence.</p>	<p>Includes, contributes to, or is a visual landmark</p>
 <p>The view from Howick Redoubt/Stockade Hill R11_326 (ID 01268) supports its historical importance as a strategic location for the defence of the surrounding population. Fencibles and settlers relied on the elevated position and 360° views to both land and sea to look out for and respond to advancing threats. Although Stockade Hill has undergone several modifications throughout its history, the redoubt remains one of the best maintained examples of its type in Auckland. This is at least in part due to the generally well-preserved views that add to the meaning to and understanding of the function of the stockade.</p>	<p>Contributes positively to an important view, vista or panorama (from, within or towards a place)</p>



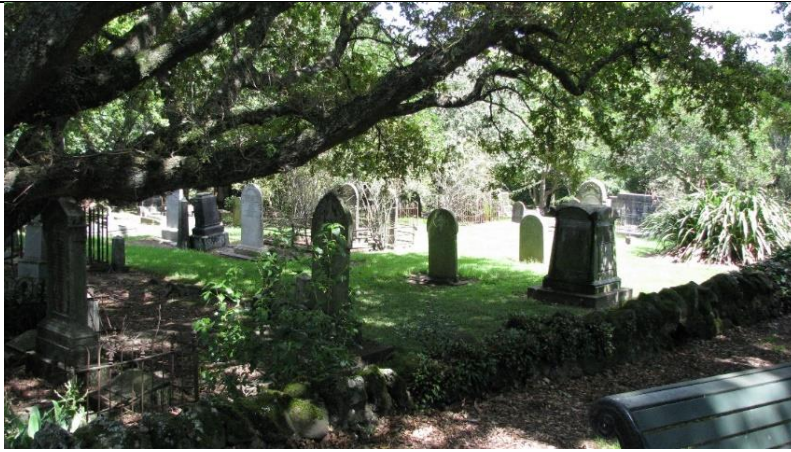
Contributes positively to an important view, vista or panorama (from, within or towards a place)

The **Kohekohe Presbyterian Church (former) (ID 01541)** has exceptional aesthetic values as a visual landmark within the Awhitu Peninsula. Situated at a bend in Awhitu Road, the church, despite its small scale, is prominent in the landscape. The church also contributes positively to important views, vistas and open panoramas through the valley to the sea to the west. The interrelationship between the church and its dramatic natural backdrop reinforces the quality and strong aesthetic appeal of both.



Is the subject of artworks and photographs

Alberton/Allan Kerr Taylor's House (former) (ID 01736) has been extensively photographed, filmed, and painted over the years. Hosting numerous functions such as market days, weddings, and other celebratory events mean the house and associated gardens are often a backdrop for photos. Alberton has also featured in movies, television shows, and advertisements over time. Furthermore, as the house and grounds are available to visit, this also attracts a significant number of visitors photographing the place.



Has notable aesthetic quality that has derived from the passage of time and the action of natural processes on the place (the patina of age)

Symonds Street Cemetery (ID 02066) has aesthetic value for its picturesque setting, including funerary monuments, mature trees, gardens and footpaths, which create a visual contrast to Auckland's central city area. The effects of time, including moss and lichen growth, deterioration of monuments, and overgrowth of gardens and trees combine to provide a sense of age and passage of time.



Exemplifies a particular past or present aesthetic taste

Source and photo credit: Blair Hastings Photography

The **Espano Flats (ID 02737)** exemplify the Spanish Mission style. This popular style was adopted in New Zealand's warmer centres from the southwest of the United States during the early twentieth century. The design capitalises on the visual qualities of Myers Park where subtropical plantings including palms were planted as early as 1913. Spanish Mission influences are evident in the building's small narrow window spaces; the dominance of the wall massings; three grouped round-headed arches facing the park; and barley twist columns at the front entrance.





Has strong or special visual appeal for its sensual qualities, such as beauty, picturesqueness, evocativeness, expressiveness and landmark presence

Musick Point historic landscape – including Memorial Building, Emergency Radio Station and Te Naupata Pā R11_23 (ID 01288)

has a strong landmark presence for its striking Streamlined Moderne architecture, sited in a prominent position at the end of the Buckland Peninsula. The evocative and expressive design is based on a stylised seaplane. This provides visual cues as to its memorial significance as a tribute to Captain Edwin Musick who died pioneering long-distance travel. It also provides evidence of the building's original use as a communication station with planes and ships. It serves as a recognisable landmark both within and beyond Musick Point.

H) Context

Place	Indicator demonstrated
 <p>The Richmond Road Manual Training School (former) (ID 02819) forms part of an inter-related, non-contiguous group of manual training schools in Auckland. The Richmond Road Manual Training School, alongside the Newton East and Newmarket Manual Training Schools are the first manual training school buildings in Auckland, which all opened in July 1903. Thematically, this school is linked to other manual training schools in the region and beyond for their shared history, use and associations.</p>	<p>Has collective value as a part or member of a group of inter-related, but not necessarily contiguous, heritage features or places or wider heritage landscape</p>
 <p>The Coppermine engine house, including chimney, pump house, and associated wharf site (ID 00585) was built in 1854 during an attempt to de-water the mines. It is very similar to engine houses found in Cornwall, the county of origin of many of the Kawau miners. The engine house has strong associations with the mine workings at Mine Point (including chimney, pump house and associated wharf site) and mine working elsewhere on the island, including the smelting house complex at Smelting House Bay. Taken together, these sites represent one of the earliest industrial landscapes in New Zealand.</p>	<p>Is part of a group of heritage features or places (contiguous or discontinuous) that, taken together, have a coherence because of their age, history, style, scale, fabric or use</p>



Is notable because of the original site, setting or context is predominantly intact

McNicol Homestead (ID 01329) is a Victorian farmhouse that retains its rural context and setting, overlooking the Wairoa River and Clevedon Valley. The homestead also retains a number of earlier agricultural buildings, including a shed and workers cottage. Mature trees, shelter belts, and period-appropriate boundary treatments along original field boundaries further enhance this intact setting.



The relationship between the components of the place (buildings, structures, fabric, or other elements) and the setting reinforce the quality of both

Kingseat Hospital historic campus (ID 02236) was designed around three main open spaces, which help define the park-like setting of the campus. The plantings were also designed to complement the various buildings. Some trees were specifically planted to provide a shelter belt to the buildings and grounds while others were purely aesthetic. The relationship between the setting and buildings is that of a comprehensively designed landscape; the qualities of both enhance their values and relationships.



The site, setting or context adds meaning and value to the particular place or item

Whatipu Lodge complex (ID 00155) was first constructed in 1867 on a strategic site on the Manukau Heads defined by stands of kauri. Well-known timber millers, the Gibbons family, constructed a timber mill and tramway on site, as well as their family home, Whatipu Lodge. When the milling industry declined, the Gibbons pursued other economic uses for their strategic site, including tourism. They constructed several additional blocks around their home to accommodate fishing and tramping parties, further reinforcing the connection between the Lodge and its site.



Has townscape values for the part it plays in defining a space or street

The **Victoria Theatre (ID 01132)** is one of several architecturally notable buildings that contribute strongly to the historic character of Victoria Road in Devonport. It is a recognisable local landmark and forms a 'bookend' to the commercial development in Victoria Road. The streetscape of Victoria Road is composed of buildings of varying ages and styles, which form a cohesive township.



Contributes to the character and sense of place of the region or locality

The **Corbans Wine Depot (ID 00137)** constructed in 1913, contributes to the sense of place of Henderson through its association with the area's winery tradition, alongside the wider Corbans Estate complex. The small building, originally utilised as a sales depot, evokes a sense of curiosity and character. The depot was a response to the prohibition on the sale and distribution of wine within the electorate of West Auckland, following the 1909 restriction. While the rest of the Corban Winery fell within the dry area, the depot, on the other side of the railway line, did not. The depot was closed in 1918, owing to another boundary shift, where it also became a dry area. The depot building, however, has remained a strong character feature within Henderson.



The individual components of an area collectively form a streetscape, townscape or cultural environment that has value for its architectural style, town planning, or urban design excellence, landscape qualities, strong historic associations or legibility as an archaeological landscape

The **Winstone Model Homes Historic Heritage Area (ID 02832)** is an important sub-set of Mt Eden residential development and contributes strongly to the diversity of the area's housing stock. The small collection of homes employ a similar building style, setback and lot of size which collectively forms a strong streetscape presence. The group exemplifies the historical subdivision pattern, applied in several surrounding suburbs in the 1920s and 1930s, and demonstrates an associated commercial agenda relating to material sales.



Is, or is part of, a group of heritage features or places (whether contiguous or not) that spans an extended period of time or possesses characteristics that are composite or varied but which are linked by a unifying theme

Point Chevalier Shops Historic Heritage Area (ID 02834) illustrates the historical development of Point Chevalier as both a suburb and destination for recreation. The shops on Point Chevalier Road were constructed during the Inter-war period, when the suburb was amalgamated into Auckland City and the first tram lines were laid. The shop locations are closely linked to the development of the tram and associated tram stops, providing a clear illustration of the development of the suburb.

Appendix 2: Statements of significance

Example 1 – Place with one feature

ID 00591: Scott Homestead (former)

Heritage values A, B, D, F, H

Scott Homestead, primarily associated with the Scott family, is one of the oldest buildings in the Mahurangi and is closely associated with the development of the area. The Homestead was built by Thomas Scott and continued to be used by his descendants up until 1970. The building is an excellent example of an early European homestead. The simple Georgian style of the house is derived from economic design and a utilitarian requirement for a functional establishment. The style and details remain largely intact and provide an understanding of colonial life in New Zealand.

The place also provides an understanding of the life and industry of a settler family. The Scott families long-standing ownership provides an insight into the migratory fortunes of pioneers. The setting of Scott Homestead serves as a reminder of days when Mahurangi Harbour supported a large ship building industry. Scott Bay was prominent in the harbour and the landing well known for the yearly Mahurangi Regatta. In addition to shipbuilding the Scott family operated a public house and later used the existing homestead as a guesthouse. Aesthetically, the house's isolated position adds to the picturesque quality of its setting.

The Homestead has technological interest, demonstrating many techniques used for domestic construction in the nineteenth century and includes details such as the window mechanisms that slide into the wall cavity and the light framed partition walls. Not only does the house provide an example of techniques that rarely survive today, it is a practical response to an environment where materials and skills were limited. The building also serves to demonstrate the transition from earlier construction to later machine methods. Hand planed panelled timbers, pit sawn cladding are some of the details that were superseded in the addition with later period doors and windows and the use of newer, machine profiled panelling and rusticated timber for cladding.

Analysis of statement

This statement is strong because:

- it uses active voice
- is reasonably self-contained (it can be read and understood outside of the evaluation)
- it uses exact dates
- the most important values are discussed first
- the overall length of the statement and detail provided is generally commensurate with the complexity and significance of the place

Some aspects of the statement that could be improved include:

- The first sentence should provide identifying information, for example: “The Scott Homestead is a two-storey timber Victorian settler’s homestead that was later converted to a guesthouse to take advantage of its attractive location in Mahurangi” (this helps make the statement understandable outside of the evaluation)
- There is a paragraph on technological values, but this is not one of the values for which the place is scheduled. Consider whether these values are important enough to include in the statement of significance
- The place is also scheduled for B Social and H Context, but these values are not clearly articulated in the statement
- Use “because” language. Why is the Scott homestead an excellent example of an early European Homestead?

Example 2 – Place with one feature

ID 02520: Maunganui Pa R11_381 and R11_2096

Heritage values B, D, F, G, H

Casnell (Maunganui) Island has considerable value based on its physical attributes and knowledge potential, as a good representative example of a pa and a rare local example of a defensive complex extending over a whole island. The site also has considerable potential to provide knowledge through scientific study and interpretation to the public.

Casnell (Maunganui) Island is also considered to have considerable aesthetic value as a prominent landmark within a relatively unmodified setting, as well as considerable social value to the local community. The site also has considerable contextual value as part of a significant intact historic landscape incorporating the southern Mahurangi peninsula that spans an extended period of time from around the 16th century through to the 19th century, and as part of a pre-European defensive system within the lower Mahurangi Harbour.

The site is considered to retain moderate historical value through its association with Ngati Rongo, the earliest known occupiers of the Mahurangi district. Overall, Casnell (Maunganui) Island is considered to be of considerable heritage significance at a local level, based on its knowledge potential, physical attributes, aesthetic qualities, social significance and contextual value.

Analysis of statement

This statement is strong because:

- Identified context values are well explained
- It references the value thresholds: considerable, moderate, etc

Some aspects of the statement that could be improved include:

- The statement is not readily understood as a stand-alone section outside the evaluation
- Uses passive voice
- States that the place has value, but does not explain why or how – why are the physical attributes and knowledge values considerable? How is it a good, representative example? How can it provide knowledge through scientific study?

- How and why does the local community value the place? Who considers the place to have aesthetic values?
- The first sentence should provide identifying information, for example: “Casnell Island is an island pā in Mahurangi with an extended period of significance from the 16th to the 19th century”.
- The name used (Casnell Island) does not match the schedule entry, where it is referred to as Maunganui Pā
- Check use of macrons on Te Reo words

Example 3 – Complex, campus or landscape (multi-featured place)

ID 02816: St Andrew’s Anglican Church Complex

Heritage values A, B, F, G, H

The individual values of St Andrew’s Church, the Vicarage and the Memorial Arch contribute to the overall significance of St Andrew’s Anglican Church Complex. As a whole, the place reflects important aspects of religious, social and military history in the locality, region and nation and retains notable examples of different building types. The place’s collection of memorials means that commemoration is at the heart of the Complex. For over 80 years, it has played a role in defining the communal identity and distinctiveness of the local Anglican community.

St Andrew’s Anglican Complex has considerable historical value for illustrating the ongoing expansion of the Anglican faith in Pukekohe. Including two war memorials, the complex also represents the countrywide movement to erect memorials in honour of those who served and sacrificed in the First World War. The complex is particularly valuable for including one of only a small number of memorial churches, and the earliest known example of a war memorial arch in the region.

St Andrew’s Anglican Church Complex has value for retaining its original use and maintaining strong associations with a number of important figures in the Auckland Anglican community and individuals who made an important contribution to the history of the locality. The Complex has considerable social significance for its spiritual and community values as an important place of worship and public gathering in the locality and is considered to be held in high public esteem by local parishioners. It is especially significant for its strong commemorative and symbolic values as a repository for a number of memorials that represent aspects of collective memory, national identity and remembrance. The place has moderate technology value for incorporating a building that represents early construction methods in the locality and considerable physical attributes value for its collection of highly intact structures that exist as good representative examples of their type within the locality or region.

The place also combines the architectural works of local architects, John Routly and F. W. Mountjoy, who helped change the face of Pukekohe during the early twentieth century. Located on a conspicuous corner site on the edge of the town centre, St Andrew’s Anglican Church Complex has considerable aesthetic value for its visual and evocative qualities provided by the relationship of its individual structures and their setting. Associated with its original site for over 80 years, the complex has considerable context value for its collection of heritage items that collectively contribute to an important historical landscape linked with the Anglican Church in the locality. The complex also comprises

structures that make individual contributions to groups of dispersed yet inter-related heritage items that reflect an important unifying theme in the social and cultural history of the region and nation.

Analysis of statement

This statement is strong because:

- It explains all of the values for which the place is scheduled
- It uses active voice
- Explains the values of the complex, rather than individual places within it
- The overall length of the statement and detail provided is commensurate with the complexity and significance of the place

Some aspects of this statement that could be improved include:

- The first sentence should provide identifying information, for example: “St Andrew’s Anglican Church complex is an interrelated group of religious buildings and structures in Pukekohe, dating from 1915-1933”.
- Use “because” language – how has the church defined communal identity and distinctiveness? How did John Routly and FW Mountjoy change the face of Pukekohe?
- Technology is not one of the values for which this place is scheduled. Is it important enough to include in the statement?
- Check language conventions: First World War should be World War I; an exact date should be used instead of “for over 80 years”
- Check language “particularly valuable” – use values thresholds
- Check language “one of only a small number” – how many?

Example 4 – Complex, campus or landscape (multi-featured place)

ID 02253: Te Maketu Cemetery/pā site R12_5

Heritage values A, B, C, D, E, F, G

Te Maketu Cemetery/pā site has high historical significance because of its long and rich history of both Māori and European use and settlement. It has strong associations with the Catholic Church, and with Father James McDonald, a charismatic priest renowned in his parish and in the Catholic Church for devotion to his missionary work and the Māori people. The Te Maketu Cemetery retains its original use and function in a manner that contributes to the historical importance of the place. Te Maketu has a lot of contextual value as a heritage landscape containing Māori and early European elements that have a connected history spanning an extended period of time. It is part of a wider heritage landscape of related historic sites within three associated historic reserves. The Te Maketu Cemetery Reserve and Pratts Road Recreation Reserve also have considerable knowledge value because they contain intact archaeological remains of both pre-European and historic Maori settlement and early European settlement and Catholic occupation, and have provided substantial information on past activity at Te Maketu through its well documented history. There is also the strong possibility that additional subsurface archaeological remains are present that could provide further information on its history.

Although the Catholic church buildings have been removed the overall place retains significant integrity to allow the values that make it significant to be read, understood and appreciated.

Analysis of statement

This statement is strong because:

- It explains why the place has significance (not just that it has significance)
- It discusses the place as a landscape, focusing on the values of the whole, rather than individual features
- It uses active voice

Some aspects of this statement that could be improved include:

- The first sentence should provide identifying information, for example: “Te Maketu Cemetery/pā site is a complex and layered landscape of sites and features associated with both European and Pre-European settlement, occupation and use”. – this will ensure the statement can be understood outside the evaluation
- Several values for which the place is scheduled are not addressed within the statement (e.g.: social, mana whenua and technology)
- Break the statement up into paragraphs to improve readability
- Check that the place is referred to consistently
- Check consistency in capitalisation (e.g. Catholic Church)
- Check the consistent and accurate use of value thresholds (e.g.: considerable, moderate, instead of high, strong and a lot)
- Check for repetition

Example 5 - Historic Heritage Area

ID 02834: Point Chevalier Shops Historic Heritage Area

Heritage values A, B, F, G, H

The Point Chevalier Shops Historic Heritage Area is significant because it illustrates the historical development of Point Chevalier as both a suburb and a destination for recreation. The shops on Point Chevalier Road were constructed during the Inter-war period, when the suburb was amalgamated into Auckland City and the first tram lines were laid. The shop locations are closely linked to the development of the tram and associated tram stops, providing a clear illustration of the development of the suburb. The shops also reflect the development of suburban shops, demonstrating the way residential uses were combined with retail. Collectively, the shops and their associated residences have considerable coherence and contribute to the sense of place of Point Chevalier.

The area is a non-contiguous group of ten local and corner shops along Point Chevalier Road. The area is located in the suburb of Point Chevalier, approximately 5.5 kilometres west of the Auckland Central Business District. Point Chevalier Road generally runs northwest as far as Raymond Street, then turns and continues generally northeast until it reaches Coyle Park at the end of the peninsula. Blue stone kerbing and footpaths extend

along most of the road, and these characteristics contribute to its urban amenity and aesthetic.

The Point Chevalier shops include both one- and two-storey buildings constructed of plastered brick or timber in an Inter-war Stripped Classical style. The shops are characterised by parapets and suspended verandahs; some have recessed entries surrounded by large plate glass display windows. Some buildings feature the following elements: a shaped parapet, original timber or steel joinery, leadlight glazing above transoms, and/or Stripped Classical plaster detailing. Where shopfronts from the period of significance are intact, their design and materials should be retained.

Most of the shops in this historic heritage area were originally constructed to accommodate both commercial and residential uses, with a clear physical distinction between these uses that is still legible today. The residential component of each building is generally located to the rear or side of the shop, often takes on a more domestic form and style and, in particular, references the bungalow architectural language. These portions of each building are characterised by weatherboard or plastered brick cladding; a shallow-pitched hipped, gabled or mono-pitch roof; exposed rafters; casement and/or bay windows; and chimneys with simple caps. These residential components are an important part of the suburban shop building type and should be retained.

The context of the Point Chevalier shops is predominantly residential and reflects a way of life that was once common, when people shopped every day and relied on neighbourhood outlets within walking distance. In contrast to their residential neighbours, the shops are all built to the front boundary of the property, with no set back, and with a verandah extending over the adjacent footpath. They have no front boundary treatment, though most have a timber fence or hedge along the side and/or rear yards. Most of the shops have some landscaping in the rear yard, which is associated with the residential component of the building.

The historic subdivision pattern is generally intact. Site sizes range from 420-1200m², and all ten buildings are located on the full extent of their original site. None of the land parcels have been formally subdivided, though several are cross-leased, with infill development in the rear yard. Other development has taken place in the rear yard, including extensions to the original houses or shops, and garages and/or sheds; these are not usually significant in terms of their historic heritage values, and have been identified as exclusions.

Analysis of statement

This statement is strong because:

- It includes information on the geographic and physical context of the HHA and describes the features and qualities that support the coherency and cohesiveness of the street
- It includes identifying information (not as the first sentence, but in the second paragraph)

- The overall length of the statement and detail provided is commensurate with the complexity and significance of the HHA
- It can be read and understood by itself
- It uses active voice
- It uses exact dates and numbers

Some aspects of this statement that could be improved include:

- The five values for which the area is scheduled are not specifically discussed

Example 6 – Place does not meet thresholds for scheduling

1 Smith Avenue is a circa 1900 single-bay flush villa in Papakura. Although the history of land ownership is of some interest for its associations with the local dairying industry, this value is difficult to attribute directly to the house because there is no evidence showing that any of the landowners built, lived in or used the villa in any way or at any time. The house has some value as an example of a villa which may pre-date 1900. Modifications, especially the introduction of new window and door openings, a rear extension and unsympathetic roof addition have compromised the integrity of the place to some extent. Most significantly, the setting and original context of the house have been lost. Originally set within a dairy farm, unsympathetic subdivision during the 1950s reoriented the house away from the street and sited the villa on a small residential lot in the middle of a housing tract.

Analysis of statement

This statement is strong because:

- It includes identifying information in the first sentence
- Explains the values of the place and their relative degree of importance
- The overall length of the statement and detail provided is commensurate with the complexity and significance of the place
- It uses exact dates

Some aspects of this statement that could be improved include:


- Check language “some interest” – use value thresholds

Appendix 3: Extent of place, primary features, exclusions and contributing and non-contributing places

Extent of place

The extent of place is the area that contains the historic heritage values of the place and, where appropriate, any area that is relevant to an understanding of the function, meaning and relationships of these values.

The examples below illustrate an indicative range of good practice approaches to defining an extent of place. The current planning maps include some differing approaches, such as dots, #To Be Defined, etc, which will not be supported in new evaluations or re-evaluations.

EOP	Map	Explanation
Record of Title (RT) boundary		<p>The EOP for the Residence (ID 01181) at 115 Calliope Road covers the RT boundary of the place. The Residence is scheduled as an exceptional domestic example of the Queen Anne style that originally belonged to a prominent Edwardian merchant.</p> <p>The RT boundary is an appropriate EOP because it adequately encompasses the residential values of the place by including all the features that contribute to these values (e.g. residence itself, shed, garden). This EOP also relates to a historic boundary: the original land parcel that was created through subdivision in 1892.</p>

Non-RT
Boundary
(smaller)

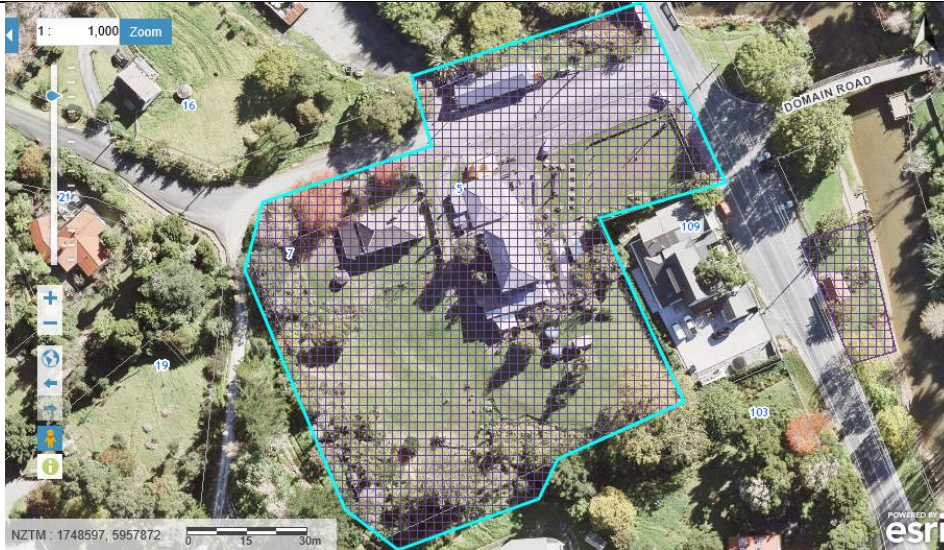


The EOP for **Settlement Site R11_1177, R11_1178, R11_1179, R11_1180, R11_1181, R11_1182, R11_1183, R11_1184, R11_1185, R11_1186 (ID 01573)** is smaller than the RT boundary of the property in which it is located. The place is a cultural landscape encompassing a series of features, including midden, ovens, pits and terraces, which provide evidence of seasonal occupation along this part of Orakei Basin.

This EOP is appropriate because it achieves protection of the values of the place by encompassing all the significant features within an appropriate context in which they can be understood as a wider landscape (rather than as individual features).

<p>Non-RT boundary (larger)</p>		<p>The EOP for Auckland Harbour Board Fence (ID 01915) extends beyond one land parcel, covering four lots and the road reserve. The fence is scheduled for its association with the cultural and economic history of the port, its exceptional and rare design qualities, and for contributing to the maritime character of the port.</p> <p>The EOP is appropriate because the identified historic heritage values extend across more than one RT. This EOP is required to encompass all the features that contribute to the values of the place.</p>
<p>Rail reserve</p>		<p>The EOP for Kumeu Railway Station goods shed (ID 00483) includes part of the rail corridor. The shed is scheduled for its association with the development of the Riverhead railway line during the 1860s and 70s, and for its rarity as a building from this period.</p> <p>The EOP is appropriate because the building is located within the rail reserve, and because the place has historical and physical associations with the rail line, which contribute to the identified values of the place.</p>

Road reserve



The EOP for the **Puhoi Hotel Complex, including stables and residence (ID00592)** includes the road reserve. The place is scheduled as a significant local landmark and social gathering place.

This EOP is appropriate because the stables are situated entirely within the road reserve. Furthermore, the residence and a portion of the hotel have a strong visual and physical interface with the adjoining road reserve area, built right to the property boundary. Historically, the land in between the stables and hotel and residence have had a strong associated function and relationship.

CMA



The dashed blue line illustrates the CMA boundary

The EOP for the **Hulks of barque Rewa and schooner Otimai R09_672 (ID 02149)** off Moturekareka Island is almost entirely within the CMA.

This EOP is appropriate because it covers the area known to include the remains of the wrecks of the *Rewa* and *Otimai*. It also provides for the physical proximity and relationship between the two wrecks which are reasonably spatially confined. The features of the wrecks do not extend beyond the CMA boundaries resulting in only a very small area outside the CMA included within the EOP.

In other instances, if the features of a wreck/wrecks are spread out over a wider area a larger extent of place may be appropriate.

CMA
(including
portion
outside the
CMA)



The dashed blue line illustrates the CMA boundary. The red dot and number '179' demonstrate where the CMA stops, and the river boundary point starts

The EOP for the **Albany Wharf remains (ID00845)** covers both land and CMA.

The EOP is appropriate because it covers both the landward and seaward portions of the place, including remnant surface and sub-surface features and their identified values, which span the CMA boundary. The features of the place that are covered by the EOP include the location of a crane, lock-up shed and waiting room, and the remnant timber wharf piles and bank retaining wall.

Right-of-Way



The EOP for **Blumenthal/Mondrian House (ID 01856)** includes the right-of-way driveway that leads to the rear-section house. Blumenthal/Mondrian House is scheduled because it is an excellent example of International Mid-Century Modernism and because it is part of a wider context of the development of an international vernacular architectural language following World War II.

This EOP is appropriate because the right-of-way is the original entrance to the property. The driveway helps contextualise the domestic values and setting of the place, which has always been located on a rear section.

When considering whether to include a right of way, consider if it is an original or significant entry point, and whether there are original or significant features such as gates, posts, fences, paving or plantings.

Rural



The EOP of **Puriri Farm (ID 02276)** covers part of a wider rural setting. Puriri Farm was scheduled as a collection of farm buildings from the late 1860s, and for their associations with two prominent families, the Jacksons and the Worralls. The place has been an operational farm for 150 years and demonstrates the development and layering of farming techniques, organisation and technology.

This EOP is appropriate because it encompasses that area that contains the historic heritage values of the farm and shows the agricultural landscape (area) that is relevant to an understanding of the function, meaning and relationships to those values.

Rural places may require a larger EOP to illustrate the historic heritage values of the place, however it may not be necessary for the EOP to cover an entire farm block in order to achieve this. In rural settings, it may be appropriate for an EOP to be defined by natural features, rather than administrative boundaries, if that is the area that contains the historic heritage values of the place.

Multi-featured
landscape

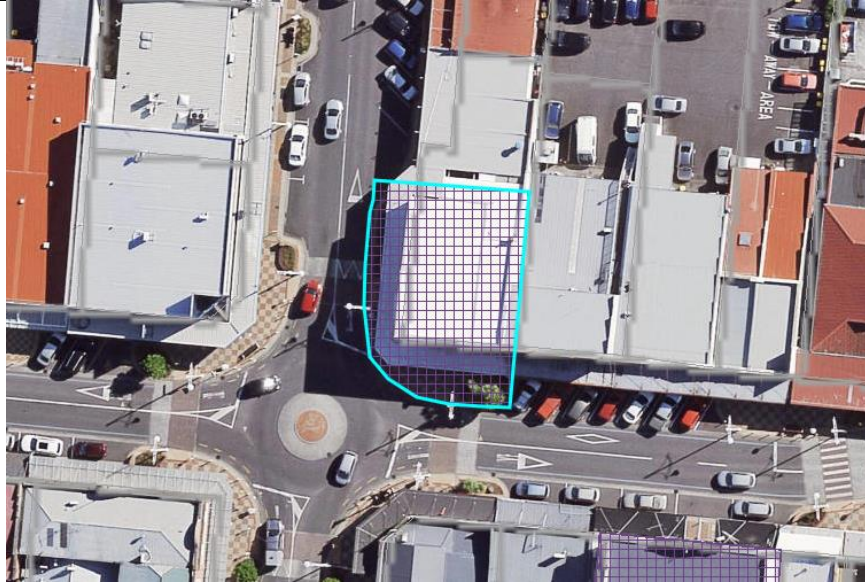


The EOP for **Ihumatao Mission Station site R11_545, R11_546, R11_547, including Maori settlement, Ellett Homestead, stone walls and structures, and fig tree (ID 2530)** covers a number of significant features. The place was scheduled as “one of the few archaeologically intact mission station sites in the Auckland region and for the mission’s connection with local iwi during a time of great political and social tension between Maori and Europeans”.³²

The EOP is appropriate because it covers all of the features that contribute to the values of this landscape, including the site of the Ihumatao Mission Station, the associated village, and related features including stone walls and historical plantings. This EOP allows the place to be understood and managed holistically by recognising the relationships between individual features and the values of the place as a whole.

³² Campbell, M., and Jaden Harris. (2011). Evaluation of sites proposed for scheduling, Auckland Region: Te Pua a Te Marama, Granger’s No. 1 and No. 2 Brickworks, Rotopiro Flour Mill, Ihumatao Mission Station, Moeatoa Mission Station

Verandahs
and footpaths



The EOP for **Lodge's Building (ID 01524)** extends into the road reserve, including the verandah and footpath. This commercial building was scheduled as a good example of an interwar commercial building within the catchment of King Street, an area of high historical and architectural interest.

This EOP is appropriate because the place is built up to the property boundary. As a commercial building, the place has a strong relationship with the public realm through shop fronts and display windows, which means the values extend beyond the property onto the footpath. It is also important to consider the values of the verandah, which also extend over the footpath. The verandah is an original feature and requires management as part of the place.

Where the verandah is an inappropriate addition that detracts from the values of the place, it may be appropriate to include it in the EOP and identify it as an exclusion.

Non-contiguous EOP



The EOP for the **Point Chevalier Shops Historic Heritage Area (ID 02834)** is non-contiguous. The area was scheduled for its values as a collection of ten local and corner shops that are closely linked to the development of the tram and associated tram stops, providing a clear illustration of the development of the suburb.

The EOP is appropriate because it recognises the thematic interrelationships of the shops, and their development and function along the tram route.

The EOPs relating to each of the shops was defined according to the EOP guidelines for individual places.

Historic
Heritage Area



The EOP for **Karangahape Road Historic Heritage Area (ID 02739)** covers the historic commercial area centered around Karangahape Road, Upper Queen Street and Pitt Street. This place is scheduled for its values as a highly intact collection of commercial buildings that represent a century of architectural design.

This EOP is appropriate because it encompasses the whole commercial area, including all of the buildings and features that contribute it its identified values, such as the street itself, its layout and public open spaces. The boundary runs around, not through, streets.

Primary features

Primary features are the key components or principal elements of the identified values of a scheduled historic heritage place; they are the fundamental basis of why a place has been scheduled.

Place Name and/or Description	Primary features	Explanation
Swanson Railway Station (ID 00253)	Station building	In many cases, the primary feature will be a single feature in its entirety.
Kingsley Street state houses (former) (ID 02619)	Pre-1917 portion(s) of each residence at 17, 19, 21, 23, and 25 Kingsley Street	<p>Where appropriate, portions of a place can be identified as a primary feature. In these cases, ensure the wording is clear which portions should be considered primary.</p> <p>In this example, each of the five scheduled houses has a rear extension. These rear extensions have not been included as a part of the primary feature. When identifying part of a place as the primary feature, carefully consider how the wording could be interpreted from an implementation perspective (refer also to Appendix 4).</p>
Waikumete Cemetery, including mausoleums, Faith-in-the-Oaks Chapel, crematorium, and historic landscape (ID 00217)	Chapel; crematorium; caretaker's residence; mausoleums	<p>Some places will have multiple primary features.</p> <p>When identifying multiple primary features, ensure that they are all <i>principal elements</i> or <i>key components</i> of the identified values of the</p>

		place, rather than supporting features. Features that support the values of the place are also managed through the EOP.
Foresters' Arms (former)/Riverhead Hotel (ID 00484)	Historic portion of tavern building (as shown in Schedule 14.3)	In some cases, it will be necessary to include a diagram in Schedule 14.3 to accurately explain or illustrate the primary feature of a scheduled historic heritage place. Generally, it will only be necessary to include a diagram where the primary feature is complex.
Grey Oaks (ID 00843)	Residence; oak tree	Where trees or plantings are a historic feature of a scheduled historic heritage place, they must be clearly identified in the Place name and/or Description column or the Primary Feature column.

Exclusions

Exclusions are features that do not contribute to, or may detract from, the values for which the historic heritage place has been scheduled.

Place Name and/or Description	Exclusions	Explanation
Granger's No. 1 Brickworks R11_1426 (ID 02527)		Some schedule historic heritage places have no exclusions. This means there are no features within the extent of place that do not contribute to, or which detract from, the identified values of the place.
Colonial Ammunition Company Office (former) (ID 02752)	Interior of building(s)	<p>The most common exclusion is the interior of a building or structure. Interiors should only be excluded where they do not contribute to or detract from the values of the place, or where their value is unable to be confirmed.</p> <p>Do not recommend excluding the interiors of places that do not have an interior, such as a cemetery or an archaeological site.</p>
Campbell Free Kindergarten (ID 02073)	Interior of building(s), except the front room and Arts and Crafts staircase; viaduct	<p>In some cases, it will be necessary to exclude specific parts of an interior, where those parts detract from or does not contribute to the values of the place.</p> <p>Excluded parts of an interior are most often entire rooms or spaces (e.g. corridor, staircase). Avoid excluding</p>

		<p>individual features (e.g. floor tiles, wallpaper, doors)</p> <p>Care must be taken with identify exceptions to exclusions. The required use of a double negative, meaning in this example that the front room and staircase are not exclusions, can be confusing.</p>
Residence (ID 02813)	Interior of building(s); accessory buildings; 1988 carport	Another common exclusion is accessory buildings or features, both free-standing and attached. Accessory buildings should only be excluded where they do not contribute to or detract from the values of the place, where their value is unable to confirmed.
Albany Hotel (ID 00851)	Interior of building(s); buildings and structures that are not the primary feature	<p>In some cases, it will be appropriate to exclude everything that is not the primary feature.</p> <p>This approach should be used sparingly. It may be appropriate in limited circumstances such as where extensive recent development has occurred around or above the primary feature, or because the primary feature has been relocated.</p>
Rings/Kirikiri Redoubt R11_956 (ID 00700)	Existing buildings	In some cases, it may be appropriate to exclude all

		standing buildings where they do not contribute to the values of the place (for example if the values are primarily sub-surface or if the buildings were constructed after the period of significance).
Thorne Estate Dairy (ID 01056)	Interior of dairy; interior and exterior of residence; two pohutukawa trees that each have one limb resting on the roof of the Thorne Estate Dairy as at 30 September 2013. These trees are to be deemed 'free standing' for the purposes of the plan rules	Some exclusions need to be detailed to accurately describe what is excluded. Ensure detailed exclusions are worded accurately and consider how they will be implemented. Do not recommend activities as exclusions (e.g. repair and maintenance). Exclusions are generally physical features (e.g. Skyline garage). ³³
Auckland Harbour Board Workshops (former) (ID 01969)	Interior of building(s); refer to Schedule 14.3	As with primary features, in some cases, it will be necessary to include a diagram in Schedule 14.3 to accurately explain or illustrate exclusions. Generally, this will only be necessary where the exclusion is complex and/or difficult to accurately describe in words.

³³ It is important to note this example was the outcome of an appeal. The agreed wording related to the resolution of both heritage and planning matters

Contributing and non-contributing sites or features

Places, sites or features that contribute to a Historic Heritage Area (HHA) are those that demonstrate the identified values of the area. Places, sites or features that do not contribute to an HHA are those that do not demonstrate the identified values of the area.

HHAs may also have exclusions which are different from non-contributing places or features. Refer to section 10 of the methodology or appendix 3 for examples of exclusions for HHAs.

Place name and/or description	Contributing or Non-contributing	Explanation
Princes Street Historic Heritage Area (ID 02511)	Refer to Schedule 14.2.10	<p>Contributing features for all HHAs must be identified in a static map included in schedule 14.2.</p> <p>The statement of significance (also included in 14.2) may include information on contributing and non-contributing features, but they <i>must</i> be identified in the map.</p>
Renall Street Historic Heritage Area (ID 02512)	Refer to Schedule 14.2.2; stand-alone accessory buildings or garages built after 1940	Garages and stand-alone accessory buildings that sit outside of the identified period of significance are commonly identified as “non-contributing”.
Point Chevalier Shops Historic Heritage Area (ID 02834)	Refer to Schedule 14.2.16; rear addition behind 149-153 Point Chevalier Road; 1970s house at 157A Point Chevalier Road; covered terrace at the north side of 157 Point Chevalier Road; 1960s two-storey rear addition behind 179 Point Chevalier Road; 1970s rear addition behind 328-332 Point Chevalier Road	<p>Some HHAs may identify portions of specific buildings as non-contributing.</p> <p>These may also be identified as exclusions.</p>

Appendix 4: Schedule 14 style guide

All newly added or reviewed places are expected to be formatted according to the guidance below. Some current entries in Schedule 14.1 do not comply with this style guide, however these will be reviewed over time.

Topic	Rule	Examples
Abbreviations	<p>Abbreviations should be written in full</p> <p>Exceptions: “St” (Saint); “Co”; “Ltd” and/or any instance where an abbreviation is part of the original or significant historic name of the place</p>	<p>Bank of New Zealand</p> <p>Mount Eden</p> <p>Victoria Avenue</p> <p>St Matthew-in-the-City</p> <p>The Northern Steamship Co Ltd</p>
	<p>Use ‘and’ instead of ‘&’</p> <p>Exception: if ‘&’ is part of the original or significant historic place name</p>	<p>Smith and Caughey</p> <p>Pioneer Women's and Ellen Melville Memorial Hall</p> <p>F Perkins & Co Building</p> <p>Beatty & Marshall's Building</p>
Capitalisation	<p>Capitalise proper nouns and the start of any sentence</p>	<p>Mount Victoria mushroom vents</p> <p>Newmarket Police Station (former), including masonry villa and lock-up</p> <p>Automatic-telephone exchange and garage (former)</p>
	<p>Only capitalise words like “house”, “homestead”, “building” or “pā” where these words are part of the original or a significant historic name</p>	<p>Neligan House</p> <p>Imperial Building</p> <p>McCullough farmhouse (former)</p>

		Kaituna Pā Settlement site and pā
	Capitalise “State” when referring to State housing	State housing complex First State house on the North Shore
	Capitalise architectural styles	Art Deco Free Classical
Macrons	Macrons should be used where appropriate Macrons can be accessed through Character Map	Wāhi tapu Pā
Apostrophes	Punctuation should be grammatically correct	Railway workers' residences Officers' Mess St Michael's Anglican Church (former) Craig's Building
Other punctuation	Avoid superfluous punctuation – no column should include quotation marks, question marks or full stops	
Place Name and/or Description	Use the historical name and/or function of the place Do not use the current name or function (unless it is historically relevant)	For example, the “Kohekohe Presbyterian Church (former) and plaque” is currently used as a residence For example, “Gilfillan's Store (former)” is now called Ranchhod Chambers

	<p>When referring to a former use or name, include 'former' at the end of the name in brackets</p> <p>"former" is never capitalised</p> <p>Do not use "Old" or "Former" at the beginning of the name, unless this is part of a historic or otherwise significant name</p>	<p>Auckland Gas Company (former)</p> <p>Tara Orchard, including packing shed and homestead (former)</p> <p>Old Government House and gate keeper's cottage (former)</p>
	<p>Include New Zealand Archaeological Association (NZAA) numbers at the end of the name, with no comma and no brackets</p>	<p>Undefended settlement site S11_111</p> <p>Kaituna Pā Q10_225</p>
	<p>Only include 'site' at the end of an archaeological feature when it is the "site of" something that is no longer there (e.g. the location of a former residence). Do not use 'site' if the place is still present</p> <p>Exception: where 'site' is part of the original, significant or commonly known historic name for the place (e.g. Sunde site)</p>	<p>Pā site R09_121</p> <p>Tawharanui Pā R09_51</p> <p>Undefended settlement site Q09_323</p> <p>Oyster Point Pā Q10_49</p> <p>Clotworthy House site, including trees</p>
	<p>If a place has more than one historically significant name, separate names with '/'</p>	<p>Rahiri/Caughey House (former)/Auckland Karitane Hospital (former)</p> <p>Costley Training Institute (former)/Carlile House</p>
	<p>The name should accurately encompass the significant features within the place</p>	<p>Residence, including garage and gatehouse</p>

	<p>The word “complex” can be included at the end of the place name to indicate multiple features</p>	<p>Sir Logan Campbell statue and fountain</p> <p>Pā site Q09_34, including karaka trees</p> <p>Balmoral Presbyterian Church complex</p>
Verified location	<p>Addresses must match the address displayed in Geomaps, including suburb</p> <p>If an address is not searchable in Geomaps, include information that helps identify the location (see below)</p>	
	<p>If the place covers more than one property, list all of the addresses separately</p>	<p>For example: “17, 19, 21, 23 and 25 Kingsley Street, Westmere” (not 17-25 Kingsley Street)</p> <p>For example: “471-473 and 475-481 Great South Road, Otahuhu” (not 471-481 Great South Road)</p>
	<p>If a place is located within another place, such as a park or school, include that place name within the address</p>	<p>Long Bay Regional Park, 1550 Beach Road, Long Bay</p> <p>Northcote College, 1 Kauri Glen Road, Northcote</p> <p>Waiau Pā School, 571 Waiau Pā Road, Pukekohe</p>
	<p>For places that are not searchable in Geomaps or are hard to locate, include additional identifying information</p>	<p>Waiuku Cenotaph Memorial and Reserve, corner of Queen Street and George Street, Waiuku</p>

		<p>Adjacent to 54 McCullough Avenue, Three Kings</p> <p>East of Tiritiri Matangi Island, Hauraki Gulf</p>
	<p>For places that have two addresses that relate to the same parcel (such as corner buildings), or have a commonly known address different to that identified in Geomaps, include the alternate address in brackets</p>	<p>41 Customs Street East (also known as 8 Commerce Street), Auckland Central</p> <p>35 Hobson Street (also known as 72- 80 Wyndham Street), Auckland Central</p>
Verified legal description	<p>If there are multiple legal descriptions, separate them with semi-colons</p>	<p>Part Lot 1 DP 30968; Part Lot 2 DP 30968; Lot 3 DP30968</p> <p>LOT 1 DP 151550; road reserve; railway reserve</p> <p>Road reserve; CMA</p>
	<p>Keep the source formatting of legal descriptions, including capitalisation, abbreviations, spacing and spelling</p> <p>Exception: if part of the place covers the road reserve, rail reserve or the CMA, add this to the end of the legal description (check first if the road has a legal description; some of them do)</p>	<p>ALLOT 740 SO 59927 WAIKOMITI; road reserve</p> <p>PART OTAMATENUI BLOCK & PART WIOMU BLOCK; road reserve</p> <p>Pakiri A Block ML 13437</p>
Primary feature	<p>Consider the wording of the primary feature carefully, bearing in mind the thresholds for modification and demolition</p>	<p>For example, if the place is a Category A row of eight terraced houses the primary feature should not be “Terraced houses”</p>

		The primary feature should be “Each of the eight terraced houses”
	If there are multiple primary features, separate them with semi-colons	Chapel; crematorium; caretaker's residence; mausoleums House; servants' quarters Church; graveyard
	Generally, the primary feature should not repeat the place name	For example, if the place name is “Hawthorne Dene”, the primary feature is “Residence” For example, if the place name is “Mairangi Bay Presbyterian Church”, the primary feature is “Church”
	Do not unnecessarily add words such as “building” or “structure” to the primary feature	For example, say “church” instead of “church building” For example, say “school” instead of “school building”
Exclusions	If there are multiple exclusions, separate them with semi-colons	Interior of building that is not a primary feature; connecting bridge to Aotea Centre; car parking areas Interior of building(s); two church halls
	Interiors should not be excluded for places that do not have an interior, such as a monument or an archaeological site.	

Standard language	<p>Referring to unnamed dwellings as “residence” should be avoided, where possible</p> <p>“Residence” may be used to describe primary features and exclusions</p>	
	<p>Referring to unnamed commercial buildings as “commercial building” should be avoided, where possible</p> <p>“Commercial building” may be used to describe primary features and exclusions</p>	
	<p>Burial places associated with places of worship are called “graveyard”</p> <p>Other burial places should be called “cemetery” or “urupā”</p> <p>Exception: Unless the original or significant historic name is something different</p>	<p>Hobsonville Church and Settlers' Cemetery</p> <p>Holy Trinity Anglican Church and cemetery</p> <p>St James Church and graveyard/urupā</p> <p>St Peter's Church tower and churchyard</p>
	<p>Use ‘World War I’ and ‘World War II’ rather than First World War and Second World War</p> <p>Exception: unless “First World War” and “Second World War” form part of the original place name</p>	<p>World War I Memorial Beacon</p> <p>Kaukapakapa World War I Memorial</p> <p>Port Albert Reserve historic landscape, including grandstand, World War I obelisk and World War II memorial</p>
	<p>Monarchs, prime ministers, mayors and others with a title</p>	<p>For example: Queen Elizabeth II (not “the Queen”)</p>

	should be referred to by their full title and name	
	<p>Use 'gun emplacement' rather than 'gun battery'</p> <p>Exception: Unless this is an original or significant name of the place</p>	Anti-aircraft gun emplacements

Appendix 5: Describing heritage values

Adapted from: British Columbia Heritage Branch, *Guidelines for Writing Effective Statements of Significance* – “SUGGESTED VOCABULARY AND PHRASES FOR VALUE STATEMENTS”

The following is a selection of useful phrases and terms for developing effective heritage value statements.

Useful word/phrase	Explanation/Example
associated with	Use to demonstrate how the historic heritage place relates to a significant historical pattern/event/community/person. For example: “The historic heritage place has a strong and special association with this particular community group”.
evident in	Use when the heritage value of a place is manifested in its tangible elements. For example: “The historical value of this place is evident in its continuous use as a place of worship for over a century”.
is valued as is valued by	Use to convey how a historic heritage place is considered to be important or significant as a place or to a community. For example: “This historic heritage place is valued as/by...”.
notably or, it is interesting to note or, it is notable that	Use when introducing a historic fact or association which is supplemental to the heritage value of the place. For example: “It is notable that this place has an interesting historic association with J. Doe, who worked and lived here for many years”.
tangible evidence of	Use to demonstrate how tangible elements of a historic heritage place can have significance in relation to particular heritage values. For example: “This historic heritage place provides tangible evidence of this type of technology from the 1880s”.

value lies in	Use to articulate the primary aspects of the place which possess heritage value. For example: “The historic heritage value of this place lies in the integral role it has played in the social development of the community” – or – “The value of this place lies in its unparalleled architectural design”.
because	The use of ‘because’ provides reasoning behind the heritage value. It ensures that a reason is given for why the historic heritage place has value, and changes factual statements such as: “This historic heritage place is the oldest of its kind in the city” into statements of value such as “This historic heritage place is valued because it is the oldest of its kind in the city”.
continuity	Use when a historic heritage place contributes to the uninterrupted and unchanged functionality of its surroundings. For example: “This historic heritage place is important because it contributes to the continuity of the historic streetscape”.
continuum	Use when a historic heritage place represents an element of a continuous sequence in which the elements next to each other are very similar, but the first and last are different. For example: “This historic heritage place represents an important moment in the continuum of the economic development of this community”.
contributes	Use when a historic heritage place (or its features) helps to achieve a sense of place or adds to the quality of its surroundings. For example: “The surrounding natural landscape contributes significantly to the heritage character of this historic heritage place”.

demonstrates	Use to articulate what values a historic heritage place has. For example: “This historic heritage place demonstrates a high degree of technical achievement during this time”.
distinctive	Use to identify elements of the historic heritage place which distinguish it from other historic heritage places.
epitome/epitomise	Use when a historic heritage place is a perfect example of elements such as type, idea, or style etc. For example: “This historic heritage place is the epitome of the architect’s trademark use of formal exterior design combined with intimate interior elements”. Or, “This historic heritage place epitomises Late Victorian wealth and extravagance”.
evoke/evokes	Use when a historic heritage place brings to mind a sense of another time, place, culture, mindset, etc.
example/exemplify	An example is a representation of a type. Use when indicating that a historic heritage place, or an element such as architectural detail or form, is a representative/good/excellent/fine example of its type. For example: “This historic heritage place is the finest example of the architecture of Vernon Brown”, or “This historic heritage place exemplifies nineteenth-century stonemasonry”.
express	Use when a historic heritage place conveys a particular thought, feeling, or sense of history (etc.). For example: “The value of this historic heritage place lies in its ability to express the way of life on a mid-nineteenth century farm to a modern audience”.

expression	Use when the elements of a historic heritage place represent historic ideas, thoughts, or actions. For example: “This historic heritage place is valued as an expression of the spiritual beliefs of its creators”.
illustrate/s	Use when the historic heritage place acts as an example of a particular heritage value or values or element of history. For example: “This historic heritage place illustrates construction methods which became popular during the 1940s”.
is	Keeps the value statement in the present tense. Use as much as possible in place of ‘was’; the Statement of Significance refers to a historic heritage place as it is today, and the value that it has as it exists now.
manifest/ed or manifestation	Use to indicate how the significance of a historic heritage place is shown or displayed through its heritage features; or when a historic heritage place is the embodiment of a historic ideal, idiom, etc. For example: “This historic heritage place is a manifestation of the presence of local government in this suburb”.
monument	Use when a historic heritage place is a particularly notable or lasting example of its historic value(s). For example: “This historic heritage place is a monument to the architectural vernacular which established this community”.
reflects/reveals	Use when a historic heritage place expresses or manifests a heritage value or an element of history. For example: “This historic heritage place reflects the segregation found within the early social system of this community”.

representation	Use when a historic heritage place is a depiction, or example of a heritage value or part of history.
significant	Use to describe the importance of a quality, aspect, or element of a historic heritage place in the context of historic heritage value.
symbol	Use when a historic heritage place is a representation of a heritage value or element of history. For example: "This historic heritage place is a symbol of the reverence felt by this community toward its early spiritual leaders".
testament	Use when a historic heritage place provides evidence or proof of a fact, event, or quality. For example: "This historic heritage place is a testament to the perseverance of its builders".
unique	Use when a historic heritage place is in itself, or possesses features which are, one of a kind. For example: "This historic heritage place is valued because it is unique within the city" or "The level of architectural detail found in this historic heritage place is unique for a structure of this type".
valuable	Use to describe historic heritage places, or their qualities, aspects, or elements, which are of particular importance.

Find out more: phone **09 301 0101**
or visit **aucklandcouncil.govt.nz/**

