

Heritage Impact Assessment
New buildings, Parliamentary Precinct,
Wellington
September 2022

IAN BOWMAN
Architect and conservator

Contents

1.0	Introduction	4
1.1	Commission	4
1.2	Scope	4
1.3	The Proposal.....	4
1.4	Heritage designations.....	4
1.5	Background information	5
1.6	Approach of this HIA.....	5
2.0	Heritage values of the buildings, grounds and setting.....	7
2.1	EW	7
2.2	PH.....	8
2.3	PL.....	9
2.4	The Grounds.....	11
2.5	Government Centre Historic Area (GCHA).....	13
2.6	Parliamentary Precinct Heritage Area (PPHA).....	14
2.7	Potential World Heritage listing of the Parliamentary Precinct.....	15
2.8	National Historic Landmarks (NHL) listing	15
2.9	Intangible heritage values	15
3.0	Assessment criteria	17
3.1	Wellington City District Plan (WCDP).....	17
3.2	HNZPT criteria	18
3.3	ICOMOS NZ Charter.....	19
3.4	Policy for Government departments’ management of historic heritage 2004 (2004 Policy).....	20
4.0	Approach to evaluation of impacts.....	21
4.1	Heritage values	21
4.2	Magnitude of impact	21
4.3	Significance of impact	22
4.4	Comparison of RMA with Waka Kotahi and the ICOMOS Guides definitions of adverse effects	23
5.0	Assessment of effects on heritage.....	24
5.1	AEE Requirements	24
5.2	Effects on the EW from the proposal.....	30
5.3	Effects on PH from the proposal.....	36
5.4	Effects on the PL from the proposal.....	47
5.5	Effects on the grounds from the proposal.....	53
6.0	Summary.....	59
6.1	The EW.....	59
6.2	PH.....	59
6.3	The PL	59
6.4	The grounds.....	59
7.0	Mitigation measures.....	60
7.1	The EW.....	60
7.2	PH.....	60
7.3	The PL	60
7.4	The grounds.....	60
Appendix 1	62
Appendix 2	64
Appendix 3	65
Appendix 4	68
Appendix 5	70



1.0 Introduction

1.1 Commission

Dave Wills Manager Buildings and Safety, Parliamentary Service (PS) commissioned this Heritage Impact Assessment (HIA), in a contract dated 11 June 2021. This assessment is a revision of a previous assessment because of a change in the scope of the proposal.

1.2 Scope

The scope of this report is to assess impacts of the proposal on heritage values of the Executive Wing (EW), Parliament House (PH), the Parliamentary Library (PL), the grounds of these buildings, and the Precinct as a whole.

The proposal is to build two new buildings (MUS and BAL) at the rear of the three buildings, relocation of a listed oak tree, and the construction of landscape and pedestrian works

1.3 The Proposal

The assessment is based on drawings prepared by Studio Pacific Architecture dated September 2022 which in summary show (together, the **Proposal**):

- A proposed new building at the rear of the precinct on the Ballantrae Place frontage (BAL).
- A proposed new building on “Museum Street” (MUS).
- Removal of surface car parking and replacement with landscaping and pedestrian facilities.

Based on the drawings supplied, I understand that the BAL design is not fully resolved with no dimensions, materials, colours or finishes defined on the drawings. In addition there are no perspectives of the views from PL towards the BAL nor views from the BAL to the PL.

Effects of the Proposal on the Heritage Oak Tree are not assessed as part of this report, as this is outside my area of expertise. An experienced landscape heritage expert should assess any effects.

1.4 Heritage designations

The Executive Wing, Parliament House, Parliamentary Library, statues and the grounds are listed in the Wellington City Council (**WCC**) District Plan as follows:

Street	Number	Building and date of construction	Map ref	Symbol ref
Bowen Street		The Beehive (Parliament Buildings)	18	36
Molesworth Street		Parliament Buildings 1912-21	18	214
Molesworth Street		General Assembly	18	215

Library 1899

Location	Object and date of construction	Map ref	Symbol ref
Molesworth Street, Parliament Buildings grounds	Seddon Statue	18	36
Molesworth Street, Parliament Buildings grounds	Ballance Statue	18	37
Molesworth Street	Parliament Grounds	17/18	14

Heritage New Zealand also lists the buildings and area as follows:

Building	Category	List number	Date entered
Executive Wing (the Beehive)	1	9629	24 July, 2015
Parliament House	1	223	20 July 1989
Parliamentary Library	1	217	20 July 1989
Ballance Statue	1	211	28 November 1981
Seddon Statue	1	230	26 November 1981
Government Centre Historic Area	Historic Area	7035	27 October 1994

1.5 Background information

The following background information informs this assessment of impacts.

Conservation plans

On 30 November 2018, the author and others completed five conservation plans comprising:

- the Executive Wing (EW);
- Parliament House (PH);
- the Parliamentary Library (PL);
- the grounds of parliament (PG); and
- Parliamentary Precinct overview.

1.6 Approach of this HIA

The objective of a Heritage Impact Assessment is to evaluate the potential impacts, positive and adverse, that a proposed development will have on the heritage values of listed buildings and areas. The approach of this assessment follows national and



international best practice guides written specifically for assessing impacts on built heritage. The guides consulted comprise:

- ICOMOS, *Guidance on Heritage Impacts Assessments for Cultural World Heritage Properties*, ICOMOS, January 2011 (ICOMOS Guide)
- Buhring C., and Bowman I., *Guide to assessing historic heritage effects for state highway projects*, NZTA (now Waka Kotahi), March 2015, (Waka Kotahi Guide)
- City of Toronto, *Heritage Impact Assessment Terms of Reference*, 2010 (Toronto HIA)
- The Highways Agency, Scottish Government, Welsh Assembly Government Llywodraethg Cynulliad Cymru, *Design Manual for Roads and Bridges*, HA 285/07, Volume 11 Environmental Assessment, Section 3 “Cultural Heritage”. See appendix 1.
- Queensland Government Department of Environment and Heritage Protection, *Guideline Heritage Preparing a heritage impact statement*, October 2015 (Queensland Guide).

The ICOMOS and the Waka Kotahi Guides both describe impacts in terms of magnitude and significance, and these descriptions are used in this assessment. This is explained in detail in section 4.0.

Based on these guides, the HIA is structured in the following manner:

- an understanding of heritage values and fabric;
- proposal description and reasons for the development;
- statutory heritage recognition and controls;
- an assessment of the impacts using best practice criteria;
- conclusions and recommendations.

Typically this approach includes a description of the proposal and alternatives explored, however these topics are covered in more detail in the Assessment of Environmental Effects Report included with the application.

The assessment criteria are described in section 3 and include those of the Wellington City District Plan.

2.0 Heritage values of the buildings, grounds and setting

Conservation plans are documents that assess heritage values, identify threats, and recommend policies and actions to guide conservation, including adaptation, to maintain or enhance the heritage values established. Under 20.1.6 of the WCC DP conservation plan policies will be taken into consideration in any application for a resource consent to carry out modifications. I therefore set out the policies from the conservation plans as they are relevant to the proposal below.

2.1 EW

The conservation plan prepared for the EW assessed the heritage values of the place. The summary statement of significance is as follows. The full conservation plan is included with the application.¹

- *The Beehive is of high national significance for its associated physical and cultural heritage values and of international significance for its architectural values.*
- *It is a nationally iconic building, and one that is symbolic of the role of the executive wing of the New Zealand government. It is the most highly recognised building in the country, represents the most important post-war architectural project in New Zealand and is a powerful physical landmark in Wellington, the nation's capital.*
- *The building has been intimately connected with Prime Ministers, ministers and their governments since the Holyoake era in the early 1960's. It has hosted significant state occasions, political, public and official events and contains spaces where key political decisions are made that affect the lives of all New Zealanders.*
- *The Beehive is the only building in New Zealand designed by eminent international UK architect, Sir Basil Spence. It demonstrates his formalist approach to architectural design, which has resulted in the creation of a successful and harmonious relationship between the Beehive and Parliament House.*
- *The interior architectural design was executed by senior MoW architects who consistently and sympathetically interpreted Spence's initial planning and design concepts. The interior design was the first in which industrial designers, artists, craftspeople, architects and designers collaborated with an intention to create a unity of design that comprised spaces, linings, furniture, fittings, crockery glassware, and works of art that reflected the "soul of New Zealand".*

The Conservations Plans identify the degrees of significance of the exterior of the EW as follows:

¹ Bowman, Ian, Vossler, Greg, Martin, John, Executive Wing (the Beehive) Conservation Plan prepared for Parliamentary Service, 30 November 2018



Element	Degree of significance	Reason	Heritage values	Authenticity
EXTERIOR				
Whole of the Beehive exterior, including the roof, podium and Press Gallery	Exceptional	The exterior expresses Spence's original design intentions and his formalist approach to architecture; its location, form and detailing contribute to the building being a New Zealand icon and a landmark in Wellington's CBD.	A, T&E, R, Rep, C or G, P, E, Pa, Pe, Ed	Exceptional

2.2 PH

The conservation plan prepared for PH assessed the heritage values of the place. The summary statement of significance is as follows. The full conservation plan is included with the application.²

- *Parliament House is of high national significance for its associated physical, historic and cultural heritage values.*
- *Parliament House has been the symbolic and physical heart of democracy in New Zealand for over 100 years. It is where nationally and internationally significant legislation has been enacted which affects the lives of all New Zealanders. Since its completion, the building has housed one of the oldest continuously functioning parliaments and accommodated two fundamental changes in the country's political system.*
- *People associated with the building who have made major contributions to New Zealand's government include Queen Elizabeth II, Prime Ministers between 1925 and 1979, Speakers of the House and over 800 MPs.*
- *Particular spaces have national significance. These include the Legislative Council Chamber, Matangireia and the House of Representatives, the latter dedicated as a war memorial.*
- *Open access to the building enables all New Zealanders to make representations to the government through petitions, protests and commemorative gatherings.*
- *Although incomplete, the building is the most substantial work of Government Architect, John Campbell, whose design has an appropriate grandeur and dignity for its function. His command of the Imperial Baroque style is evident in both the exterior and interior design, while the details and materials specified achieved the highest quality. His use of the style was a statement of belief in the intimate connection between New Zealand, England and the Empire.*
- *Parliament House, the Beehive and the Parliamentary Library form a unique grouping of buildings that have historical and physical landmark significance, a factor that is reinforced by their individual and collective recognition by Wellington City Council and Heritage New Zealand/Pouhere Taonga in their respective heritage lists. Each building reflects three major architectural periods in New Zealand, 19th century Gothic, early 20th century Classical*

² Bowman, Ian, Vossler, Greg, Martin, John, Parliament House Conservation Plan prepared for Parliamentary Service, 30 November 2018

and late 20th century Modern Movement, with the collective value of the group being a key focus.

- *The site of the buildings has played an important role in the governance of the nation since 1840 when the first of two Government Houses were constructed on the present site of the Beehive.*

The Conservations Plans identify the degrees of significance of the exterior of PH as follows:

Element	Degree of significance	Reason	Heritage values ³	Authenticity
EXTERIOR				
East elevation	Exceptional	This is the front elevation of the building with ceremonial entry, and most comprehensive expression of the Imperial Baroque style	A, T&E, R, Rep, C or G, P, E, Pa, Pe, Ed	Exceptional
South elevation	Some	This elevation was rebuilt in the 1990s and was an incomplete elevation when it was decided to stop construction of the southern half of the building.	A, T&E, R, Rep, C or G, P, E, Pa, Pe, Ed	Little
West elevation	High	Although the rear elevation, it displays the stylistic characteristics of the Imperial Baroque style.	A, T&E, R, Rep, C or G, P, E, Pa, Pe, Ed	High
North elevation	Some	This elevation was largely rebuilt in the 1990s. However, the corner pavilions are original and these display the stylistic characteristics of the Imperial Baroque style.	A, T&E, R, Rep, C or G, P, E, Pa, Pe, Ed	Some
Roof	High	The roof expresses the major design elements of the building including the wings, original lightwells and clerestory glazing that provides lighting to the most significant spaces in the building.	A, T&E, Ed	Little

2.3 PL

While the Parliamentary Library does not form part of the proposal, because my assessment below has determined that the proposal has minor effects on the PL, I have included an assessment of its heritage values here. The conservation plan prepared for PL assessed the heritage values of the place. The summary statement of significance is as follows.

- *The Parliamentary Library is of high national significance for its associated physical, historic and cultural heritage values.*
 - *The building has played an intrinsic role in the history of Parliament in Wellington. It has housed Prime Ministers Richard Seddon, William Hall-Jones and Joseph Ward, Opposition leaders from Harry Holland to Robert Muldoon along with Cabinet and select committees. It has been the venue for a number of significant national events including the declaration of New Zealand as a Dominion, the declaration of war against/peace with Germany, the state funeral of Seddon and the state welcome of the Duke and Duchess of York. From 1899 to 1922 the formal procession to mark the state opening of*

³ Refer Section 4.2 for more specific detail relating to these values



Parliament embarked from the building.

- *The building is symbolic of the reformist Liberal Government (1893-1906), under whose aegis it was conceived and constructed, and which passed some of the most internationally progressive social legislation of the time. Seddon promoted its construction, and unilaterally approved the expenditure for its construction to ensure the building would be a fitting and impressive entry to the Parliament Buildings.*
- *As the library of Parliament the building represents a nationally unique building type and was designed to house New Zealand's foremost library of the time, functioning as a national research institution and repository for the Dominion Archives, significant political papers and the national newspaper collection. It was both the de facto national library and national archives until these two institutions were independently established. The library collection was used by politicians and researchers alike, a number of whom made a vital impact on the country's social life.*
- *Two significant architects were responsible for the design of the Library Building - Thomas Turnbull, who designed the 1883 West Wing and Lobby, and who was commissioned to prepare the initial design, and Government Architect John Campbell, who completed the building following Turnbull's resignation in protest when Seddon reduced the size of the building. Both architects have a large portfolio of major buildings to their credit and the completed Library reflects outstanding quality of design, particularly the highly impressive interior detailing and use of colour and materials. Architects for the 1995 strengthening, restoration and reconstruction were Warren and Mahoney, also with an impressive array of projects.*
- *The building represents a rare example of application of the Victorian Free Gothic architectural style to a parliamentary building, while the quality of the materials and craftsmanship employed in its construction is very high.*
- *The Library Building, Parliament House and the Beehive form a unique grouping of buildings that have historical and physical landmark significance, a factor that is reinforced by their individual and collective recognition in the heritage lists administered by Wellington City Council and Heritage New Zealand/Pouhere Taonga. The buildings respectively reflect three major architectural periods in New Zealand - 19th century Gothic, early 20th century Classical and late 20th century Modern Movement - with the collective value of the group being a key focus.*
- *The building forms part of a collection of buildings that have, since Wakefield's house on the site of the Beehive was purchased in 1848 as the first Government House in Wellington, played a prominent role in governing the nation.*

The Conservations Plans identify the degrees of significance of the exterior of the PL as follows:

Element	Degree of significance	Reason	Heritage values ⁴	Authenticity
EXTERIOR				
East elevation	Exceptional	This is the front elevation of the building with ceremonial entry stairs and portico, and clearly and cogently expresses the characteristics of the Victorian Free Gothic style.	A, T&E, R, Rep, C or G, P, E, Pa, Pe, Ed	Exceptional
South elevation	High	The elevation to the Lobby was accurately reconstructed in 1995 to Turnbull's 1883 design while the elevation to the 1899 building has been slightly modified to take account of a new bridge to Parliament House; these elevations abutted the original 1858 building.	A, T&E, R, Rep, C or G, P, E, Pa, Pe, Ed	Some/high
West elevation	High	The elevation to the Lobby was accurately reconstructed in 1995 to Turnbull's 1883 design while the elevation of the West Wing, also designed by Turnbull, is largely original; the design was intended as a polite addition to the original 1858 building.	A, T&E, R, Rep, C or G, P, E, Pa, Pe, Ed	High/high
North elevation	High	The elevation to much of the West Wing was accurately reconstructed in 1995 to Turnbull's 1883 design with the north west corner façade retained; this elevation expresses all the characteristics of the Victorian Free Gothic style.	A, T&E, R, Rep, C or G, P, E, Pa, Pe, Ed	Some/high
Roof	Exceptional	The roof form, materials and details cogently express the characteristics of the Victorian Free Gothic style.	A, T&E, Ed	Some/high

2.4 The Grounds

The conservation plan prepared for PG assessed the heritage values of the place. The summary statement of significance is as follows. ⁵.

- *Parliament Grounds is an historic and cultural landscape of outstanding national significance.*
- *It was closely associated with New Zealand's early Governors and Governors-General as the pleasure ground for Wellington's first vice-regal residence and, from 1865 was inextricably linked with the history and practice of central government politics.*
- *It represents one of New Zealand's primary sites associated with the founding*

⁴ Refer Section 4.2 for more specific detail relating to these values

⁵Beaumont, Louise, Martin, John, Parliament Grounds Conservation Plan prepared for Parliamentary Service, 30 November 2018



of British colonial settlement and has a history of grounds cultivation that dates from 1841, and a history of event marking through planting that dates from the 1860s.

- It has been the stage for many nationally and some internationally significant constitutional events and commemorative and memorial occasions, and has also been the backdrop to many pivotal moments in New Zealand’s history.
- It is the country’s principal arena for political protests and has been the destination for numerous protest marches and the scene of New Zealand’s largest protest gatherings.
- It contains a record of the evolution of civic landscape design from the early-twentieth century and demonstrates the emergence and growth of New Zealand national identity through an evolving planting philosophy and resultant aesthetic.
- It has high landscape significance for its strong sense of place. It clearly conveys the prestige and importance of the political institution of Parliament and continues to illustrate some of the Edwardian Baroque features designed by John Campbell and Claude Paton to complement and reference the architecture of Parliament House

The Conservation Plans identify the degrees of significance of the grounds as follows:

Element	Degree of significance	Reason	Heritage values ⁶	Authenticity
Planted fabric Museum Street oak	Exceptional	Planted in the 1860s. Associated with the Government Gardener and marks the site of his home within the Government House Grounds	La, R, P, I, Pe, Sr, Au, In	Exceptional
Topography	High	Largely as formed between 1910 and 1912 with the exception of the underground carpark egress between the Library Building and Parliament Buildings	T&E, P, Ta, Sr, Au, In	High
Hard landscape fabric Hill Street fence	Some	Mid-1990s re-construction that generally references the late nineteenth-century fence	La, Sr	Some
Perimeter wall	High	Continues to clearly express the Public Works District Engineer’s original design intentions for the amalgamated Parliament landscape. Entrance points modified and wing walls and new sections added.	La, Rep, I, C, P, Sr, Au, In	High
Gates	Exceptional	Continue to express the Public Works / Government architect’s original design intentions and Edwardian Baroque vision for Parliament House and its wider setting. Contribute to the landmark	La, T&E, Rep, I, C, P, E, Co, Ed, Sr, Au, In	Exceptional

⁶ Refer Section 4.2 for more specific detail relating to these values.

Element	Degree of significance	Reason	Heritage values ⁶	Authenticity
		status of the grounds and are character-defining features		
Light standards	Exceptional	Continue to express the Public Works / Government architect's original design intentions and Edwardian Baroque vision for Parliament House and its wider setting. Contribute to the landmark status of the grounds and are character-defining features	La, T&E, Rep, I, C, P, Ed, Sr, Au, In	Exceptional
Elements				
Views	High	Continuation of a wider historical pattern and an important part of the historic dimension of the grounds	C, Pa, Pe, Sr	Some to High
Spaces			All	
Eastern precinct	Exceptional	Precincts contain varying degrees of significance attributable to the concentration, significance and integrity of their heritage fabric and the level of authenticity of the space		Exceptional
Western precinct	Some			Some
Ballantrae precinct	Low			Low

2.5 Government Centre Historic Area (GCHA)⁷

This historic area is listed by HNPZT, list number 7035, and includes the following buildings:

- Cenotaph
- Court of Appeal Building (Former)
- Departmental Building
- Dominion Farmers Institute Building (Former)
- Executive Wing (the Beehive)
- Government Buildings (Former)
- Missions to Seamen Building (Former)
- New Public Trust Office
- Old High Court
- Parliament House
- Parliamentary Library
- Public Trust Office Building (Former)
- State Insurance Office Building (Former)
- Turnbull House

⁷ For a description and assessment of heritage values of the historic area refer to <https://www.heritage.org.nz/the-list/details/7035>



- Wellesley Club (Former)

2.6 Parliamentary Precinct Heritage Area (PPHA)⁸

The PPHA is included in the Central Area Urban Design Guide Appendix 3- Heritage Areas of the WCDP with the area shown in figure 2. The policies and guidelines are described in 4.2.4 below. Buildings included in the PPHA comprise:



Figure 1 Parliamentary Precinct Heritage Area, Central Area Guidelines, Appendix 15, WCDP

- Cenotaph
- Executive Wing (the Beehive)
- Government Buildings (Former)
- Parliament House

⁸ For a description and assessment of the heritage values of the area refer to <https://wellington.govt.nz/-/media/your-council/plans-policies-and-by-laws/district-plan/volume02/files/v2appendix3.pdf?la=en&hash=5EE23955613EE9B2F3E1FF43599977B28F2D69E0>

- Parliamentary Library
- Waititi Landing Park

2.7 Potential World Heritage listing of the Parliamentary Precinct

The International Council on Monuments and Sites (ICOMOS) New Zealand National Committee have proposed the Parliamentary Precinct for World Heritage for inclusion on the Tentative List. Before a building or area can be listed as being worthy of World Heritage the State Party (in New Zealand this is the Department of Conservation – DoC) must prepare a Tentative List from which proposals are selected for nomination. Wellington City Council, agreeing with ICOMOS NZ, have discussed the possibility of World Heritage listing with the Speaker and have prepared research for a nomination proposal to DoC for inclusion on the Tentative List. ICOMOS International advises the World Heritage Committee on nominations and monitors existing listed buildings and areas. ICOMOS members with relevant expertise peer review World Heritage nominations. Several ICOMOS NZ members, myself included, have carried out these reviews on behalf of ICOMOS International.

The proposal for the Parliamentary Precinct to be nominated for World Heritage listing has received the endorsement of the Prime Minister⁹.

Retention of authenticity and integrity, appropriate protection and implementing a management document such as a conservation plan are key requisites for listing.

I understand that the potential for a building to receive a World Heritage Listing is not a relevant consideration in terms of the RMA consenting process. My mention of it here is therefore to record the activities of both ICOMOS NZ and the WCC in promoting its possible listing because these organisations believe it has Outstanding Universal Value, the values necessary for listing on the World Heritage List.

2.8 National Historic Landmarks (NHL) listing

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA), one of the functions of HNZPT is to

13 1 (h) to establish and maintain a list of places of outstanding national heritage value, to be called the National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu:

The Parliamentary Precinct is currently under consideration for listing as an NHL. Only one property has so far been listed on the NHL list; the Waitangi Treaty Grounds.

2.9 Intangible heritage values

Heritage values comprise tangible and intangible heritage values. Physical Values are tangible values which can be physically experienced. The ICOMOS NZ Charter defines tangible values as:

⁹ <https://www.stuff.co.nz/national/122946284/kate-sheppard-stature-or-frieze-for-parliament-in-the-works-as-part-of-unesco-bid>



Tangible value means the physically observable cultural heritage value of a place, including archaeological, architectural, landscape, monumental, scientific, or technological values

These values are Physical Values of archaeological, architectural, technology and engineering, rarity, rarity, representative, and context or group.

Intangible values are defined by the ICOMOS NZ Charter as:

Intangible value means the abstract cultural heritage value of the meanings or associations of a place, including commemorative, historical, social, spiritual, symbolic, or traditional values.

The conservation plans address intangible heritage values under Historic Values, (People, Events, Patterns) and Cultural Values (Public Esteem, Commemorative and Education). These values are assessed and summarised in the Conservation Plans.

As described below in 5.1.1, the WCC DP does not state what values the Council considered the buildings had to warrant their listing, tangible or intangible.

3.0 Assessment criteria

The activity status of the application has been determined as being Discretionary Unrestricted. Given this status, relevant assessment criteria I have used are as follows.

3.1 Wellington City District Plan (WCDP)

3.1.1 Chapter 21A Heritage

Chapter 21A contains the relevant District Plan provisions for assessing the proposal. In general, there are no controlled activities and alterations and additions affecting the main elevation, adding a floor and enlarging the place by more than 10% are restricted discretionary activities.

3.1.2 AEE requirements

The District Plan states in 3.2.2.14 that where there is an application for a land use consent that is subject to the heritage provisions in the District Plan, an AEE should contain, among other items:

- [an] outline of values for which the item was listed;
- identification of the fabric of the building or item, which is significant;
- explicit discussion on how proposed changes will impact on the values/fabric of the item;
- Conservation Plan if prepared.

3.1.3 21A.2.1 Any modification to any listed heritage building or object which is not a Permitted Activity, or the demolition or relocation of any listed heritage building or object

Because the proposal, namely the proposed link bridge connecting into Parliament house, will affect the historic fabric of Parliament House, the proposed rule 21A.2.1 Effects on historic heritage, is applicable for this proposed modification to Parliament House. The relevant assessment criteria are in appendix 1.

4.1.4 21A.2.2 On a site on which a listed heritage building or object is located

Because the proposed two buildings (BAL and MUS) and the landscaping and pedestrian works are on a site on which there are listed heritage buildings, rule 21A.2.2 Effects on historic heritage, is applicable. The relevant assessment criteria are in appendix 2.

3.1.5 Heritage Areas

The WCC listed Parliamentary Precinct Heritage Area has the following objectives and guidelines.

Objectives

(PP)O1.1 To ensure that the Parliamentary Precinct Heritage Area's buildings and



structures are retained and conserved.

- (PP) O1.2** *To ensure that the dignified open spaces at the front of Parliament buildings are retained and enhanced.*
- (PP) O1.3** *To ensure that there is minimal impact on the immediate setting of the area by buildings and structures on adjacent land.*
- (PP) O1.4** *To ensure continuity of public access to the formal forecourt area in front of Parliament buildings.*

Guidelines

- (PP) G1.1** *No heritage building should be altered externally, except to reinstate lost features or remove non-contributing fabric. There should be no interruption of original rooflines, parapet lines and elevations in this area.*
- (PP) G1.2** *Locate any new buildings in Parliament Grounds at the rear of Parliament Buildings, the Beehive and the Parliamentary Library.*
- (PP) G1.3** *Maintain Museum Street as a formed space between the existing buildings and any new buildings; and maintain the pedestrian access between Hill St and Bowen Street.*
- (PP) G1.4** *General sight lines to, from and around the area and the associated open spaces and wherever possible enhanced.*
- (PP) G1.5** *Assess any proposed new buildings on immediately adjacent land to ensure they will not have adverse effects on the wider setting of the area.*
- (PP) G1.6** *Encourage the removal of visually and aesthetically discordant features, e.g., underground car-parking entries.*
- (PP) G1.7** *Any proposed changes to the general layout of Parliament Grounds on the Molesworth Street elevation, should be undertaken to enhance the existing values of the area.*
- (PP) G1.8** *Any necessary security measures should take into account traditional public access and views both to and from the front of Parliament.*

3.2 HNZPT criteria

HNZPT have many prepared guidelines relating to built heritage. The following are the most recent and relevant against which the proposal is assessed.

3.2.1 Sustainable Management of Historic Heritage Guidance Information Sheet 12, Alterations and additions to historic buildings, 2007

See appendix 3.

3.2.2 Sustainable Management of Historic Heritage Guidance Information Sheet 14, Partial demolition of historic buildings, 2007

See appendix 4.

3.2.3 Sustainable Management of Historic Heritage Guidance Information Sheet 16, Assessing the impacts on surroundings, 2007

See appendix 5.

3.2.4 Sustainable Management of Historic Heritage Guidance Information Sheet 17, Assessing the impacts on historic areas, 2007

See appendix 6.

3.3 ICOMOS NZ Charter

The introduction to the objectives policies and rules of the WCDP Chapter 20 in 20.1.4.1 notes that the ICOMOS NZ Charter is a relevant policy document and guideline for built heritage. The following clauses are relevant in particular to this application.

3.3.1 Clause 6 Minimum intervention

Work undertaken at a place of cultural heritage value should involve the least degree of intervention consistent with conservation and the principles of this charter.

Intervention should be the minimum necessary to ensure the retention of tangible and intangible values and the continuation of uses integral to those values. The removal of fabric or the alteration of features and spaces that have cultural heritage value should be avoided.

See 2.9 above for a description of intangible heritage values.

3.3.2 Clause 9 Setting

Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself. If the setting no longer contributes to the cultural heritage value of the place, and if reconstruction of the setting can be justified, any reconstruction of the setting should be based on an understanding of all aspects of the cultural heritage value of the place.

3.3.3 Clause 21 Adaptation

The conservation of a place of cultural heritage value is usually facilitated by the place serving a useful purpose. Proposals for adaptation of a place may arise from maintaining its continuing use, or from a proposed change of use.

Alterations and additions may be acceptable where they are necessary for a compatible use of the place. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the cultural heritage value of the place.

Any alterations or additions should be compatible with the original form and fabric of the place, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material. Adaptation should not dominate or substantially obscure the original form and fabric and should not adversely affect the setting of a place of cultural heritage value. New work should complement the original form and fabric.

3.3.4 Clause 24 Risk Mitigation

Places of cultural heritage value may be vulnerable to natural disasters such as flood,



storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard cultural heritage value, planning for risk mitigation and emergency management is necessary.

Potential risks to any place of cultural heritage value should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

3.4 Policy for Government departments' management of historic heritage 2004¹⁰ (2004 Policy)

The WCDP in 20.1.4.1 also refers to the 2004 Policy as a relevant policy. The foreword to the 2004 Policy, written by Prime Minister Helen Clark, explains the special nature of the stewardship of buildings owned and managed by Government departments as follows:

New Zealand's historic heritage is unique and irreplaceable. It provides a crucial link with our past, and lies at the heart of our cultural identity.

Government departments are the stewards of a significant number of New Zealand's heritage buildings and sites. This policy on management of the historic heritage, which Cabinet has approved, ensures that these properties are conserved to internationally accepted standards for the benefit of past and future generations.

The policy requires each department to identify places which have historic heritage value and for which it is responsible. It establishes processes for best practice decision-making, including the preparation of conservation and maintenance plans.....

The most relevant policy to the application is Policy 8.

Policy 8 – Alteration

Where alterations are need for a new or continuing use of a place with historic heritage value, or to secure its long life, government departments will ensure that heritage values are protected.

While Parliamentary Service, who manages the Parliamentary Precinct does not come within the definition of a government department, as the organisation that manages the most significant grouping of historic heritage owned and controlled by the NZ government, the policy is nevertheless an appropriate guide to assess the proposal.

¹⁰[https://mch.govt.nz/sites/default/files/Policy%20Historic%20Heritage%202004%20\(D-0654735\)_0.PDF#overlay-context=research-publications/our-research-reports/policy-government-departments-management-historic-heritag](https://mch.govt.nz/sites/default/files/Policy%20Historic%20Heritage%202004%20(D-0654735)_0.PDF#overlay-context=research-publications/our-research-reports/policy-government-departments-management-historic-heritag)

4.0 Approach to evaluation of impacts

4.1 Heritage values

Based on the Waka Kotahi and ICOMOS Guides, the following table describes the value of heritage assets.

Table 1 Ranking of heritage values

Value	Descriptors
Very high	Very high importance and rarity, international scale, category 1 HNZ listing
High	High importance and rarity, national scale, category 1 HNZ listing
Medium	High or medium importance, regional scale, category 1 or 2 HNZ listing
Low	Low or medium importance and rarity, local scale, category 2 HNZ listing, local authority listing
Negligible	Very low importance and rarity, local scale, not listed

4.2 Magnitude of impact

Waka Kotahi and the ICOMOS Guides explains the scale of severity (without mitigation) of impacts as follows

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset as:

Table 2 Magnitude of impacts on heritage assets

Impact	Factors in the Assessment of Magnitude of Impacts
Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic elements, such that the resource is slightly modified. Change to the setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.



No change No change to fabric or setting.

Possible effects could include changes to use, access, views, topography, structures, vegetation, sound environment, approaches and context. The effect on the heritage resource has been ranked without regard to its level of significance.

4.3 Significance of impact

Waka Kotahi and the ICOMOS Guides use the matrix below which illustrates the significance of the effect of change, that is the overall impact, on a heritage item. This is a function of the importance of the item and the scale of change and the magnitude of impact.

Impacts can be either negative (adverse) or positive. Where the matrix suggests more than one likely outcome, for instance moderate/slight, professional judgement has been used in conjunction with the descriptors in the following table to arrive at an appropriate result.

Consistent with the guides, my assessment in section 5 does not consider mitigation. This is covered in section 7 where the significance of impacts is revised taking in to account possible mitigation measures.

Table 3 Significance of impacts

VALUE	Very high	Neutral	Slight	Moderate /large	Large/very large	Very large
	High	Neutral	Slight	Moderate /Slight	Moderate /large	Large/very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Moderate/slight
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight
		No change	Negligible	Minor	Moderate	Major
	MAGNITUDE OF IMPACT					

The guides recommend a conservative approach to assessing the significance of impacts.

In general, if the effects on all heritage resources were adverse the overall impact would be the highest impact. Conversely, if the effects were all beneficial, the average level of

benefit would be selected, rather than the greatest, as assessments should be conservative.
¹¹

4.4 Comparison of RMA with Waka Kotahi and the ICOMOS Guides definitions of adverse effects¹²

WK and ICOMOS	RMA effects
Neutral	Nil adverse effects
Neutral/slight	Less than minor adverse effects
Slight	Less than minor adverse effects
Moderate/slight	Minor adverse effects
Moderate	More than minor adverse effects
Moderate/large	Significant adverse effects
Large/very large	Unacceptable adverse effects
Very large	Unacceptable adverse effects

¹¹ Waka Kotahi Guide, op cit, page 36

¹² For definition see <https://qualityplanning.org.nz/node/837>



5.0 Assessment of effects on heritage

5.1 AEE Requirements

5.1.1 Outline of values for which the item was listed

The WCDP does not state explicitly what values the Council considered the buildings in the Parliamentary Precinct had to warrant heritage listing. Buildings in the precinct were listed in or prior to 1995. The Wellington City Heritage Inventory provides some background information on heritage values for the buildings but, as the current inventory reports were prepared in 2013 using different criteria to those of the WCDP in 1995, it is uncertain whether the values described in the inventory report match the values considered important at the time of listing.

As the Conservation Plans are more up-to-date than the 2013 heritage inventory reports, they are more comprehensive and they use similar values, the assessments of significance in the Conservation plans are used in this HIA in preference to those of the heritage inventory.

5.1.2 Identification of significant fabric and items

The heritage inventories in each of the conservation plans contain lists of significant fabric and items.

5.1.3 Explicit discussion on how proposed changes will impact on the values/fabric of the item

The setting to the rear of the EW, PH and PL will be modified significantly. However this area, described as the Western and Ballantrae precincts in the Parliament Grounds Conservation Plan is considered as having some to low significance (see 2.4 above) and is an appropriate location for modification.

EW

There will be no direct physical impact on the EW however the proposed MUS will be visible from a number of vantage points within the EW, particularly from the spaces facing north west above the drum and the former Press Gallery. Similarly the existing limited views of the EW from upper Hill Street, not an important viewpoint, will partially be obscured. Views from the EW of the BAL will be obscured by the MUS.

In general the impacts on the fabric and values of the EW from the MUS, will be less than minor, indirect, cumulative, permanent and visual.

PH

The proposal for a new six storey building to the west of PH, MUS, will be constructed over an existing car park where previously there have been a number of buildings, as shown in figures 1, 6 and 10.

The building will be two storeys higher than PH and will shade the western elevation of PH in summer afternoons. The proposed new building includes an enclosed walkway at the first-floor level, which will mean the removal of an original window in the former Deputy Speakers lounge and removal of fabric to enable the connection and waterproofing of the bridge.

The proposed new building will obscure existing limited views of PH from Hill Street. The suspended walkway is also likely to impede views of the western elevation of the EW from the north. However, Hill Street is not an important viewing location.

Intangible heritage values are largely maintained.

The west elevation of PH has been assessed in the conservation plan as having a High level of heritage values. A High, as opposed to Exceptional, level of heritage value allows limited adaptation.

In summary the impacts on the fabric and values of PH will be minor, direct, cumulative, permanent, reversible (in terms of the bridge connection), visual and physical.

PL

There will be no direct physical impact on the PL however the northern end of the proposed MUS and the three storey BAL will be visible from the western end of the PL, which is assessed as having a High level of heritage values.

While the general bulk of the BAL is defined, particularly relative to the MUS, given the lack of detail of the colours and materials, it is difficult to completely assess the impacts of the BAL on the PL.

In general the impacts on the fabric and values of the PL from the MUS, and likely from the BAL, will be less than minor, indirect, cumulative, permanent and visual.

Statues

There are no discernible impacts of the proposal.

Grounds

The proposal for a new six storey building to the west of PH will be constructed in the Western precinct with the BAL constructed in the Ballantrae precinct, the significance of which is described above. The levels of significance allows for some adaptation.

A risk identified in the conservation plan is

The development of large-scale, high-rise buildings adjoining, or in the vicinity of, Parliament Grounds that fail to provide a respectful framework for the parliamentary precinct and which could negatively compromise views and the landscape character, experience and environmental conditions of the grounds

The proposed MUS will negatively impact the view of the Parliamentary Precinct from the immediate area and further west and will modify the current view of the grounds from The Terrace. Given its scale and location the BAL will have little impact on the heritage values of either precinct.

The new buildings will require the relocation of fences, gates and light standards, (relocated in the 1990s). The area will be relandscaped, removing a large area of carparking and includes new plantings, paths, steps, retaining walls and a reconfigured Museum Street. BAL will not be visible from PH and the EW. These impacts are mostly negligible.

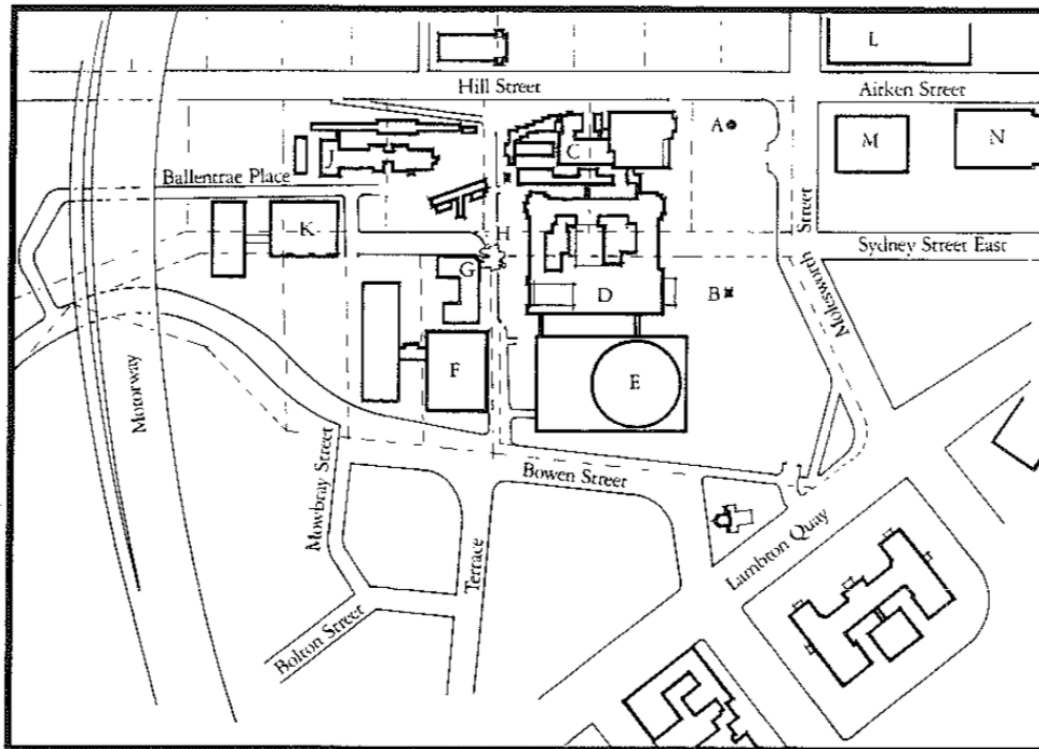
Intangible heritage values are largely maintained.



In summary the impacts on the fabric and values of the grounds will be minor, cumulative, permanent, irreversible, visual and physical.

Government Centre Historic Area

The impacts will be limited to the impacts on the EW, PH and PL.



MAP 5 (1980)

- | | | | | | |
|---|--|---|---|---|----------------------------------|
| A | Statue – Ballance | F | Broadcasting House & Bowen State Building | M | Court of Appeal |
| B | Statue – Seddon | G | 5 Museum Street | N | Vogel Building – MWD Head Office |
| C | Parliament Library and Temporary Buildings | H | Oak Tree | | |
| D | Parliament House | J | MWD District Office | | |
| E | Executive Wing (Beehive) | K | Fergusson Building | | |
| | | L | National Library | | |

Figure 4 Map 5 1980, Cochran, Cook and Kellaway page 21



Figure 5 Overlay of 1894 Ward Map showing original location of Museum Street some distance to the west of the proposed new Museum Street, WCC

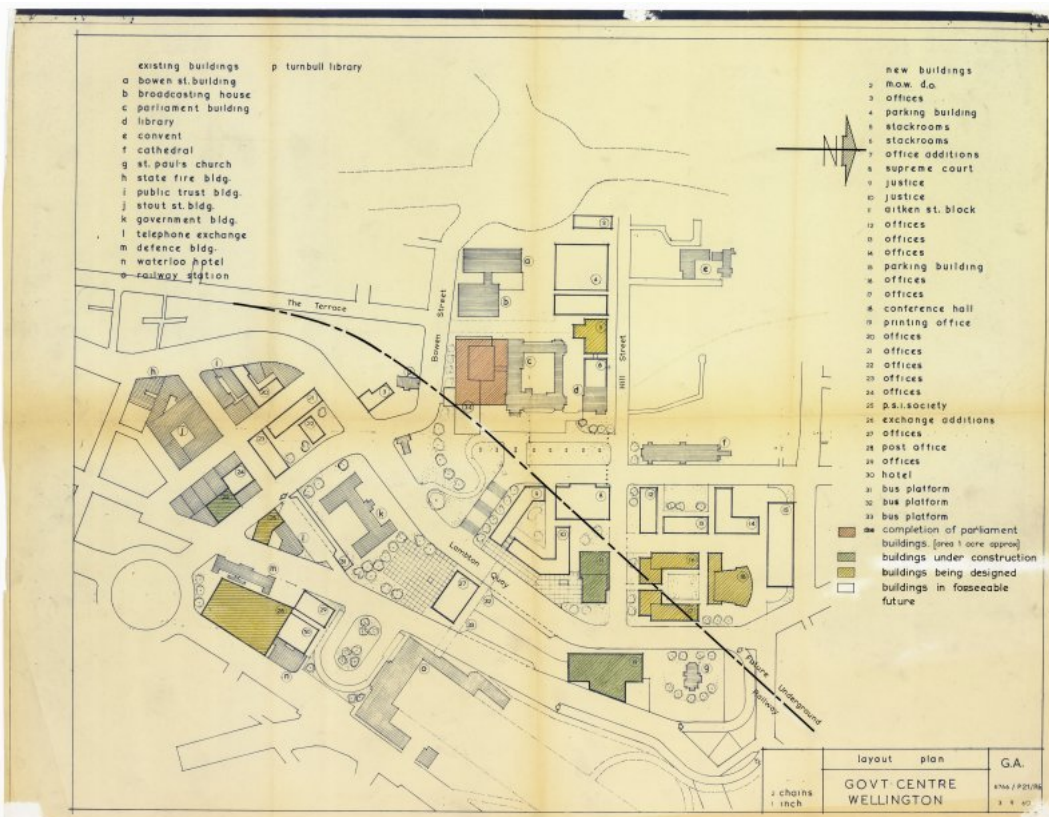
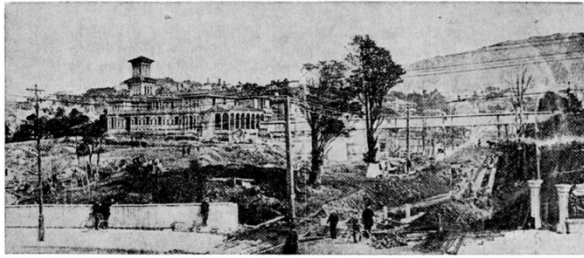


Figure 6 MoWD drawing showing existing and proposed government buildings around the Parliamentary Precinct, canmore.org.uk/collection/1042154 (Basil Spence Archives, Scotland)





In 1908 Government House had become part of Parliament Buildings which were connected by a long corridor which was carried over Sydney Street as a bridge.

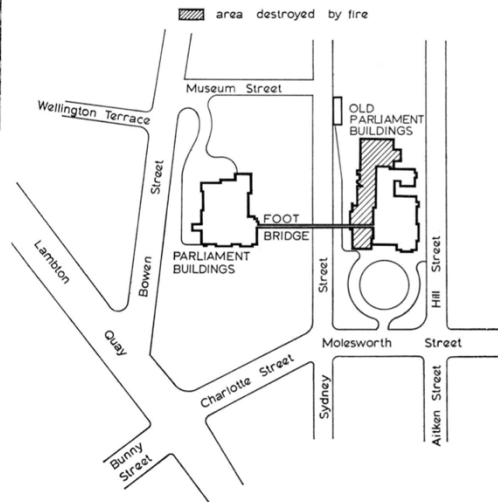


Figure 7 Bridge connection between former Government House and the current Parliamentary Library, 1969 Beehive pamphlet, MoWD, page 6

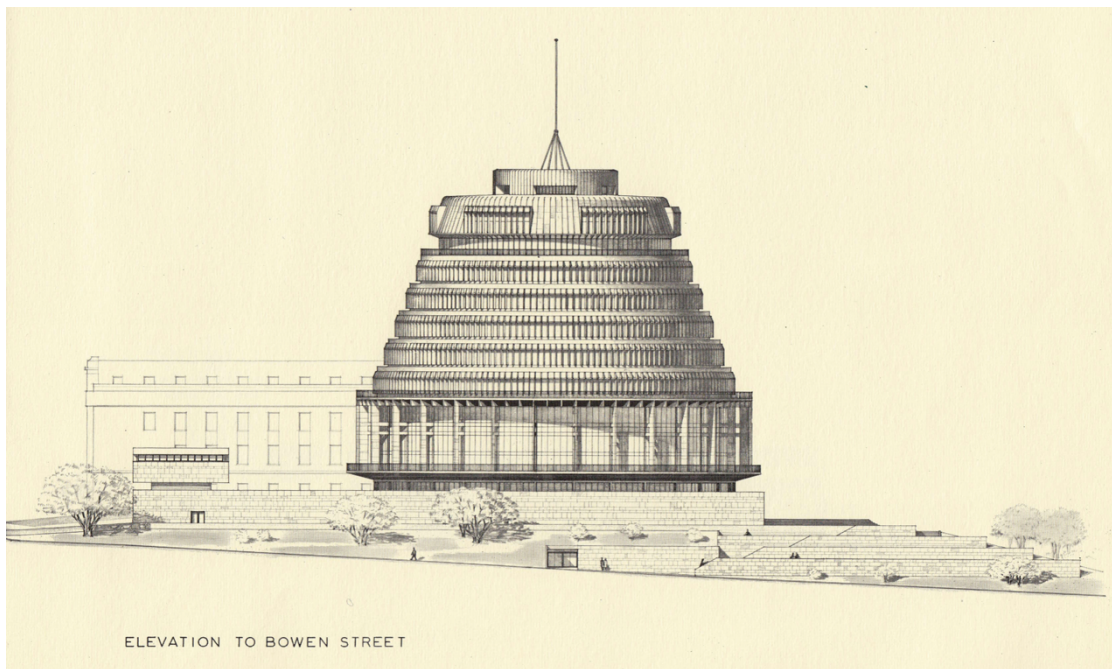


Figure 8 MOWD Design Report, *Additions to Parliament Buildings*, Government Architect and Sir Basil Spence, page undated 24, archives, Gerard Hoskins

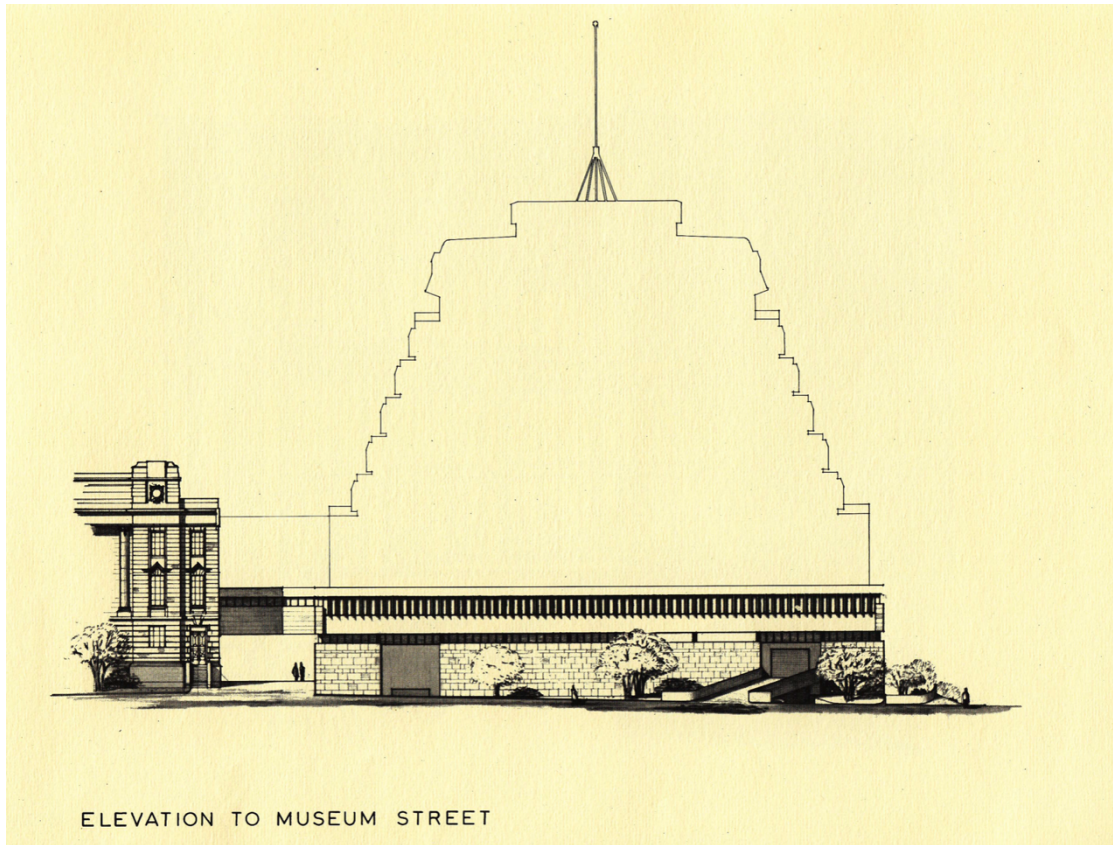


Figure 9 West elevation EW, MOWD Design Report, *Additions to Parliament Buildings*, Government Architect and Sir Basil Spence, page 25, undated, archives, Gerard Hoskins

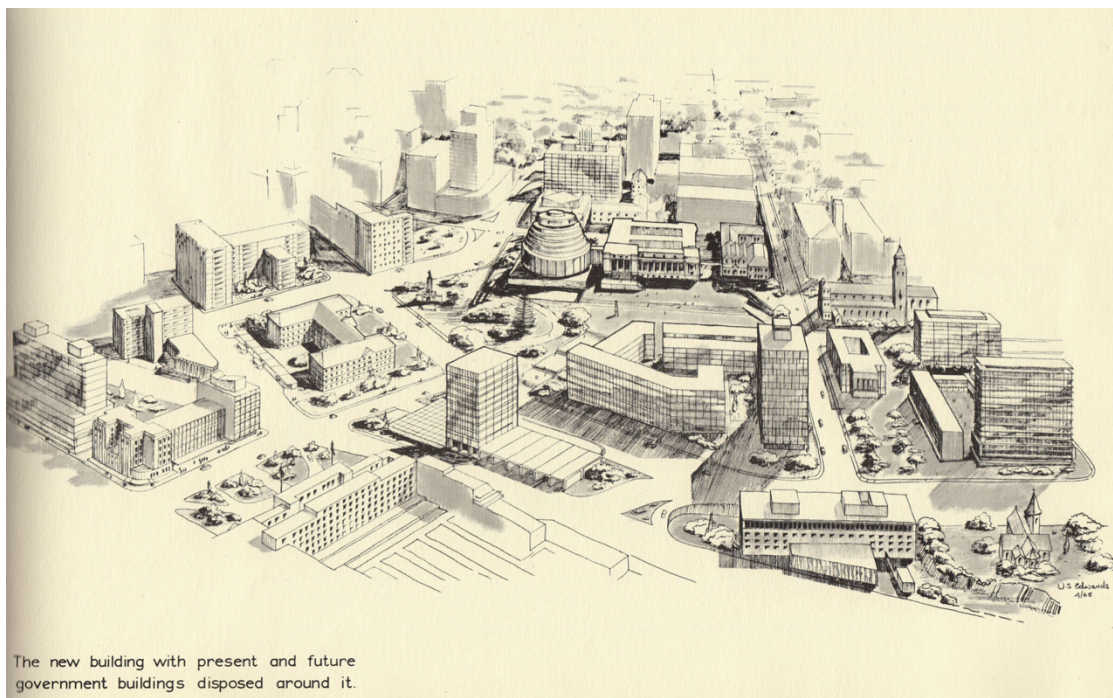


Figure 10 Existing and proposed government buildings around the Parliamentary Precinct, MOWD *Design Report, Additions to Parliament Buildings*, Government Architect and Sir Basil Spence, page 7, undated, archives, Gerard Hoskins



5.2 Effects on the EW from the proposal

The main impacts on the EW are indirect, cumulative, irreversible and visual from the construction of the MUS. There will be no physical impacts. The southern end of the new six storey building will be visible from the upper floors and former Press Gallery of the EW while views of the BAL from the EW will be obscured by the MUS.

5.2.1 21A.2.1 Effects on historic heritage

These criteria ensure compliance with objectives and policies 20.2.1.3.

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
21A.2.1.3 Note, the assessment is based on the values established in the conservation plan as described in section 2.1	There will be no impact on physical, historic or cultural values, except for context or group as set out below.	Complies	No change
	<i>Context or group</i> The physical and visual relationships of the three principal buildings will be largely unchanged by the addition of two new buildings at the rear/west precinct. The Western and Ballantrae precincts have seen significant change over the years and has been assessed as having some to low heritage values in the Parliament Grounds Conservation Plan. This means that this precinct is suitable for adaptation. The proposed new buildings are sited away from the EW and will not affect significant views to or from the EW.	Partially complies	Negligible
21A.2.1.4	The building lies within the Parliamentary Precinct Heritage Area. The requirements of the guidelines are described and assessed in 5.2.3 below.		
21A.2.1.5	<ul style="list-style-type: none"> <i>retains the main determinants of the style and character of the building or object and in respect of buildings, particularly the street elevation.</i> <p>There will be no change in the style or</p>	Complies	No change

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
	<p>character of the EW.</p> <ul style="list-style-type: none"> <i>respects the scale of the original building or object. The Council seeks to ensure new work is not visually dominant, particularly where rooftop additions are proposed.</i> <p>There will be no change in the scale of the EW.</p>	Complies	No change
	<ul style="list-style-type: none"> <i>is sympathetic in form, proportions, materials, colours and the patina of materials of the existing building or object.</i> <p>There will be no change in the form, proportions, materials, colours and the patina of materials of the of the EW.</p>	Complies	No change
	<ul style="list-style-type: none"> <i>avoids the loss of historic fabric and the destruction of significant materials and craftsmanship.</i> <p>There will be no loss of historic fabric, materials or craftsmanship of the EW.</p>	Complies	No change
	<ul style="list-style-type: none"> <i>maintains the relationship of the building or object with its setting.</i> <p>The setting of the EW, PH and PL is divided between the Eastern, Western and Ballantrae precincts in the Parliament Grounds Conservation Plan. The Eastern precinct is assessed as having exceptional significance and the precinct, buildings and their relationships facing the precinct are unaffected by the proposal.</p> <p>The Western Precinct has some significance and the Ballantrae has low significance. Adaptation is appropriate for areas with some or low significance. The Western and Ballantrae Precincts are modified by the proposed new buildings. However there will be little impact on the EW because of their distance from the EW and there are no significant views of the EW from these</p>	Largely complies	Negligible



District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
	precincts. • respects the historic or other values for which the building was listed. See 21A.2.1.3.		
21A.2.1.6-22	NA	-	-

5.2.2 21A.2.2.2 Effects on historic heritage

These criteria ensure compliance with objectives and policies 20.2.1.4.

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
21A2.2.3	See 5.2.1.	Complies	No change
21A2.2.4	See 5.2.1, 21A.2.1.5 above.	Largely complies	Negligible
21A2.2.5	Having been occupied prior to 1900 the site is likely to have significant archaeological values.	Not assessed	-

5.2.3 PPHA

Criteria	Assessment	Level of compliance	Magnitude of effect
PP G1.1	NA	-	-
PP G1.2	The MUS and BAL will be sited to the rear of PH, and the PL.	Complies	No change
PP G1.3	A realigned “Museum Street” will be maintained, although in a different location to the original (see figure 5).	Largely complies	Negligible
PP G1.4	General sightlines to and from the EW will be largely unaffected. Views of the EW along Hill Street, not a major sightline or vista, will be modified.	Largely complies	Negligible
PP G1.5	NA	-	-
PP G1.6	NA	-	-

PP G1.7	NA	-	-
PP G1.8	NA	-	-

5.2.4 HNZPT Information Sheet 12

The assessment criteria in this information sheet are not relevant.

5.2.5 HNZPT Information Sheet 14

The assessment criteria in this information sheet are not relevant.

5.2.6 HNZPT Information Sheet 16

Criteria	Description and assessment of effect	Level of compliance	Magnitude of impacts
General			
Avoid affecting a place of significance to Maori	Not assessed.		
Retain the original relationship of heritage item to its site	The buildings will remain in a single ownership.	Complies	No change
The activity should not be visually dominating	The landmark qualities of the EW relate to its form, scale, materials and style and high visibility from the south west, south, east and north east. These qualities are unaffected by the proposal.	Complies	No change
Provide for an adequate setting for the heritage item	The EW Conservation Plan describes the most significant elements of the setting of the EW as being Parliament's forecourt to the east, the Cenotaph, visual connection with the Old Government Buildings and views to and from the EW described above. The relationship of the EW with its setting is described above in 5.2.1. As concluded above, there will be little impact on the EW by the MUS and BAL and its setting because of their distance from the EW and no impacts on significant views of the EW from the two	Largely complies	Negligible



Criteria	Description and assessment of effect	Level of compliance	Magnitude of impacts
	precincts.		
Effects that are permanent and irreversible should be given greater weight	The impacts on the EW will be indirect, cumulative, permanent, irreversible and visual.	Largely complies	Negligible
Provide for adequate visual catchments, sightlines,	The existing limited view of the EW, not an important viewpoint, will be impacted from Hill Street as described above. Other views will be unaffected.	Largely complies	Negligible
Provide for intervisibility	Intervisibility of the EW with significant buildings and views will be unaffected.	Largely complies	Negligible
Remaining criteria NA	-	-	-

5.2.7 HNZPT Information Sheet 17

Criterion	Assessment	Level of compliance	Magnitude of effect
Principles			
Retain original relationship of heritage item to the site	The relationships of the principal buildings and the landscape will remain unaffected.	Complies	No change
The activity should not be visually dominating	The proposed MUS and BAL are sited sufficiently far from the EW such that it will not dominate.	Complies	Negligible
Maintain the setting	The EW Conservation Plan describes the most significant elements of the setting of the EW as being Parliament's forecourt to the east, the Cenotaph, visual connection with the Old Government Buildings and views to and from the EW described above. The relationship of the EW with its setting is described above in 5.2.1. As concluded above, there will be little impact on the EW by the MUS and BAL and its setting because of their distance from the EW and no impacts on significant views of the EW	Complies	Negligible

Criterion	Assessment	Level of compliance	Magnitude of effect
	from the two precincts.		
Provide adequate visual catchments, vistas and sightlines	Views of the EW from Hill Street, not an important viewing location, will be impacted from Hill Street as described above. Other views will be unaffected.	Largely complies	Negligible

5.2.8 ICOMOS NZ Charter

Criterion	Assessment	Level of compliance	Magnitude of effect
Clause 9 Setting	The EW Conservation Plan describes the most significant elements of the setting of the EW as being Parliament's forecourt to the east, the Cenotaph, visual connection with the Old Government Buildings and views to and from the EW described above. The relationship of the EW with its setting is described above in 5.2.1. As concluded above, there will be little impact on the EW by the MUS and BAS and its setting because of their distance from the EW and no impacts on significant views of the EW from the two precincts.	Largely complies	Negligible

5.2.9 2004 Policy

The 2004 Policy is not relevant.

5.2.10 Evaluation of impacts

Based on the assessment of heritage impacts and the methodology for assessment in section 5.0 the following are the assessed impacts on the EW:

Value of the EW	Magnitude of impact	Significance of impact
The building is individually listed category 1 with HNZPT, it is listed in the WCDP and is a primary building in a heritage area. This equates to a high value, based on the ICOMOS and Waka Kotahi Guides.	The magnitude of impact of the proposal is negligible .	Based on the matrix the magnitude of impact is assessed as negligible .



5.3 Effects on PH from the proposal

The main impacts are the removal of a window to enable a bridge access into the former Deputy Speakers office, the construction of a new building and bridge to the west of PH and the obvious changes to the setting that the new building will bring about. The impacts will be direct, cumulative, permanent (the new buildings), reversible (window removal), visual and physical. Only those criteria that are relevant to these issues are assessed below.

A new landscape plan is proposed which is assessed in 6.5 below.

5.3.1 21A.2.1 Effects on historic heritage

These criteria ensure compliance with objectives and policies 20.2.1.3.

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
21A.2.1.3	<i>Architectural</i>	Partially complies	Minor negative
Note, the assessment is based on the values established in the conservation plan	The removal of the window will remove an original element from the west elevation and impact an important historic space, the former Deputy Speaker's lounge. The west elevation is assessed as having high heritage values, rather than Exceptional, which is the assessment of the east elevation. The construction of the covered walkway will enclose and obscure a significant tripartite window, pilasters and pediment element on the west elevation.		
	<i>Context or group</i>	Partially complies	Minor negative
	The group value of three interdependent buildings will be reduced with two buildings added to the precinct, one building being significantly taller than PH. Impacts on the landscape are assessed below.		
	<i>Public esteem</i>	Not assessed	-
	Unknown		
	<i>Authenticity</i>	Mostly complies	Minor negative
	There will be a minor loss of authenticity of materials and setting from the proposal.		
21A.2.1.4	The building lies within the Parliamentary Precinct Heritage Area. The requirements of the guidelines are		

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
	described and assessed in 6.4.6 below.		
21A.2.1.5	<ul style="list-style-type: none"> <i>avoids the loss of historic fabric and the destruction of significant materials and craftsmanship.</i> <p>The window described above will be removed.</p>	Partially complies	Minor negative
	<ul style="list-style-type: none"> <i>maintains the relationship of the building or object with its setting.</i> <p>The setting of the EW, PH and PL is divided between the Eastern, Western and Ballantrae precincts in the Parliament Grounds Conservation Plan. The Eastern precinct is assessed as having exceptional significance and the precinct, buildings and their relationships facing the precinct are unaffected by the proposal.</p> <p>The Western Precinct has some significance with the Ballantrae has low significance. Adaptation is appropriate for areas with some or low significance.</p> <p>However MUS will modify the setting significantly as it six storeys, it is as wide as PH and it is in close proximity to it. Views to and from the west elevation of PH will be obscured fully or partially. A full assessment of impacts on the landscape are described below. BAL will have no impact on PH because it will be fully obscured by MUS.</p>	Partially comply	Minor negative
	<ul style="list-style-type: none"> <i>respects the historic or other values for which the building was listed.</i> <p>See 21A.2.1.3.</p>		
21A.2.1.6	The proposal reduces the authenticity of PH by the removal of the window.	Partially complies	Negligible
21A.2.1.8	The work is required to give access from the new building to PH.	Largely complies	Negligible
21A.2.1.10	The proposed new walkway will allow direct access from the new building to	Largely complies	Negligible



District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
	PH.		
21A.2.1.11	The author has been consulted as have HNZPT.	Complies	-
21A.2.1.12	The proposal is consistent with policies 6.1.1.3, 6.1.1.9, 6.1.1.14 and to actions 6.1.2.7 and 6.1.2.10 of the conservation plan.	Largely complies	Negligible

5.3.2 21A.2.2.2 Effects on historic heritage

These criteria ensure compliance with objectives and policies 20.2.1.4.

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
21A2.2.3	See 5.1.3	Largely complies	Minor negative
21A2.2.4	See 5.2.1., 21A.2.1.5 above.	Largely complies	Minor negative
21A2.2.5	Having been occupied prior to 1900 the site is likely to have significant archaeological values. The effect on these values is assessed by archaeologist Mary O’Keeffe.	Not assessed	-

5.3.3 PPHA

Criteria	Assessment	Level of compliance	Magnitude of effect
PP G1.1	The west elevation of PH will be physically modified by the removal of the window and the addition of the bridge from the proposed new building.	Partially complies	Minor negative
PP G1.2	Does not apply as this is not a new building.	Not relevant	-
PP G1.3	A realigned Museum Street will be maintained, although in a different location to the original (see figure 5).	Largely complies	Negligible
PP G1.4	Sightlines of PH will be impacted from the west of the building. As the proposed new building is taller than PH, it will obscure views of it from the	Partially complies	Minor negative

immediate further distant west. The projecting wing of the proposed new building and the bridge will partially obscure PH from the north and south.

PP G1.5	Does not apply as this is not a new building.	Not relevant	-
PP G1.6	There are no visually discordant features to be removed.	Not relevant	-
PP G1.7	There are no proposed alterations to the general layout of Parliament Grounds on the Molesworth Street elevation.	Not relevant	-
PP G1.8	There are no proposed new security measures included in the proposal.	Not relevant	-

5.3.4 HNZPT Information Sheet 12

The information sheet endorses alterations and addition to maintain continuity of use but conditional on involving the least possible loss of cultural heritage value and where the work is consistent with the principles and checklist of the information sheet.

Criteria	Description and assessment of effect	Level of compliance	Magnitude of impacts
Principles			
Retain heritage fabric	A window will be removed but will be stored for potential later reinstallation.	Largely complies	Negligible
Respect for original design, materials etc	The exterior design of PH will be modified to a limited extent with the removal of the window and the need for waterproofing around the bridge which will result in loss of heritage fabric. The interior design of the former Speaker's Lounge will also be modified.	Largely complies	Negligible
Avoid work that will compromise or obscure fabric of heritage value	The proposed bridge will obscure the immediate surrounds of the window affected. The new building will obscure PH west elevation from the west and partially obscure PH from the north and south.	Largely complies	Negligible
Avoid domination and respect its	Given the scale and volume of PH, while taller, MUS is unlikely to dominate The setting of the EW, PH and PL is	Partially complies	Minor negative



Criteria	Description and assessment of effect	Level of compliance	Magnitude of impacts
setting.	<p>divided between the Eastern, Western and Ballantrae precincts in the Parliament Grounds Conservation Plan. The Eastern precinct is assessed as having exceptional significance and the precinct, buildings and their relationships facing the precinct are unaffected by the proposal</p> <p>However MUS will modify the setting significantly as it six storeys, it is as wide as PH and it is in close proximity to it. Views to and from the west elevation of PH will be obscured fully or partially. A full assessment of impacts on the landscape are described below. BAL will have no impact on PH because it will be fully obscured by MUS.</p>		
Appropriate recording	Unknown.	Not assessed	-
<i>Addition Checklist</i>			
Additions to the rear	The new building and bridge will be to the west (rear) elevation of PH, which is assessed as having a high level of heritage value.	Complies	Negligible
Additions to significant facades	The new building and bridge will be to the west (rear) elevation of PH, which is assessed as having a high level of heritage value.	Partially complies	Minor negative
Compatible design	Consistent with conservation principles, the proposed new building is contemporary and does not attempt to imitate or replicate PH. The design successfully mediates between Bowen State building and PH. The columns to the bridge appear substantial.	Largely complies	Negligible
Compatible roof form	The proposed building has a horizontal parapet, giving the impression of a flat roof, which is not dissimilar to PH.	Largely complies	Negligible
Views	The proposed bridge will obscure the immediate surrounds of the window affected. The new building will obscure	Partially complies	Minor negative

Criteria	Description and assessment of effect	Level of compliance	Magnitude of impacts
	PH west elevation from the west and partially obscure PH from the north and south.		

5.3.5 HNZPT Information Sheet 14

Criterion	Assessment	Level of compliance	Magnitude of effect
Principles			
Retention of significant buildings in their entirety	Apart from the removal of the window and the stonework for waterproofing the bridge, the building is retained in its entirety.	Largely complies	Negligible
Consistency with conservation plan	The proposal is largely consistent with the conservation plan with heritage values largely maintained (policy 6.1.1.9) where the window is stored for possible reinstatement (policy 6.1.10) and is appropriately documented (policy 6.1.11). Note that most discussion of possible new buildings on the site is within the Grounds conservation plan (policy 6.1.17).	Largely complies	Negligible
Checklist			
Partial demolition should not be allowed unless it does not adversely affect significance	The partial demolition required is minimal.	Partially complies	Negligible
Partial demolition should be limited to parts that have been identified in a conservation plan as having no significance	The window to be removed is a significant element of the west elevation of PH.	Partially complies	Negligible
Partial demolition should be limited to parts that are	The window to be removed is not beyond repair.	Partially complies	Negligible



beyond repair

Partial demolition should be informed by greater or total conservation benefit, as informed by a conservation plan	The greater or total conservation benefit will allow the connection of a proposed new building to PH.	Complies	Negligible
--	---	----------	------------

5.3.6 HNZPT Information Sheet 16

Criteria	Description and assessment of effect	Level of compliance	Magnitude of impacts
General			
Avoid affecting a place of significance to Maori	Not assessed.		
Retain the original relationship of heritage item to its site	The buildings will remain in a single ownership.	Complies	No change
The activity should not be visually dominating	The activity is located to the west (rear) of PH, which has been assessed as being of lesser significance than the east elevation. The proposed new building is taller than PH and the same width as PH. Given the scale and volume of PH the proposed new building is unlikely to dominate.	Partially complies	Minor negative
Provide for an adequate setting for the heritage item	The setting of the EW, PH and PL is divided between the Eastern, Western and Ballantrae precincts in the Parliament Grounds Conservation Plan. The Eastern precinct is assessed as having exceptional significance and the precinct, buildings and their relationships facing the precinct are unaffected by the proposal However MUS will modify the setting significantly as it six storeys, it is as wide as PH and it is in close proximity to it. Views to and from the west elevation of PH will be obscured fully or partially. A full	Partially complies	Minor negative

Criteria	Description and assessment of effect	Level of compliance	Magnitude of impacts
	assessment of impacts on the landscape are described below. BAL will have no impact on PH because it will be fully obscured by MUS.		
Effects that are permanent and irreversible should be given greater weight	The impacts on PH will be direct, cumulative, permanent, irreversible, visual and physical.	Partially complies	Minor negative
Provide for adequate visual catchments, sightlines,	The proposed bridge will obscure the immediate surrounds of the window affected. The new building will obscure PH west elevation from the west and partially obscure PH from the north and south.	Partially complies	Minor negative
Provide for intervisibility	Views of the EW, PL and PH will be interrupted from different viewpoints including from the immediate and further west, north and south.	Partially complies	Minor negative
Checklist			
The character and setting should not be affected	The setting of the EW, PH and PL is divided between the Eastern, Western and Ballantrae precincts in the Parliament Grounds Conservation Plan. The Eastern precinct is assessed as having exceptional significance and the precinct, buildings and their relationships facing the precinct are unaffected by the proposal However MUS will modify the setting significantly as it six storeys, it is as wide as PH and it is in close proximity to it. Views to and from the west elevation of PH will be obscured fully or partially. A full assessment of impacts on the landscape are described below. BAL will have no impact on PH because it will be fully obscured by MUS.	Partially complies	Minor negative
An addition should be sympathetic to	The bridge is not inconsistent with the history of the use of bridges, including	Largely	Minor



Criteria	Description and assessment of effect	Level of compliance	Magnitude of impacts
the character of the existing building	that of 1907 and the bridges connecting the EW and PL, however the timber fins obscure views along Museum Street, making it appear solid.	complies	negative
The height, location and proportion of any addition should be compatible with the existing environment	See above.	Partially complies	Minor negative
The size, orientation, scale, massing, density, modulation, and shape of the new building or addition should be compatible	See above.	Partially complies	Minor negative
Any addition should not result in any significant visual effects	The proposed bridge will obscure the immediate surrounds of the window affected. The new building will obscure PH west elevation from the west and partially obscure PH from the north and south.	Partially complies	Minor negative
The architectural style of an addition should be compatible	Consistent with conservation principles, the proposed new building is contemporary and does not attempt to imitate or replicate PH. The design successfully mediates between Bowen State building and PH. The columns to the bridge appear substantial.	Largely complies	Negligible
Any addition should adopt materials and colours that relate to adjacent buildings	The modern glass, timber and metal materials and colours proposed contrast with that of PH masonry and render.	Largely complies	Negligible

5.3.7 HNZPT Information Sheet 17

Criterion	Assessment	Level of compliance	Magnitude of effect
<i>Principles</i>			
Retain original relationship of heritage item to the site	The relationship of the buildings will not change with the new building.	Complies	No change
The activity should not be visually dominating	The activity is located to the west (rear) of PH, which has been assessed as being of lesser significance than the east elevation. The proposed new building is taller than PH and the same width as PH. Given the scale and volume of PH the proposed new building is unlikely to dominate.	Partially complies	Minor negative
Maintain the setting	The setting of the EW, PH and PL is divided between the Eastern, Western and Ballantrae precincts in the Parliament Grounds Conservation Plan. The Eastern precinct is assessed as having exceptional significance and the precinct, buildings and their relationships facing the precinct are unaffected by the proposal However MUS will modify the setting significantly as it six storeys, it is as wide as PH and it is in close proximity to it. Views to and from the west elevation of PH will be obscured fully or partially. A full assessment of impacts on the landscape are described below. BAL will have no impact on PH because it will be fully obscured by MUS.	Partially complies	Minor negative
Provide adequate visual catchments, vistas and sightlines	The proposed bridge will obscure the immediate surrounds of the window affected. The new building will obscure PH west elevation from the west and partially obscure PH from the north and south.	Partially complies	Minor negative



5.3.8 ICOMOS NZ Charter

Criterion	Assessment	Level of compliance	Magnitude of effect
Clause 6 minimum intervention	The removal of the window and the modifications to the PH west elevation to accommodate the connection and waterproofing are a minimum intervention.	Largely complies	Negligible
Clause 9 Setting	The setting of the EW, PH and PL is divided between the Eastern, Western and Ballantrae precincts in the Parliament Grounds Conservation Plan. The Eastern precinct is assessed as having exceptional significance and the precinct, buildings and their relationships facing the precinct are unaffected by the proposal However MUS will modify the setting significantly as it six storeys, it is as wide as PH and it is in close proximity to it. Views to and from the west elevation of PH will be obscured fully or partially. A full assessment of impacts on the landscape are described below. BAL will have no impact on PH because it will be fully obscured by MUS.	Partially complies	Minor negative
Clause 21 Adaptation	The adaptation of the west elevation of PH and the former Deputy Speaker's lounge are a minimal intervention.	Largely complies	Negligible
Clause 24 Risk mitigation	The proposal will not affect risk mitigation.	No change	No change

5.3.9 2004 Policy

Criterion	Assessment	Level of compliance	Magnitude of effect
Policy 8 – Alteration	There is little impact on the physical heritage values of PH from the proposed bridge and new tower block.	Largely complies	Minor negative

5.3.10 Evaluation of impacts

Based on the assessment of heritage impacts and the methodology for assessment in section 5.0 the following are the assessed impacts on PH without mitigation measures:

Value of PH	Magnitude of	Significance of impact
-------------	--------------	------------------------

impact		
The building is individually listed category 1 with HNZPT, it is listed in the WCDP and is a primary building in a heritage area. This equates to a high value, based on the ICOMOS and Waka Kotahi Guides.	The greatest, and most common, magnitude of impact is minor negative .	Based on the matrix the magnitude of impact is assessed as moderate/slight negative .

5.4 Effects on the PL from the proposal

The main impacts on the PL are indirect, cumulative, irreversible and visual from both the MUS and the BAL. There will be no physical impacts. The northern end of the new six storey building will be visible from the rear of the PL, as will the three storeyed BAL. The western wing of the PL is assessed as being of high heritage values. The proposal will not reduce this level of heritage value because of the distance from the building and limited visual impacts of the proposed buildings and landscape design. These impacts are assessed as negligible on the PL.

A new landscape plan is proposed which is assessed in 6.5 below.

5.4.1 21A.2.1 Effects on historic heritage

These criteria ensure compliance with objectives and policies 20.2.1.3.

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
21A.2.1.3 Note, the assessment is based on the values established in the conservation plan as described in section 2.1	There will be no impact on physical, historic or cultural values, except for context or group as set out below.	Complies	No change
	<i>Context or group</i> The physical and visual relationships of the three principal buildings will be largely unchanged by the addition of two new buildings at the rear/west precinct. The Western and Ballantrae precincts have seen significant change over the years and has been assessed as having some to low heritage values in the Parliament Grounds Conservation Plan. This means that this precinct is suitable for adaptation. The proposed new buildings are sited away from the	Largely complies	Negligible



District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
	PL and will not affect significant views to or from the PL.		
21A.2.1.4	The building lies within the Parliamentary Precinct Heritage Area. The requirements of the guidelines are described and assessed in 5.2.3 below.		
21A.2.1.5	<ul style="list-style-type: none"> <i>retains the main determinants of the style and character of the building or object and in respect of buildings, particularly the street elevation.</i> <p>There will be no change in the style or character of the PL.</p>	Complies	No change
	<ul style="list-style-type: none"> <i>respects the scale of the original building or object. The Council seeks to ensure new work is not visually dominant, particularly where rooftop additions are proposed.</i> <p>There will be no change in the scale of the EPLW.</p>	Complies	No change
	<ul style="list-style-type: none"> <i>is sympathetic in form, proportions, materials, colours and the patina of materials of the existing building or object.</i> <p>There will be no change in the form, proportions, materials, colours and the patina of materials of the of the PL.</p>	Complies	No change
	<ul style="list-style-type: none"> <i>avoids the loss of historic fabric and the destruction of significant materials and craftsmanship.</i> <p>There will be no loss of historic fabric, materials or craftsmanship of the PL.</p>	Complies	No change
	<ul style="list-style-type: none"> <i>maintains the relationship of the building or object with its setting.</i> <p>The setting of the EW, PH and PL is divided between the Eastern, Western and Ballantrae precincts in the Parliament Grounds Conservation Plan. The Eastern precinct is assessed as having exceptional significance and the precinct, buildings and their relationships facing</p>	Largely complies	Negligible

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
	<p>the precinct are unaffected by the proposal.</p> <p>The Western Precinct has some significance and the Ballantrae has low significance. Adaptation is appropriate for areas with some or low significance. The Western and Ballantrae Precincts are modified by the proposed new buildings. However there will be little impact on the PL because of their distance from the PL and there are no significant views of the PL from these precincts.</p> <ul style="list-style-type: none"> • <i>respects the historic or other values for which the building was listed.</i> <p>See 21A.2.1.3.</p>		
21A.2.1.6-22	NA	-	-

5.4.2 21A.2.2.2 Effects on historic heritage

These criteria ensure compliance with objectives and policies 20.2.1.4.

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
21A2.2.3	See 5.4.1.	Complies	No change
21A2.2.4	See 5.4.1, 21A.2.1.5 above.	Largely complies	Negligible
21A2.2.5	Having been occupied prior to 1900 the site is likely to have significant archaeological values.	Not assessed	-

5.4.3 PPHA

Criteria	Assessment	Level of compliance	Magnitude of effect
PP G1.1	NA	-	-
PP G1.2	The MUS and BAL will be sited to the rear of	Complies	No change



PH and the PL.

PP G1.3	A realigned “Museum Street” will be maintained, although in a different location to the original (see figure 5).	Largely complies	Negligible
PP G1.4	General sightlines to and from the PL will be largely unaffected. Views of the PL through the trees along Hill Street will not be affected.	Largely complies	Negligible
PP G1.5	NA	-	-
PP G1.6	NA	-	-
PP G1.7	NA	-	-
PP G1.8	NA	-	-

5.4.4 HNZPT Information Sheet 12

The assessment criteria in this information sheet are not relevant.

5.4.5 HNZPT Information Sheet 14

The assessment criteria in this information sheet are not relevant.

5.4.6 HNZPT Information Sheet 16

Criteria	Description and assessment of effect	Level of compliance	Magnitude of impacts
<i>General</i>			
Avoid affecting a place of significance to Maori	Not assessed.		
Retain the original relationship of heritage item to its site	The buildings will remain in a single ownership.	Complies	No change
The activity should not be visually dominating	The landmark qualities of the PL relate to its form, scale, materials, age and style and visibility from the east. These qualities are unaffected by the proposal.	Complies	No change
Provide for an adequate setting for the heritage	The PL Conservation Plan describes the most significant elements of the setting of the PL as being a paved forecourt, lawn	Largely complies	Negligible

Criteria	Description and assessment of effect	Level of compliance	Magnitude of impacts
item	with Balance statue, rose garden and Parliament's forecourt to the east. Views from the northern CBD and a visual connection with the Old Government Buildings are significant. The relationship of the PL with its setting is described above in 5.4.1. As concluded above, there will be little impact on the PL by the MUS and BAL and its setting because of their distance from the PL and there are no impacts on significant views of the PL.		
Effects that are permanent and irreversible should be given greater weight	The impacts on the PL will be indirect, cumulative, permanent, irreversible and visual.	Largely complies	Negligible
Provide for adequate visual catchments, sightlines,	Significant sightlines of the PL will be unaffected.	Complies	No change
Provide for intervisibility	Intervisibility of significance buildings and spaces will be unaffected.	Largely complies	Negligible
Remaining criteria NA	-	-	-

5.4.7 HNZPT Information Sheet 17

Criterion	Assessment	Level of compliance	Magnitude of effect
<i>Principles</i>			
Retain original relationship of heritage item to the site	The relationships of the principal buildings and the landscape will remain unaffected.	Complies	No change
The activity should not be visually dominating	The proposed MUS and BAL are sited sufficiently far from the PL such that they will not dominate.	Complies	Negligible



Criterion	Assessment	Level of compliance	Magnitude of effect
Maintain the setting	The PL Conservation Plan describes the most significant elements of the setting of the PL as being a paved forecourt, lawn with Balance statue, rose garden and Parliament's forecourt to the east. Views from the northern CBD and a visual connection with the Old Government Buildings are significant. The relationship of the PL with its setting is described above in 5.4.1. As concluded above, there will be little impact on the PL by the MUS and BAL and its setting because of their distance from the PL and there are no impacts on significant views of the PL.	Complies	Negligible
Provide adequate visual catchments, vistas and sightlines	Significant sightlines of the PL will be unaffected.	Complies	No change

5.4.8 ICOMOS NZ Charter

Criterion	Assessment	Level of compliance	Magnitude of effect
Clause 9 Setting	The PL Conservation Plan describes the most significant elements of the setting of the PL as being a paved forecourt, lawn with Balance statue, rose garden and Parliament's forecourt to the east. Views from the northern CBD and a visual connection with the Old Government Buildings are significant. The relationship of the PL with its setting is described above in 5.4.1. As concluded above, there will be little impact on the PL by the MUS and BAL and its setting because of their distance from the PL and there are no impacts on significant views of the PL.	Largely complies	Negligible

5.4.9 2004 Policy

The 2004 Policy is not relevant.

5.4.10 Evaluation of impacts

Based on the assessment of heritage impacts and the methodology for assessment in section 5.0 the following are the assessed impacts on the PL:

Value of the EW	Magnitude of impact	Significance of impact
The PL is individually listed category 1 with HNZPT, it is listed in the WCDP and is a primary building in a heritage area. This equates to a high value, based on the ICOMOS and Waka Kotahi Guides.	The magnitude of impact of the proposal is negligible .	Based on the matrix the magnitude of impact is assessed as negligible .

5.5 Effects on the grounds from the proposal

The main impacts of the proposal on the grounds are direct, cumulative, permanent, irreversible, visual, physical, social and cultural. These include the construction of two buildings in the western precinct, assessed as having Some heritage value, the relocation of the Oak tree and a new design for the landscape of the western precinct of the grounds. The landscape plan involves the removal of carparking and relocation of gates and lamp standards.

It should be noted, as described above, the main landscape modifications, and the construction of the two new buildings is in an area where there has been considerable change and many buildings constructed, demolished and replaced over time; if the proposal goes ahead, it is not the first time development has occurred at the site. In addition, many other buildings were proposed in various Government Centre strategies and designs prepared by the Government Architect over time.

The Western Precinct has been subject to considerable change as the former site of the nursery, a temporary accommodation annex and ground modification to accommodate the underground carpark and ramp. The area to the south shares a similar history with ground modifications associated with Museum Street and a changing array of buildings. It contains some heritage fabric and generally has moderate sensitivity to change although the area around the Museum Street oak requires special consideration.¹³

5.5.1 21A.2.2.2 Effects on historic heritage

These criteria ensure compliance with objectives and policies 20.2.1.4.

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
21A2.2.4	The landscape proposal will impact elements and spaces with different heritage values. The western and Ballantrae precincts of the grounds have been assessed as having <u>Some</u> heritage values in the conservation plan. Policy 6.1.2.10 states: <i>Spaces and fabric identified as being of lower</i>	Generally complies	Negligible

¹³ Louise Beaumont, *Parliament Grounds Conservation Plan*, 2018, page 64



District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
	<p><i>heritage value are less constrained and are therefore better suited to adaptation, if required.</i></p> <p>This allows some degree of modification and locating the two new buildings and associated revision of the landscape are considered appropriate.</p> <p>The Pohutukawa proposed to be relocated from the west of the former Press Gallery are assessed as being of <u>High</u> heritage values. Policy 6.1.2.4 states:</p> <p><i>Formulate a planned strategy for the replacement of the grounds' high status trees based on accepted heritage practices and in conjunction with a heritage landscape consultant or landscape architect with proven experience in heritage landscapes.</i></p> <p>Where this policy is followed in the relocation, the relocation is deemed acceptable.</p> <p>The gates, and light standards are assessed as being of <u>Exceptional</u> heritage values although those proposing to be relocated were relocated in the 1990s. These are proposed to be relocated again, this time along the southern boundary. Given they have previously been relocated, the proposed relocation is not deemed as affecting their heritage values.</p> <p>Pedestrian circulation is assessed as being <u>Some</u> to <u>High</u> in the conservation plan. Pedestrian circulation will be maintained in the western precinct of the Parliament Grounds with the further redesign of Museum Street. The proposed design will enable improved access between Ballantrae Place and the Bowen State building.</p> <p>Views are considered as having <u>High</u> heritage values in the conservation plan. The proposal will impact views of the western elevations of PH and to a lesser extent those of the EW from the north and the PL from the south. Given the lower heritage values of these elevations and views, the proposed changes in the views are</p>		

District Plan Clause	Description and assessment of effect	Level of compliance	Magnitude of impacts
	considered as being minor.		
	Views are considered as having <u>High</u> heritage values in the conservation plan. The proposal will impact views of the western elevations of PH and to a lesser extent those of the EW from the north and the PL from the south. Given the lower heritage values of these elevations and views, the proposed changes in the views are considered as being minor.	Partially complies	Minor negative
21A2.2.5	Having been occupied prior to 1900 the site is likely to have significant archaeological values. The effect on these values is assessed by archaeologist Mary O’Keeffe.	Not assessed	-

5.5.3 PPHA

Criteria	Assessment	Level of compliance	Magnitude of effect
PP G1.2	The proposal locates the new buildings and new landscape at the rear of the Parliamentary Precinct.	Complies	Negligible
PP G1.3	A realigned Museum Street will be maintained, although in a different location to the original (see figure 5). Museum Street has been realigned at least twice since 1865.	Largely complies	Negligible
PP G1.4	Sightlines of PH will be impacted from the west of the building. As the proposed new building is taller than PH, it will obscure views of it from the immediate further distant west. The projecting wing of the proposed new building and the bridge will partially obscure PH from the north and south.	Partially complies	Minor negative

5.5.4 HNZPT Information Sheet 17

Criterion	Assessment	Level of compliance	Magnitude of effects
-----------	------------	---------------------	----------------------

Principles



Criterion	Assessment	Level of compliance	Magnitude of effects
Retain original relationship of heritage item to the site	The relationship of the buildings will not change with the new buildings.	Complies	No change
The activity should not be visually dominating	The proposed new six storey building is taller than PH but is lower than the Bowen State Building which is 10 storeys high. Given the smaller height and scale of the proposed building compared with the Bowen State building, and the scale and volume of PH, the proposed building is unlikely to dominate either the Bowen State Building or PH. The impact on the EW is assessed above.	Mostly complies	Minor negative
Maintain the setting	The buildings will significantly alter the setting of the western precinct; however this area is considered in the conservation plan as being appropriate for adaptation. As can be seen from figures 4, 6 and 10 and the description above, there have been buildings constructed to the west of PH and more were intended.	Mostly complies	Minor negative
Provide adequate visual catchments, vistas and sightlines	Views are considered as having <u>High</u> heritage values in the conservation plan. The proposal will impact views of the western elevations of PH and to a lesser extent those of the EW from the north and the PL from the south. Given the lower heritage values of these elevations and views, the proposed changes in the views are considered as being minor.	Partially complies	Minor negative

5.5.5 ICOMOS NZ Charter

Criterion	Assessment	Level of compliance	Magnitude of impacts
Clause 6 minimum intervention	The proposed new buildings and new landscape design are considered by the owner as being essential and likely also they are a minimum to achieve the brief.	Complies	Negligible
Clause 9 Setting	The buildings will significantly alter the setting of the western precinct; however this area is considered in the conservation plan as being appropriate for adaptation. As can be seen from figures 4, 6 and 10 and the description above, there have been buildings constructed to the west of PH and more were intended.	Mostly complies	Minor negative
Clause 21 Adaptation	The adaptation of the western precinct of the grounds is considered appropriate in the conservation plan.	Complies	Negligible
Clause 24 Risk mitigation	The proposal will not affect risk mitigation.	No change	No change

5.5.7 2004 Policy

Criterion	Assessment	Level of compliance	Magnitude of impacts
Policy 8 – Alteration	There is little impact on the physical heritage values of grounds given the modifications to the western precinct and Museum Street in the past. The conservation plan anticipates adaptation of this area of the grounds.	Complies	Negligible

5.5.8 Evaluation of impacts

Based on the assessment of heritage impacts and the methodology for assessment in section 5.0 the following are the assessed impacts on the grounds prior to mitigation measures:

Value of the grounds	Magnitude of impact	Significance of impact
The grounds from part of the HNZPT listed Government Centre Historic Area and the WCDP listed Parliamentary Precinct	The greatest, and most common, magnitude of impact	Based on the matrix the magnitude of impact is assessed as moderate/slight



Heritage Area. This equates to a **high** value, is **minor negative.** **negative.**
based on the ICOMOS and Waka Kotahi
Guides.

6.0 Summary

6.1 The EW

Based on the ICOMOS and Waka Kotahi Guides, the EW is assessed as having high heritage values.

The magnitude of impact is assessed as being negligible and the significance of impact of the proposed new MUS and BAL is assessed as having a slight adverse impact, which equate to a less than minor impact.

6.2 PH

Based on the ICOMOS and Waka Kotahi Guides, PH is assessed as having high heritage values.

The magnitude of impact is assessed as being minor and the significance of impact of the proposed bridge and two new buildings is assessed as having a moderate/slight negative impact on heritage values on PH before mitigation measures are taken into account. This equates to a minor impact.

6.3 The PL

Based on the ICOMOS and Waka Kotahi Guides, the PL is assessed as having high heritage values.

The magnitude of impact is assessed as being negligible and the significance of impact of the proposed two new buildings is assessed as having a slight impact on heritage values on the PL before mitigation measures are taken into account. This equates to a less than minor impact.

6.4 The grounds

Based on the ICOMOS and Waka Kotahi Guides, the grounds are assessed as having high heritage values.

The magnitude of impact is assessed as being minor and the significance of impact of the proposed two new buildings and new landscape design is assessed as having a moderate/slight impact on heritage values on the grounds before mitigation measures are taken into account. This equates to a minor impact.



7.0 Mitigation measures

Within the scope of the proposal, the following general mitigation measures are proposed:

- the preparation of Temporary Protection Plans (TPP) that includes measures to protect existing heritage fabric that are prepared according to Christchurch City Council, *Heritage Information, Guideline 14: Temporary Protection of Heritage Items*, Christchurch City Council, n.d. and Frens, Dale H., *Temporary Protection Number 2, Specifying Temporary Protection of Historic Interiors during Construction and Repair*, US National Park Service Cultural Resources, 1993;
- the involvement of a suitably qualified and experienced conservation architect (and also a suitably qualified urban designer where relevant) to input into all detailed design and implementation;
- appropriate recording all work to level I of HNZPT Archaeological Guidelines Series No.1 *Guidelines for the Investigation and Recording of Buildings and Standing Structures*, November 2018;

Measures specific to each building are proposed below.

7.1 The EW

No mitigation is required as the effects are less than minor.

7.2 PH

The main issues are the window removal, the impact on original fabric where the bridge is attached to PH, the obscuring of views through the bridge by the timber fins and the impact on views from and to PH, the PL and to a lesser extent, the EW. Within the scope of the proposal the following mitigation measures are recommended:

- reducing the size of the columns to support the bridge;
- revising the design of the bridge to be more open allowing greater visibility through it;
- appropriate detailing to minimise the impact on original fabric;
- protection of heritage fabric during work according to a TPP, as above;
- appropriate long-term storage of the windows; and
- consideration of removal of the timber fins.

These mitigation measures would reduce the impacts to less than minor.

7.3 The PL

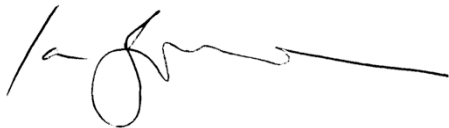
The impacts on the PL are less than minor and no mitigation is necessary.

7.4 The grounds

The main issues are the impact of the new six storey building on views, the relocation of fences, gates and lamp standards and ensuring continuing pedestrian access through the site.

The options described above for PH would mitigate some issues relating to views. Mitigation of the adverse effects would include:

- applying the policies of the grounds conservation plan prepared by Louise Beaumont;
- including advice from an appropriately trained and experienced heritage landscape architect;
- appropriate recording all work, as general; and
- protection of heritage fabric, as general, during the project.



Ian Bowman
21/09/2022



Appendix 1

WCDP criteria 21A.2.1

21A.2.1.3. The extent to which the work significantly detracts from the values for which the building or object was listed.

21A.2.1.4 The extent to which proposals meet the provisions of any relevant Design Guide addressing additions or alterations to buildings of heritage significance.

21A.2.1.5 The nature, form and extent of the proposed work and the extent to which the work:

- retains the main determinants of the style and character of the building or object and in respect of buildings, particularly the street elevation. The Council seeks to ensure that modifications to street elevations are kept to a minimum, and if possible, not altered at all. If necessary, preference shall be given to altering rear or secondary elevations.
- respects the scale of the original building or object. The Council seeks to ensure new work is not usually dominant, particularly where rooftop additions are proposed.
- is sympathetic in form, proportions, materials, colours and the patina of materials of the existing building or object.
- avoids the loss of historic fabric and the destruction of significant materials and craftsmanship.
- maintains the relationship of the building or object with its setting.
- respects the historic or other values for which the building was listed.

21A.2.1.6 Whether the restoration of former architectural design elements maintains a high level of authenticity. The Council will require evidence of the design of missing elements.

21A.2.1.7 Whether the removal of existing unsympathetic additions to a building can be achieved without altering the significance of the building.

21A.2.1.8 The extent to which the work is necessary to ensure structural stability, accessibility, and means of escape from fire and the extent of the impact of the work on the heritage values of the building. The Council will seek to ensure that in any case every reasonable alternative solution has been considered to minimise the effect on heritage values.

21A.2.1.9 Whether in respect of work involving listed interiors or listed interior items, the original plan form of the building, the primary spaces and their sequential layout, any significant architectural features and significant finishes are respected or conserved.

21A.2.1.10 The extent to which the work is necessary to enable the continued use of the building.

21A.2.1.11 Whether professional heritage or conservation advice has been obtained from the NZHPT or any other professionally recognised expert in heritage conservation.

21A2.1.12 Whether work is in accordance with a conservation plan prepared for the building or object and peer reviewed by the Council.

21A2.1.13 Whether the site has or is likely to have significant archaeological values, and whether the effects on those values by the proposal can be adequately avoided, remedied or mitigated.

21A.2.1.14 Whether there is any change in circumstances that has resulted in a reduction of the building's heritage significance since the building was identified in the plan

21A.2.1.15 The extent to which the building or object has been damaged by fire or other human generated disaster or any natural disaster.

21A.2.1.16 Whether it is necessary to save the building or object from damage or destruction arising from ground subsidence, landslip, flooding or other natural disaster.

21A.2.1.17 Where relocation is proposed to enhance the development potential of land, whether this should override the heritage value of retaining the building or object in its original location.

21A.2.1.18 Whether the relocated building or object will remain in the immediate vicinity or neighbourhood.

21A.2.1.19 Whether the proposed site for the relocated building or object is appropriate and will assist in mitigating the loss of heritage values arising from the relocation.

21A.2.1.20 Whether a heritage building or object is to be relocated to its original location or site and the appropriateness of the original location or site to accommodate the building or object.

21A 2.1.21 Whether adaptive reuse of a listed building or object will enable the owners, occupiers or users of it to make reasonable and economic use of it.

21A.2.1. 22 The public interest in enhancing the heritage qualities of the City and in promoting a high quality, safe urban environment.



Appendix 2

WCDP Criteria 21A.2.2

- 21A2.2.3 The extent to which the proposal detracts from the values for which the building or object was listed.
- 21A2.2.4 The relationship of the surroundings of the site to the listed heritage building or object.
- 21A2.2.5 Whether the site has or is likely to have significant archaeological values, and whether the effects on those values by the proposal can be adequately avoided, remedied or mitigated.

Appendix 3



New Zealand
Historic Places Trust *Pouhere Taonga*

Sustainable Management of Historic Heritage Guidance Information Sheet

12

Alterations and additions to historic buildings

Principles

NZHPT endorses adapting historic places for maintaining continuity of use or new uses where it is necessary to ensure the place retains liveability and utility. Adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value.¹

Adaptation proposals may involve alterations and additions. It is important that any alterations and additions are carefully designed to:

Retain surviving internal and external heritage fabric as far as possible and disturb, distort or obscure it as little as possible.

Respect the design, form, scale, materials, workmanship, patina of age, colours, contents, location, curtilage and setting, including alterations that have heritage value.

Avoid work that will compromise or obscure fabric of heritage value.

Ensure any new work is of a scale and location that it does not dominate the heritage place and respects its setting.

New work should be appropriately recorded. Alterations and additions may include restoration and reconstruction work as defined by the ICOMOS NZ Charter. It is good practice that a conservation plan, prepared by a heritage professional, should inform and guide alterations of historic buildings.

Checklist for assessing appropriate internal alterations to buildings

The work does not alter, obscure or remove significant heritage fabric and fixtures.

Ceiling heights and surfaces and significant ceiling decoration are retained and conserved. For example, the work should not alter significant interior volumes by raising floor levels or creating partitions.

The work retains and conserves significant interior finishes such as original or early wallpaper, paint, stencilling, marbling, wood graining, panelling, plastering and ceramic tile surfaces.

Historic patterns of access and movement (i.e. entrances, hallways, stairways and passageways) are retained.

Modern services, such as smoke detectors and sprinkler heads are installed using concealed methods.

Engineering work is discreetly installed. For example, seismic bracing should not be visible through prominent windows. Checklist for assessing appropriate external alterations to buildings

The original form of the roof, significant roofing materials, significant chimneys, and other features such as original gutters and downpipes are retained.

Important views of the building are retained, especially when new elements to the roof such as skylights, solar collectors, wind turbines or satellite dishes are introduced.

Adverse visual effects resulting from the installation of dormer or attic windows in the roof are avoided. The size, design and position of additions should ensure that they respect the architectural style and scale of the building and do not dominate the roof.



Any alterations to historic walls are undertaken in a material to match that of the original, with consideration given to colour, texture, composition, dimensions and detailing.

New cladding material should closely match the original. For example, artificial cladding, such as vinyl or aluminium, is not normally appropriate for use on a historic building.

Secondary elements of the exterior (such as windows and doors) should be repaired rather than replaced.

The installation of new openings (such as windows and doors) to principal facades and elevations should be generally avoided. Any new window or door opening should be sympathetically designed but clearly distinguishable as a new alteration.

Double glazing should be discouraged. Instead, secondary glazing should be adopted in a manner that should not obscure the original window or the design pattern of sash joinery or alter the depth of the window recess or create a reflective effect.

Significant doors, original or early hardware (doorknobs, locks etc), and door surrounds (fanlights, pilasters, sidelights etc) should be retained and repaired appropriately.

New security measures (e.g. doors and screens) should not detract from the features of a heritage place. Any new security door should be simple and unobtrusive.

Seismic strengthening work should be concealed or incorporated into the existing fabric. Checklist for assessing appropriate additions to buildings and structures

New additions should be to the rear of the building or set back from significant elevations, including the roof elevation.

Any addition to significant façade(s) of the original building, including the roof, should be avoided.

New additions should be compatible (able to co-exist) in terms of materials, scale, size, proportions, mass, height, setback, texture, colour, plan configuration, surface configuration and other details to adjoining and/or surrounding significant buildings.

New additions should be distinguishable from the original. New work should be harmonious and sympathetic with the significant features of the place. The contrast should not be obvious or visually obtrusive.

Where the new work is proposed to be of a greater height than the original building consideration should be given to the effect of the work on views to the building. Sightlines should be provided with the application.

New additions should be compatible to the original design and detailing. Successful examples usually involve new structures being smaller in scale with larger setback, built of similar materials but in a modern design.

If the significant building has a form that is distinctive in its immediate locality, any new building at the place or within its setting should not imitate or mimic that form.

New additions should maintain the rhythm, orientation and proportions of the original, especially where these contribute to the significance of the place.

A large addition should be constructed in a way that clearly separates it from the original building. The two may be joined by means of a visually unobtrusive link.

New addition should use existing openings to allow access between the old and the new. This will minimise adverse effects on significant fabric.

The roof of any new addition should be compatible to the existing roof form or follow traditional forms.

New additions should preserve existing significant views to and from the heritage place and its setting.

New additions should avoid permanent damage to significant fabric.

The standards adopted in this information sheet were adapted from Heritage Victoria, Australia, Guidelines for the Assessment of Heritage Planning Applications, 2000 and were revised for the New Zealand context by the NZHPT with the assistance of the Ministry for the Environment and heritage consultants: Chris Cochran, Michael Kelly, and Karen Greig



Appendix 4



New Zealand
Historic Places Trust *Pouhere Taonga*

Sustainable Management of Historic Heritage Guidance Information Sheet

14

Partial demolition of historic buildings

Principles

Best practice conservation principles require the retention of significant heritage buildings and structures in their entirety, including significant external fittings, artwork, interiors, curtilage and associated heritage objects.

Conservation practice acknowledges that later additions to an original building may have acquired significance in their own right.

The partial demolition or removal of significant heritage fabric, including façade retention proposals, is not consistent with best practice conservation principles.

With regard to the partial demolition of any pre-1900 building, the archaeological authority process under the Historic Places Act 1993 may be relevant.

A conservation plan, prepared by a heritage professional, should inform and guide any proposal that involves partial demolition.

Any part of a building or structure that will be demolished should be fully recorded and documented both prior to, and during the partial demolition process.

Checklist for assessing the proposed partial demolition of buildings

Partial demolition should not be allowed unless it does not adversely affect the significance and integrity of the place.

The proposed partial demolition should be limited to parts of the building (including interior) that have been identified in a conservation plan or heritage assessment as having no significance, are not contributory to the significance of the heritage place, are intrusive, or where the partial demolition reveals fabric of higher degree of significance.

The proposed partial demolition should be limited to parts of the building that are beyond physical repair due to fire or other damage.

Partial demolition should be informed by the concept of greater or total conservation benefit with respect to a large complex group of structures and buildings. It may be that the removal of minor parts of a building may be justified to achieve the conservation of most significant places on the entire site. All other avenues should be explored before this option is considered (e.g. funding sources) and all decisions must be informed by a conservation plan.

Checklist for Façade Retention of Buildings (if partial demolition of the rear of the building has been allowed or has occurred)

The new structure (behind the façade if partial demolition has occurred) should not be visible when viewed from principal viewing points identified in an urban design or heritage assessment.

Where a façade is to be retained it should include at least one room-depth of the original structure to permit an understanding of the relationship between the original exterior and the interior functions.

The design of the retained façade should retain the original shape, pitch, covering material and decoration of the roof.

The retained façade should be subject to active repair and maintenance, retaining original elements and detailing.

Where modifications to the ground floor frontage of the façade are essential to accommodate a new use, the design should harmonise with the rest of the elevation,

reflecting in particular the design of any original fenestration. Modifications to the facade above ground floor level should be avoided.

The floor levels in the new structure should match existing floor levels. Where this is impracticable care should be taken to ensure floors and/or suspended ceilings do not run horizontally across window openings on the retained facade.

Any facade retention proposal should ensure that window spaces open into interior spaces. Views to the exterior of the new building or the sky should be avoided.

The scale and dimensions of the interior spaces immediately behind the facade should be the original interiors, fully restored. Where this is not possible, care should be taken to ensure that interior dimensions and lighting visible from the street is of a compatible scale and form.



Appendix 5



New Zealand
Historic Places Trust *Pouhere Taonga*

Sustainable Management of Historic Heritage Guidance Information Sheet

16

Assessing Impacts on the Surroundings associated with Historic Heritage Principles

The surroundings associated with historic heritage involve an area of land (or land covered with water), surrounding a historic place, site or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either land which is integral to the heritage significance of items or a precinct which includes buildings, structures, archaeological sites, trees, and places/areas of significance to Maori. The term surroundings is adopted to include curtilage and setting.

Research is necessary to identify surroundings. The research should examine historic land subdivision patterns, archaeological features, visual, physical, historical and functional links with important features in the area, and the setting, views and landmark qualities.

Assessing the significance and impacts on surroundings will require an understanding of the significance of the original relationship of the heritage item to its site and locality, adequacy of setting, visual catchments and corridors, and the need for buffer areas to screen unsympathetic development.

New buildings and additions (to existing non-heritage buildings) should be managed so they do not affect the significance of the character and setting of existing historic buildings and the area. Generally, new buildings and additions should be designed to be sympathetic to the overall existing character of historic buildings. It is important that new buildings do not dominate or adversely affect important visual settings.

The design approach to new buildings near or adjacent to existing historic buildings should achieve compatibility. The height and proportion should reflect the predominant height and proportions of the adjacent buildings in the area. The height, location (including any setbacks) and proportion of the building should be carefully assessed and managed.

The architectural style of new buildings and additions should be compatible with the historic design of existing buildings. The style should not imitate, replicate or mimic the surrounding historical styles and it should not be too grand.

General

The proposed activity should avoid affecting a place of significance to Maori as stated by tangata whenua. There should be a buffer area between the activity and the place of significance to Maori.

The original relationship of the heritage item to its site and locality should be retained. All the main structures associated with the heritage item (for example, homestead, garden, stables, etc) should be retained in single ownership.

Where a historic place has landmark values, the proposed activity should not be visually dominating or distract from the landmark qualities of the historic place. The relative scale of the activity is an important consideration.

The proposed activity should provide for an adequate setting for the heritage item, enabling its heritage significance to be maintained. The significance and integrity of the setting should be identified. Well preserved, authentic, essential and substantial settings should be retained and protected.

Effects which are permanent and irreversible should be assigned greater weighting than relatively temporary or reversible changes to the setting of the heritage item.

The proposed activity should provide for adequate visual catchments, vistas and sight-lines or corridors to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships.

The proposed activity should provide for any intervisibility values in situations when historic items were intended to be seen from other historic items (for example, views from a marae to a pa site).

If relevant, the proposed subdivision should incorporate buffer areas to screen the heritage item from visually unsympathetic development or to provide protection from vibration, traffic, movement, noise, pollution, or vandalism.

The proposed activity should adopt appropriate consent conditions and provisions to protect historic heritage by means of a heritage covenant, reserve, or conservation lot.

Checklist for assessing proposed new buildings (including any new addition to an existing non-heritage buildings) adjacent to existing historic buildings

Any new building or addition should not affect the character and setting of the historic building.

Any new building or addition should be sympathetic to the overall existing character of the historic building.

Any new building or addition should be located to avoid damage to historic and archaeological sites.

The height, location (including any setback) and proportion of any new building or addition should be compatible with the existing historic environment. The height and proportion reflect the predominant height and proportions of the adjacent building(s) and the area.

The size, orientation, scale, massing, density, modulation, and shape of the new building or addition should be compatible with the existing historic building(s). These elements should relate to surrounding buildings. New buildings or additions should not dominate an area.

Any new building or addition should not result in any significant visual effects, including close and distant views.

The architectural style of any new building or addition should be compatible with the historic design of existing buildings. The style should not imitate, replicate or mimic the surrounding historical styles and it should not be too grand, iconic, or extreme.

Any new building or addition should adopt materials and colours that relate to and use as reference points, the materials, colour and details of adjacent buildings and the surrounding areas. New materials should be used providing they are sympathetic to the existing character of the area.

Associated activities affecting the existing historic character of the place, including signage, outbuildings, landscaping and car parking, should have a minimal effect.



Appendix 6



New Zealand
Historic Places Trust *Pouhere Taonga*

Sustainable Management of Historic Heritage Guidance Information Sheet

17

Assessing Impacts on Historic Areas

Principles

Historic areas may include registered historic areas, conservation areas and character areas and precincts.

In the urban setting, historic areas may involve significant townscapes and streetscapes. Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.

The construction of new buildings can compromise historic areas. New buildings should be designed in a manner that is sympathetic to the significance and character of the area.

In the rural setting, historic areas may include complex archaeological and cultural sites and historic landscapes associated with extractive industries (i.e. goldmining), pastoral farming, and nature conservation. Rural historic areas are threatened by a range of land use changes in the environment. Transport and land use planning needs careful consideration with protection offered by protective zones and overlays.

Proactive planning for historic areas will require the use of management plans, structure plans and master plans to guide future development and the formulation of any required plan changes.

The significance of the historic area requires adequate research, documentation and explanation. Appropriately skilled professionals such as landscape architects should be engaged to provide expert advice. Any non-contributory buildings that are of minimal heritage value or are invasive should be identified.

The archaeological authority provisions of the Historic Places Act 1993 may be relevant with regard to any earthworks in a historic area.

Maori heritage values associated with any historic area require special consideration. The documentation of these values may require a cultural heritage impact assessment. The standards for buildings and structures relating to repair and maintenance, alterations and additions, relocation, partial demolition, demolition, surroundings and subdivision outlined in other information sheets in this series may be relevant considerations for assessing changes to a historic area.

Checklist for assessing proposed changes to a historic area

The proposed activity should be located to avoid any damage to places of significance to Maori, historic sites or archaeological sites.

The proposed activity should not affect the heritage significance, integrity and condition of the historic area including any significant components or building fabric of heritage value.

The proposed activity should not affect a building, area, or item that makes a contribution towards the significance of the street, area or landscape.

The proposed activity should be limited to affecting a building which has been identified as a non-contributory item or is intrusive within a historic area. Any demolition or removal should not create a vacant site and should be associated with the planning of a replacement structure.

The proposed subdivision should retain or reinforce the existing and dominant historic property boundaries in terms of size and location.

The proposed subdivision should retain or reinforce the existing consistent rhythm and pattern of buildings, items, and areas.

The proposed subdivision should respect the historical layout and character of the area in terms of building envelopes, frontages, building sites, roading, materials and colours.

The proposed subdivision should have positive heritage outcomes, including the protection and conservation of historic places and areas, and the adoption of covenants and management plans.

