

archifact

architecture & conservation

limited

www.archifact.co.nz

64 khyber pass road
graffton
auckland 1023
po box 8334
symonds street
auckland 1150
new zealand
p 09. 966 6940
info@archifact.co.nz



Figure 1: proposed development.

538 Karangahape Road
Newton
Auckland

Heritage Impact Assessment

for

James Kirkpatrick Group Limited

Final

November 2023

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prepared for:

james kirkpatrick group limited

attention: Aoife MacSharry

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auckland, november 2023



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1. executive summary

This heritage impact assessment evaluates the proposed works as an overall Non-Complying activity and uses, as a starting point, the policies and objective in D17.8.2 (historic heritage), E12.8.2.2 (land disturbance), and I206.8.2 (Karangahape Road Precinct) and the respective assessment criteria contained in the Auckland Unitary Plan Operative-in-Part. Consideration of effects linked to provisions of Plan Change 78 are also included. The assessment includes an overview of the site and context of the place, the historic heritage values of the place, and an understanding of the Precinct's particular character values.

The subject site at 538 Karangahape Road is located on the southern side of the Karangahape Road ridge on the corner of Karangahape Road and Gundry Street. The site is bounded by Karangahape Street to the northwest, Gundry Street to the northeast, and Abbey Street to the southeast. The topography of the site falls away from the Karangahape Road ridgeline towards the southeastern aspect and towards Abbey Street. The site lies within both the Karangahape Road Historic Heritage Area and the Karangahape Road Precinct.

The subject scheduled historic heritage place in this application is the Karangahape Road Historic Heritage Area. While the Karangahape Road Historic Heritage Area includes a number of individually listed historic heritage places, the subject site is not one of them and accordingly the lens to be considered in assessing effects focusses on the Karangahape Road Historic Heritage Area as a whole. While the development will be appreciable from a range of places (aligning, as it will, with distinguishing qualities also recognised in the Karangahape Road Precinct), the subject site is sufficiently separated from nearby historic heritage sites to have no adverse (or cumulative) impact on their significance through changes within the setting of those buildings.

The primary guiding principle for the proposed works has been to respect, protect, conserve, and enhance the historic heritage values of the area guided by a detailed understanding of those values derived from careful analysis (that study is attached to this Heritage Impact Assessment at Appendix 1). The project has been a highly collaborative process from the very early stages, with multiple disciplines involved to ensure that heritage consideration has been at the forefront of all decisions.

The proposed scheme will be, as the Urban Design Panel has noted, a meaningful contribution to the city scape and a good outcome for the city being an architecturally sophisticated and subtle project which invites the completion of the currently incomplete precinct.

The proposed scheme on the site at 538 Karangahape Road represent an appropriate and supportable development that respects historic heritage values and the distinctive character of the precinct and minimises adverse effects on the identified historic heritage area and precinct values.

2. commission

archifact – architecture & conservation ltd (Archifact) was commissioned by James Kirkpatrick Group Limited in May 2023.

3. brief

The brief for the project required Archifact to undertake an independent and objective professional assessment with respect to the impact on historic heritage area values from the proposed new building on the site at 538 Karangahape Road, Auckland Central.

The subject site is an irregular 1,597m² shape site with three street frontages (Karangahape Road, Gundry Street and Abbey Street). The proposed activity is for a 9-level commercial building with 2 levels of basement parking. The activity mix is intended to comprise ground floor retail tenancies and the remainder of the building being used for commercial.

4. identification of the place

4.1 address

538 Karangahape Road
Newton
Auckland 1010

NZTM reference:
Easting: 1756315 / Northing: 5919273

4.2 ownership

The property is owned by James Kirkpatrick Group Limited.

4.3 legal description

Lot 1 DP 570848

4.4 local authority status

Within the Auckland Unitary Plan Operative in part (**AUP**), the subject site is identified as being located within the 'Business – City Centre' Zone and is listed as part of the 'Karangahape Road Precinct' (see Figure 2 below). The Karangahape Road Precinct plan 1 describes the extent within the precinct where frontage height and setback restrictions apply; notably those restrictions do **not** apply to the subject site.

I206.10.1 Karangahape Road: Precinct plan 1 - Frontage height and setback

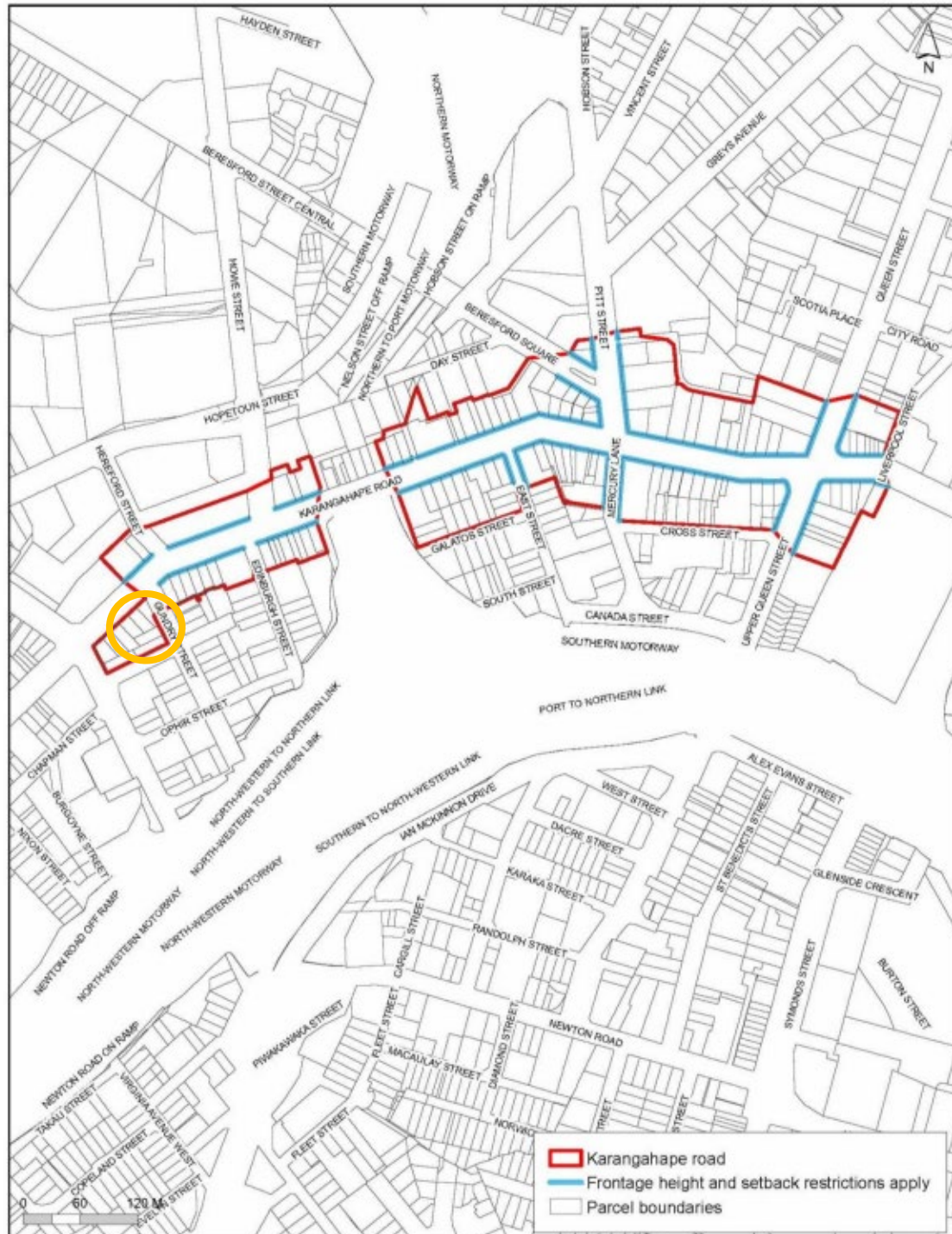


Figure 2: Karangahape Road Precinct as described in Chapter I206.10.1 of the AUP. The subject site is circled.

The site also lies within the Karangahape Road Historic Heritage Area (ID 2739) in the AUP 'Schedule 14.2 Schedule of Historic Heritage' and is identified as a "non-contributing" site in Map 14.2.12.1 (see Figure 2 below).

The Karangahape Road Historic Heritage Area has significance for its historical association with the commercial and residential development of Auckland, from the time of the city's colonial establishment through to the mid-20th century. The area retains considerable significance due to the predominance of Victorian and Edwardian-era buildings that have survived modern redevelopment. The decorative physical

appearance of these buildings combined with the unity of scale and form reflects the historical pattern of development and creates an urban landscape that is distinctive within Auckland.

Map 14.2.12.1 Historic Heritage Area: Karangahape Road



Figure 3: Map 14.2.12.1 Historic Heritage Area: Karangahape Road. The subject site is circled.

4.5 heritage new zealand listing

The Site is not listed by Heritage New Zealand Pouhere Taonga (HNZPT).

4.6 archaeological status

The site is not recorded as an archaeological site and does not appear on the ArchSite archaeological recording scheme administered by the New Zealand Archaeological Association. However, the history of occupation on the site and its use associated with human activity before 1900 aligns with the definition of an archaeological site found in the HNZPT Act (2014) and this potential has been addressed through the engagement of Clough and Associates and in consultation with HNZPT.

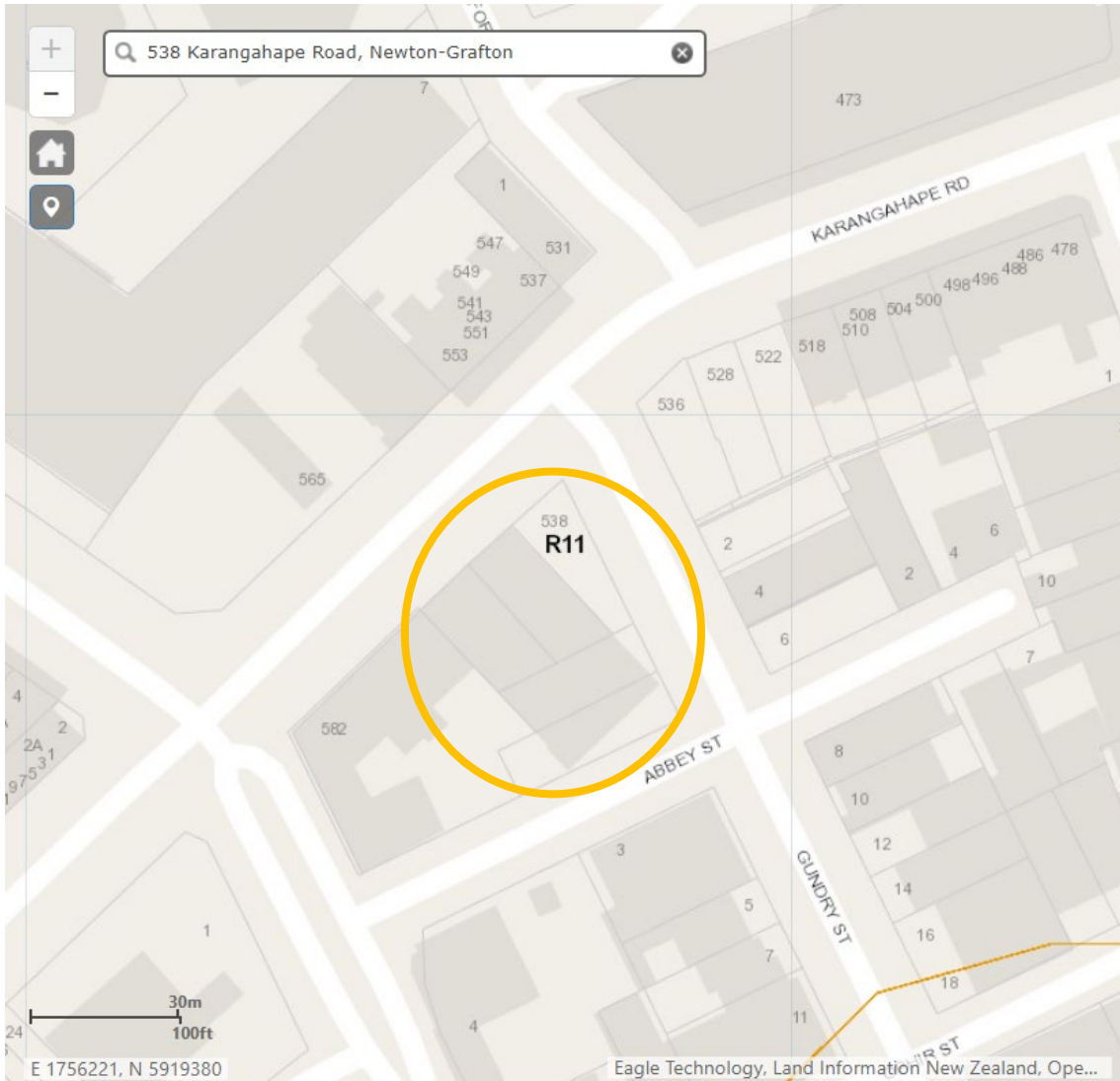


Figure 4: The Archsite record does not identify the subject site as an archaeological site.

5. methodology

5.1 heritage impact assessment

This report offers an independent and objective assessment with respect to the proposed works to the subject site at 538 Karangahape Road. It considers effects arising from that development with respect to both historic heritage area values and the Karangahape Road Precinct values.

The *D17 Historic Heritage Overlay* activity tables at D17.4.3 (Activities in Historic Heritage Areas) in the AUP confirms that the proposed works represent activity (A34) *new buildings and structures* and are regarded as Restricted Discretionary activities for non-contributing sites.

The *E12 Land Disturbance – District* activity table at E12.4.2 confirms that the proposed earthworks (A30 and A33) are Restricted Discretionary activities.

The *E26 Infrastructure* activity table at E26.6.3.1 confirms that the proposed earthworks for service connections (A111) is a Permitted activity, noting that the site is not subject to archaeological controls applying within *Schedule 14.1*.

The *I206 Karangahape Road Precinct* activity table at I206.4.1 confirms that the proposed works represent activity (A2): *New buildings, and alterations and additions to buildings not otherwise provided for* and is a Restricted Discretionary activity. Notably the subject site is not subject to the frontage height and setback restrictions as identified in the *Karangahape Road Precinct* plan 1 (see Figure 9 below).

Accordingly, heritage impact assessment (**HIA**) evaluates the proposed works as an overall Non-Complying activity and uses, as a starting point, the policies and objective in D17.8.2 (historic heritage), E12.8.2.2 (land disturbance), and I206.8.2 (Karangahape Road Precinct) and the respective assessment criteria contained in the AUP. The assessment includes an overview of the site and context of the place, the historic heritage values of the place, and an understanding of the Precinct's particular character values.

5.2 conservation practice

Consideration of any conservation issues relating to this place shall be made in accordance with the principles of the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (2nd edition, 2010).

5.3 considerations

This assessment has been based on information available at the time. Ongoing site visits have been undertaken with free and open access available to the building. A detailed streetscape study has also been undertaken which has informed the design response and is attached as Appendix 1.

An archaeological assessment (*538 Karangahape Road Regeneration: Archaeological assessment*, August 2023) has been prepared by Clough and Associates.

This assessment is based on the *Resource Consent Architectural Drawings* and *Resource Consent Design Statement* prepared by Fearon Hay Architects (dated 01 November 2023).

6. background

6.1 site and context

The subject site at 538 Karangahape Road is located on the southern side of the Karangahape Road ridge on the corner of Karangahape Road and Gundry Street. The site is bounded by Karangahape Street to the northwest, Gundry Street to the northeast, and Abbey Street to the southeast. The topography of the site falls away from the Karangahape Road ridgeline towards the southeastern aspect and towards Abbey Street. The site lies within both the Karangahape Road Historic Heritage Area (KRHHA) and the Karangahape Road Precinct (KRP).

6.2 Karangahape Road Historic Heritage Area values

The application site is located within the KRHHA. It is recorded in the relevant AUP planning map as a 'non-contributing' site (see Figure 8 below). The HHA statement of significance reflects the predominance of Victorian and Edwardian buildings which were established as a retail and commercial precinct along one of the most prominent natural ridges in the city centre. In other parts of the HHA, the aesthetic and physical attribute values of the Victorian and Edwardian building stock are evident in the building line, decorative details, traditional awnings, building heights, and patterns of fenestration.

Post-1960, the Auckland Council heritage evaluation of the KRHHA noted a period of decline. Our analysis of the historic heritage values of the area has recognised that there has been a clear evolution of the area through adaptive reuse and comprehensive redevelopment which does not conform to the Victorian and Edwardian condition; a phenomenon also acknowledged in the Auckland Council KRHHA statement of significance, with significant contributors including Samoa House, the Artspace Aotearoa Building (former Newton Post Office), and Iron Bank. Which individually and collectively are of no less a contribution to the values of the KRHHA.

The AUP HHA evaluation was completed in 2014, prior to demolition of the former building on the site, and is not fully consistent with the operative maps. The Auckland Council's current assessment policy for empty sites is applied on a case-by-case basis, however unless there is an adjacent contributing building or contiguous title, it is unlikely that an empty site could be considered to contribute to the historic heritage significance of an area. The Council's KRHHA evaluation recognises that further study of the area is required to understand the broader cultural values and how the area has successfully evolved into a vibrant multicultural area with a diverse population after 1960.



Figure 5: Samoa House



Figure 6: Artspace Aotearoa



Figure 7: Ironbank



Figure 5: AUP Map 14.2.12.1 Historic Heritage Area: Karangahape Road. The subject site is circled.

6.3 Karangahape Road Precinct values

The Karangahape Road Precinct seeks to maintain and enhance the area’s distinctive built form and streetscape character. The AUP describes the distinctive character of the Precinct as being derived from its:

- ridge top location, orientation and aspect;
- concentration of historic heritage and special character buildings and features; and,
- diverse and multi-cultural mix of activities.

Built form and the street frontages of buildings are significant components of the precinct’s character. While there is disparity in the age and detail of the frontages, there is an overall coherence. Notably the KRP area is not the same as the Karangahape Road HHA and is defined in the Precinct plan at Figure 9 (below).

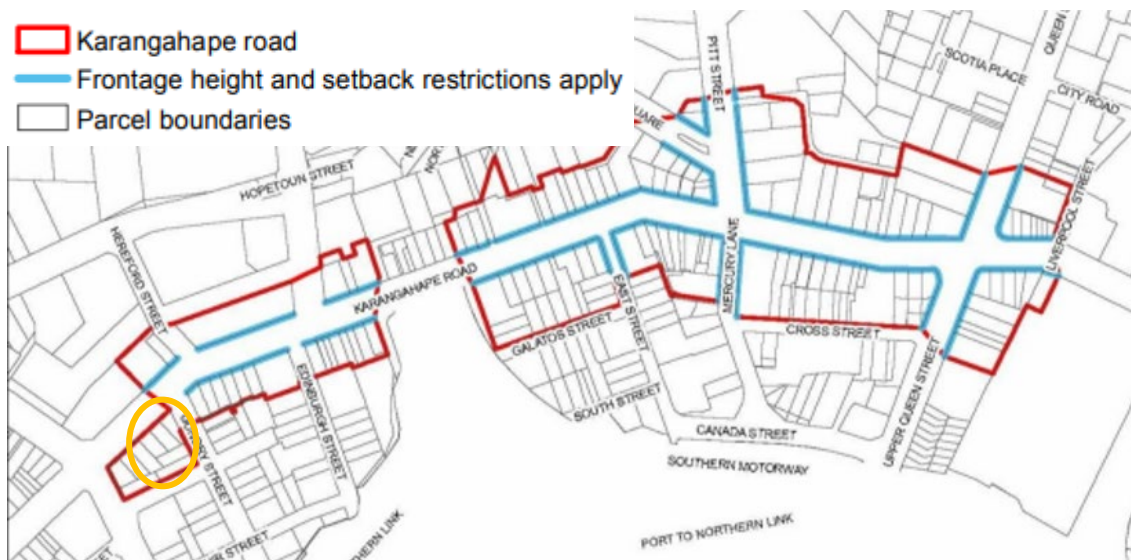


Figure 6: I206.10.1 Karangahape Road: Precinct plan 1. The subject site is circled and is not subject to the frontage height and setback restrictions.

7. heritage impact assessment

This application triggers an overall Non-Complying activity and this HIA considers (from an historic heritage effects perspective) those relevant objectives, policies, and assessment criteria contained within the AUP at:

- D17 Historic Heritage Overlay;
- H8 – Business – City Centre Zone activities (A34) *new buildings and structures* within an Historic Heritage Area and considers the proposed works against the assessment criteria at D17.8.2 and the intensification provisions contained in PC78.
- The associated proposed earthworks (A33) are also restricted discretionary activities and are considered against the assessment criteria at E12.8.2.2;
- I206 KRP;
- relevant provisions of the intensification provisions found in PC78.

7.1 objectives, policies, and assessment criteria

7.1.1 D17 historic heritage

D17.2 Objectives	Archifact comment
(1) <i>The protection, maintenance, restoration and conservation of scheduled historic heritage places is supported and enabled</i>	The subject scheduled historic heritage place in this application is the KRHHA. While the KRHHA includes a number of individually listed historic heritage places, the subject site is not one of them and accordingly the lens to be considered in assessing effects focusses on the KRHHA as a whole. The proposed development is conscious of, and responds appropriately to, the maintenance and conservation of the values of the KRHHA.
(2) <i>Scheduled historic heritage places are protected from inappropriate subdivision, use and development, including inappropriate modification, relocation, demolition or destruction.</i>	The proposed development within the KRHHA will not alter any opportunities to appreciate and experience the values for which the KRHHA is recognised as significant. The subject site and proposed development upon it will not result in the demolition or destruction of any scheduled historic heritage places.
(3) <i>Appropriate subdivision, use and development, including adaptation of scheduled historic heritage places, is enabled.</i>	The subject site is identified in the KRHHA planning map as a “non-contributing site”. The proposed development has been informed by an understanding of the general historic heritage values of the area and a more specific independent analysis of those values to guide and inform the appropriateness of the proposed development within the area.

D17.3 Policies	Archifact comment
<i>Use and development, including adaptation</i>	
(3) <i>Enable the use, development and adaptation of scheduled historic heritage places where:</i>	
(a) <i>it will not result in adverse effects on the significance of the place;</i>	The proposed development within the KRHHA will not alter any opportunities to appreciate and experience the values for which the KRHHA is recognised as significant.
(b) <i>it will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place;</i>	The subject site is identified in the KRHHA planning map as a “non-contributing site”. The proposed development has been informed by an understanding of the general historic heritage values of the area and a more specific independent analysis of those values to guide and inform the appropriateness of the proposed development within the area.
(c) <i>it is in accordance with good practice conservation principles and methods;</i>	The proposed works will be implemented in accordance with recognised conservation principals set out in the ICOMOS New Zealand Charter (2010) and best practice methods appropriate to the heritage values of the area where these are relevant.
(d) <i>it will not result in cumulative adverse effects on the historic heritage values of the place;</i>	Change within the KRP and KHAA will be noticeable, but not to the degree that any of the existing historic features or collective values will be obscured, decontextualised, or reduced in significance.
(e) <i>it will support the long-term viability, retention or ongoing use of the place; and</i>	The proposed development has been robustly tested for long term economic viability and functional feasibility. Its capacity for a range of uses will complement the existing retail and hospitality offering on K’Rd and provide space for new businesses and economic development, all of which support the qualities of place recognised as significant to the KRHHA.
(f) <i>it will not lead to significant adverse effects on the surrounding area.</i>	While the development will be appreciable from a range of places (aligning, as it will, with distinguishing qualities also recognised in the KRP), the subject site is sufficiently separated from nearby historic heritage sites to have no adverse (or cumulative) impact on their significance through changes within the setting of those buildings.
(4) <i>Enable the use of scheduled historic heritage places, whether or not the use is otherwise provided for in the zone, where it does not detract from the heritage values of the place and will not otherwise have significant adverse effects</i>	This Policy anticipates appropriate use and development with the KRHHA and the “non-contributing” status of the subject site recognises greater development potential the site affords within the KRHHA.
(5) <i>Support use, development or adaptation appropriate to scheduled historic heritage places through such measures as:</i>	
(a) <i>reducing or waiving consent application costs;</i>	It is understood that Auckland Council has the discretion to not charge for the heritage review portion of resource consent applications.
(b) <i>granting consent to infringement of the development standards for</i>	Not relevant to this application.

<i>underlying zones and Auckland-wide rules where this does not result in significant adverse effects;</i>	
<i>(c) providing funding, grants and other incentives;</i>	This measure is not currently being sought.
<i>(d) providing expert advice; or</i>	This measure is not currently being sought as the applicant has engaged the recognised historic heritage expertise of Archifact – Architecture & Conservation Ltd.
<i>(e) providing transferable development rights</i>	This measure is not currently being sought.
<i>(6) Enable use and development of contributing and non-contributing sites or features within a Historic Heritage Area where it is compatible with the historic heritage values of the area.</i>	The subject site is identified in the KRHHA planning map as a “non-contributing site”. The proposed development has been informed by an understanding of the general historic heritage values of the area and a more specific independent analysis of those values to guide and inform the appropriateness of the proposed development within the area.
<i>(7) Require the assessment of the effects for proposed works to scheduled historic heritage places, including where one or more places are affected, to address all the effects on:</i>	
<i>(a) the heritage values of the place/s;</i>	See “Assessment Criteria” below
<i>(b) the significance of the place; and</i>	See “Assessment Criteria” below
<i>(c) the setting and the relationship between places.</i>	See “Assessment Criteria” below
Modifications, restoration and new buildings within historic heritage places	
<i>(8) Maintain or enhance historic heritage values by ensuring that modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places:</i>	
<i>(a) minimise the loss of fabric that contributes to the heritage values and level of significance of the place;</i>	The proposed development does not result in the loss of any fabric that contributes to the heritage values and level of significance of the KRHHA.
<i>(b) do not compromise the ability to interpret the place and the relationship to other heritage places;</i>	The proposed development will not result in any of the existing historic features or collective values of the KRHHA being obscured, decontextualised, or reduced in significance.
<i>(c) complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the place;</i>	The proposed development complements and draws from the form and fabric associated to heritage values of the KRHHA by distinguishing itself with hi-quality and sustainable materials. The architectural language expresses its highly sustainable construction technology as a contemporary cultural value.

(d) <i>retain and integrate with the heritage values of the place;</i>	The subject site is identified in the KRHHA planning map as a “non-contributing site”. The proposed development has been informed by an understanding of the general historic heritage values of the area and a more specific independent analysis of those values to guide and inform the appropriateness of the proposed development within the area.
(e) <i>avoid significant adverse effects, including from loss, destruction or subdivision that would reduce or destroy the heritage values of the place; and</i>	The proposed development within the KRHHA will not alter any opportunities to appreciate and experience the values for which the KRHHA is recognised as significant. The subject site and proposed development upon it will not result in the demolition or destruction of any scheduled historic heritage places.
(f) <i>avoid, remedy or mitigate adverse effects on the heritage values of the place.</i>	The proposed development will not result in any of the existing historic features or collective values of the KRHHA being obscured, decontextualised, or reduced in significance.
(9) <i>Enable modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places where the proposal:</i>	
(a) <i>will not result in adverse effects on the significance of the place;</i>	The proposed development will not result in any of the existing historic features or collective values of the KRHHA being obscured, decontextualised, or reduced in significance.
(b) <i>will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place;</i>	The proposed development complements and draws from the form and fabric associated with the heritage values of the KRHHA and distinguishing itself with hi-quality design and sustainable materials. The architectural language expresses a highly sustainable construction technology as a contemporary cultural value.
(c) <i>is in accordance with good practice conservation principles and methods;</i>	The proposed works will be implemented in accordance with recognised conservation principals set out in the ICOMOS New Zealand Charter (2010) and best practice methods appropriate to the heritage values of the area where these are relevant. The applicant has engaged the recognised historic heritage expertise of Archifact – Architecture & Conservation Ltd.
(d) <i>will not result in cumulative adverse effects on the historic heritage values of the place; and</i>	Change within the KRP and KHAA will be noticeable, but not to the degree that any of the existing historic features or collective values will be obscured, decontextualised, or reduced in significance.
(e) <i>will contribute to the long-term viability, retention or ongoing functional use of the place</i>	The proposed development has been robustly tested for long term economic viability and functional feasibility. Its capacity for a range of uses will complement the existing retail and hospitality offering on K’Rd and provide space for new businesses and economic development, all of which support the qualities of place recognised as significant to the KRHHA.
(10) <i>Support modifications to, or restoration of, scheduled historic heritage places that will do any of the following:</i>	
(a) <i>recover or reveal heritage values of the place;</i>	The subject site does not contribute to the significance of KRHHA and was highly modified in the 1960s. It is described in the AUP as a non-contributing site within the KRHHA.
(b) <i>remove features or additions that compromise the heritage values of the place; or</i>	Not applicable. The subject site is an undeveloped non-contributing site within the KRHHA.

(c) <i>secure the long-term viability and retention of the place.</i>	The proposed development has been robustly tested for long term economic viability and functional feasibility. Its capacity for a range of uses will complement the existing retail and hospitality offering on K'Rd and provide space for new businesses and economic development, all of which support the qualities of place recognised as significant to the KRHHA.
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D17.8.2 Assessment Criteria	Archifact comment
<i>a) Whether the proposed works will result in adverse effects (including cumulative adverse effects) on the heritage values of the place and the extent to which adverse effects are avoided, remedied or mitigated.</i>	<p>While the development will be appreciable from a range of places (aligning, as it will, with distinguishing qualities also recognised in the KRP), the subject site is sufficiently separated from nearby historic heritage sites to have no adverse (or cumulative) impact on their significance through changes within the setting of those buildings.</p> <p>The proposed development within the KRHHA will not alter any opportunities to appreciate and experience the values for which the KRHHA is recognised as significant.</p> <p>No heritage fabric will be affected by the proposed development.</p>
<i>b) Whether the proposed works will maintain or enhance the heritage values of the place, including by:</i>	See below:
<i>(i) avoiding or minimising the loss of fabric that contributes to the significance of the place;</i>	Not applicable. The subject site is a non-contributing site to the values of the KRHHA and contains no building (heritage or otherwise).
<i>(ii) removing features that compromise the heritage values of the place;</i>	The subject site is a vacant non-contributing site to the values of the KRHHA and contains no building.
<i>(iii) avoiding significant adverse effects on the place, having regard to the matters set out in B5 Built heritage and character;</i>	The AUP D17 Historic Heritage Overlay includes provisions that apply to historic heritage places that have been evaluated and meet the heritage significance criteria and thresholds set out in the Regional Policy Statement (Chapter B5.2). The provisions within this chapter manage the protection, conservation, maintenance, modification, relocation, use and development of scheduled historic heritage places (including areas). The setting of a historic heritage place includes elements of the surrounding context beyond the identified extent of place within which a historic heritage place is experienced. The setting of a historic heritage place includes the sea, sky, land, structures, features, backdrop, skyline, and views to and from the place. It can also include landscapes, townscape, streetscape, and relationships with other historic heritage places which contribute to the value of the place. Chapter D17 includes Objectives and Policies against which the proposed developed has been considered.
<i>(iv) complementing the form and fabric which contributes to, or is associated with, the heritage values of the place; and,</i>	The proposed development complements and draws from the form and fabric associated to heritage values of the KRHHA by distinguishing itself with hi-quality and sustainable materials. The architectural language expresses its highly sustainable construction technology as a contemporary cultural value.

D17.8.2 Assessment Criteria	Archifact comment
<i>(v) recovering or revealing the heritage values of the place.</i>	The subject site does not contribute to the significance of KRHHA and was highly modified in the 1960s. It is described in the AUP as a non-contributing site within the KRHHA.
<i>c) Whether the proposed works will compromise the ability to interpret features within the place and the relationship of the place to other scheduled historic heritage places</i>	<p>Verified views demonstrate very limited potential for the proposed works on the subject site to adversely affect the interpretation of features of both the KRHHA and the nearby scheduled historic places.</p> <p>The proposed development, on the Karangahape Road ridge line echoes the lost visual connection between historical landmarks, namely the Church of the Epiphany and its mothership, the Church of the Holy Sepulchre in Grafton, which slightly improves the opportunity for interpretation of the historic landscape at a local area scale.</p>
<i>d) Whether the proposed works, including the cumulative effects of proposed works, will result in adverse effects on the overall significance of the place such that it no longer meets the significance thresholds for which it was scheduled.</i>	Change within the KRP and KHAA will be noticeable, but not to the degree that any of the existing historic features or collective values will be obscured, decontextualised, or reduced in significance.
<i>e) Whether the proposed works will be undertaken in accordance with good practice conservation principles and methods appropriate to the heritage values of the place.</i>	<p>The proposed works will be implemented in accordance with recognised conservation principals set out in the ICOMOS New Zealand Charter (2010) and best practice methods appropriate to the heritage values of the area where these are relevant.</p> <p>The primary guiding principle for the proposed works has been to respect, protect, conserve, and enhance the historic heritage values of the area guided by a detailed understanding of those values derived from careful analysis. The project has been a highly collaborative process from the very early stages, with multiple disciplines involved to ensure that heritage consideration has been at the forefront of all decisions.</p>
<i>f) Whether the proposal contributes to, or encourages, the long-term viability and/or ongoing functional use of the place.</i>	The proposed development has been robustly tested for long term economic viability and functional feasibility. Its capacity for a range of uses will complement the existing retail and hospitality offering on K'Rd and provide space for new businesses and economic development, all of which support the qualities of place recognised as significant to the KRHHA.
<i>g) Whether modifications to buildings, structures, or features specifically for seismic strengthening:</i>	See below
<i>(i) consider any practicable alternative methods available to achieve necessary seismic standard that will reduce the extent of adverse effects on the significance of the place; and,</i>	Not applicable.

D17.8.2 Assessment Criteria	Archifact comment
<i>(ii) take into account the circumstances relating to the ongoing use and retention of the place that affect the level of seismic resilience that is necessary to be achieved.</i>	Not applicable.
<i>h) Whether the proposed relocation of features, within or beyond scheduled extents of place, in addition to the criteria above:</i>	The subject site contains no historic heritage features.
<i>(i) is necessary in order to provide for significant public benefit that could not otherwise be achieved; and,</i>	Not applicable.
<i>(ii) the significant public benefit outweighs the retention of the feature in its existing location within the extent of place.</i>	Not applicable.

7.1.2 E12 land disturbance

E12.8.2.2 Assessment Criteria	Archifact comment
<i>b) Within the Historic Heritage Overlay:</i>	
<i>(i) the extent to which the land disturbance, its design, location, and execution provide for the maintenance and protection of heritage sites.</i>	<p>The subject site does not contain any historic heritage elements.</p> <p>The proposed site works capitalise on the natural topography and steps back from the principal street frontage on K'Rd and the edges to Abbey Street and Gundry Street.</p> <p>Access to the upper basement level is achieved where the street level meets the floor level and vehicles are accommodated on internal levels which include dedicated service and maintenance areas for the proposed building.</p> <p>The proposed development is self-sufficient in terms of servicing and maintenance and will not prevent the maintenance or protection of other heritage sites.</p>

7.1.3 H8 Business – City Centre Zone

H8.2 Objectives	Archifact comment
<i>(9) The distinctive built form, identified special character and functions of particular areas within and adjoining the city centre are maintained and enhanced.</i>	The proposed building has been composed 'in the round' offering a cohesive design strategy that responds to the existing grain and pattern of development within the K'Rd Precinct. A thorough study of the features, scale, and modules of buildings in the precinct has informed the composition of the proposed development. It becomes apparent through this study that heritage buildings typically express their construction modules and spans through decorative features, decorative horizontal bands, regular

	rhythms, and the arrangement of apertures and penetrations. The result of this study is a composition that utilises a distinct symmetry and repeats the horizontal datum to reflect the patterns and features of other buildings in the precinct.
H8.3 Policies	Archifact comment
Precincts	
<i>(23) Identify and encourage specific outcomes in areas of the city centre that relate to:</i>	
<i>(a) a distinctive built character; and/or</i>	<p>The AUP describes the distinctive character of the Precinct as being derived from its:</p> <ul style="list-style-type: none"> • ridge top location, orientation and aspect; • concentration of historic heritage and special character buildings and features; and, • diverse and multi-cultural mix of activities. <p>Built form and the street frontages of buildings are significant components of the precinct's character. While there is disparity in the age and detail of the frontages, there is an overall coherence.</p> <p>The principal module on K' Rd. reflects the common 14m height datum that is reflected in most buildings in the KRP. This datum, while not the only horizontal built form reference found within the precinct, is expressed through detailing above the canopy level</p>
<i>(b) a concentration of particular activities; and/or</i>	There is no original ground level detail relevant to this site as, historically, it was a fully detached church and set back from the street edge. The design approach complements the nearby patterns and features of Victorian and Edwardian shopfronts through interpretation in contemporary materials and details.
<i>(c) activities that have specific functional requirements; and/or</i>	<p>The proposed building offers clear hierarchies of built form and access which are appreciable from various parts of the K' Rd precinct and consider the desire lines of pedestrians moving under the canopy.</p> <p>The K'Rd frontage has been carefully designed to respond appropriately to the precinct's special character and grain. The use of the canopy at street level ensures the contiguity of the pedestrian realm on the K' Rd frontage.</p> <p>A consistent proportion and scale are defined in relation to other buildings in the precinct.</p>
<i>(d) significant transformational development opportunities.</i>	The proposed development will be, as the Urban Design Panel has noted, a meaningful contribution to the city scape and a good outcome for the city, being an architecturally-sophisticated and subtle project which invites the completion of the currently incomplete precinct.
Historic heritage and special character	
<i>(27) Encourage the retention and conservation of the city centre's historic</i>	The subject site lies with the KRHHA, although the AUP identifies the subject site within that area as "non-contributing". The proposed development within the KRHHA

<i>heritage through scheduling and through development incentives.</i>	will not alter any opportunities to appreciate and experience the values for which the KRHHA is recognised as significant. No development incentives are sought by this application.
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H8 Business – City Centre Zone - PC 78: Intensification	
H8.3 Policies	
Historic heritage and special character	
(27) <i>Encourage the retention and conservation of the city centre’s historic heritage through scheduling and through development incentives.</i>	The subject site lies with the KRHHA, although the AUP identifies the subject site within that area as “non-contributing”. The proposed development within the KRHHA will not alter any opportunities to appreciate and experience the values for which the KRHHA is recognised as significant.
City form	
(30) <i>Manage adverse effects associated with building height and form by:</i>	The following Policies have been considered for completeness, but are generally considered more urban design matters than historic heritage and precinct character matters.
(a) <i>transitioning building height and development densities down to neighbourhoods adjoining the city centre and to the harbour edge</i>	The proposed development has been conceived as a building ‘in the round’ and addresses three street fronts of differing scales and significance within the KRP. The proposed building offers clear hierarchies of built form and access which are appreciable from various parts of the K’ Rd precinct and consider the desire lines of pedestrians moving under the canopy. The K’Rd frontage has been carefully designed to respond appropriately to the precinct’s special character and grain.
(b) <i>protecting sunlight to identified public open spaces and view shafts;</i>	Not applicable.
(c) <i>requiring the height, and form, and design of new buildings to respect the valley and ridgeline form of the city centre and building design to be complementary to existing and planned built form and character of the zone and precincts; and</i>	The frontage height of the proposed building maintains a consistent scale with other canopies in the KRP. The saw tooth roof profile to the south distinguishes the building in long views towards the ridge and graduates the edges of the building to distinguish it as a unique form in the townscape.
(d) <i>managing the scale, form and design of buildings to:</i>	
(i) <i>avoid adverse dominance and/or amenity effects on streets and public open space; and</i>	The arrangement of the K’Rd frontage is carefully considered with respect to the existing modules of existing shopfronts in the precinct. The building height and mass is carefully articulated to avoid dominance or a monolithic appearance. The architectural language of lightness and veiling explores visual permeability and makes a dynamic contribution to the area through changing light play and shadow casting.
(ii) <i>encourage well-designed, human scale podiums with slender towers above with adequate separation between towers; or on sites where towers are</i>	The proposed building offers clear hierarchies of built form. The arrangement of the K’Rd frontage is carefully considered with respect to the existing modules of existing shopfronts in the precinct. The principal module on K’ Rd. reflects the common 14m height datum that is reflected in most buildings in the KRP. This datum, while not the only




<u>not possible, encourage well-designed buildings which complement the streetscape and skyline on sites identified within the special height area on Map H8.11.3.</u>	horizontal built form reference found within the precinct, is expressed through detailing above the canopy level.
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7.1.4 I206 Karangahape Road Precinct

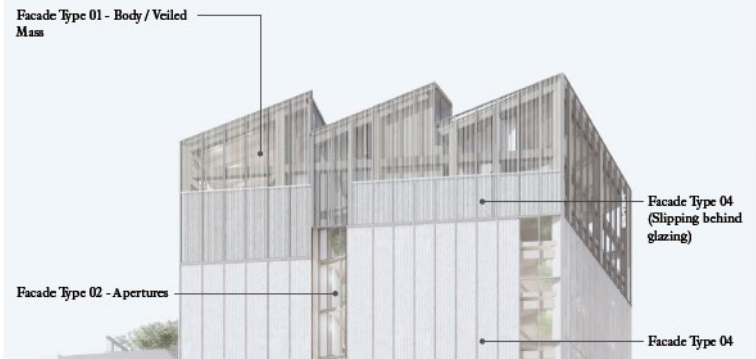
I206.2 Objectives	
(1) <i>The distinctive built form and streetscape character of the Karangahape Road Precinct is maintained and enhanced.</i>	The existing character in this part of the precinct is poorly defined and is acknowledged in the AUP's precinct description where it recognises the subject site as being 'non-contributing'. The proposed development represents an opportunity to make a substantial improvement that responds to the distinctive built form and streetscape character of the KRP.
I206.3 Policies	
(1) <i>Require building design to respect the form, scale and architecture of scheduled historic heritage places and special character buildings in the Karangahape Road Precinct.</i>	The proposed building offers clear hierarchies of built form and access which are appreciable from various parts of the K' Rd precinct. The arrangement of the K'Rd frontage is carefully considered with respect to the existing modules of existing shopfronts in the precinct. The principal module on K' Rd. reflects the common 14m height datum that is reflected in most buildings in the KRP. This datum, while not the only horizontal built form reference found within the precinct, is expressed through detailing above the canopy level
(2) <i>Maintain the precinct's character and architectural style by requiring new buildings to be compatible in style, including scale, material, colour and detailing.</i>	The principal elevation on K Rd reflects the symmetry and rhythm of other buildings in the KRP. The elevation on Gundry Street is notable for how it deals with a steep incline. Both elevations are related through form and material, however the junction is signalled with a separate, taller element which reflects typical corner treatments in the precinct. The proposed building has been composed 'in the round' offering a cohesive design strategy that responds to the existing grain and pattern of development within the K'Rd Precinct. A thorough study of the features, scale, and modules of buildings in the precinct has informed the composition of the proposed development.
(3) <i>Require proposals for new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places or special character buildings to be sympathetic and provide contemporary and high-quality design which enhances the precinct's built form and streetscape character.</i>	The design approach complements the nearby patterns and features of Victorian and Edwardian shopfronts through interpretation in contemporary materials and details. The scale and articulation of the proposed development draws on analysis of the area to inform an appropriate response to those scheduled historic heritage places or special character buildings while providing a contemporary and high-quality design which enhances the precinct's built form and streetscape character. The use of the canopy at street level ensures the contiguity of the pedestrian realm on the K' Rd frontage. A consistent proportion and scale are defined in relation to other buildings in the precinct
(4) <i>Require new buildings to be built to the street and manage height and building setbacks above</i>	

<i>street frontages in a manner that:</i>	
<i>(a) respects the general scale and form of existing buildings and avoids adverse dominance effects;</i>	The proposed development has been conceived as a building ‘in the round’ and addresses three street fronts of differing scales and significance within the KRP. The K’Rd frontage has been carefully designed to respond appropriately to the precinct’s special character and grain. The arrangement of the K’Rd frontage is carefully considered with respect to the existing modules of existing shopfronts in the precinct. The principal module on K’ Rd. reflects the common 14m height datum that is reflected in most buildings in the KRP. This datum, while not the only horizontal built form reference found within the precinct, is expressed through detailing above the canopy level. The building height and mass is carefully articulated to avoid dominance or a monolithic appearance.
<i>(b) enhances the street environment for pedestrians by reducing down-drafts and wind tunnel effects, and maintains sunlight and daylight access to the street; and</i>	The proposed building offers clear hierarchies of built form and access which are appreciable from various parts of the K’ Rd precinct and consider the desire lines of pedestrians moving under the canopy, protected from down-drafts and rain while the canopy is punctuated with skylights to add amenity and daylight access to the footpath and face of the shopfronts.
<i>(c) contributes to the continuity of pedestrian interest and vitality.</i>	The K’Rd frontage has been carefully designed to respond appropriately to the precinct’s special character and grain. The use of the canopy at street level ensures the contiguity of the pedestrian realm on the K’ Rd frontage. A consistent proportion and scale are defined in relation to other buildings in the precinct.

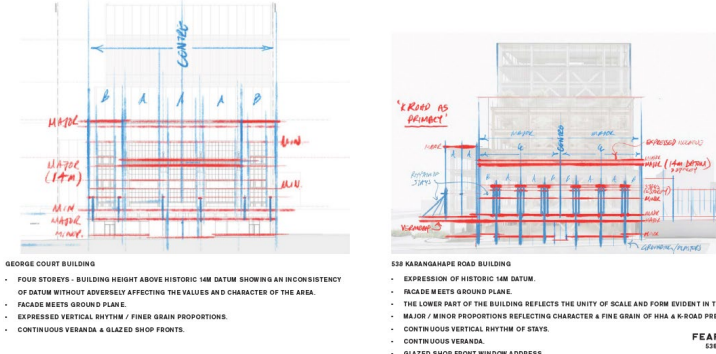
I206.8.2 Assessment Criteria	Archifact comment
<i>(1) new buildings, and alterations and additions to buildings not otherwise provided for:</i>	


I206.8.2 Assessment Criteria	Archifact comment
<p><i>(a) building design and external appearance - creating a positive frontage:</i></p>	 <p>Figure 7: Visualisation of the proposed development on the corner of K' Rd. and Gundry Street.</p> <p>The proposed development has been conceived as a building 'in the round' and addresses three street fronts of differing scales and significance within the KRP. The proposed building offers clear hierarchies of built form and access which are appreciable from various parts of the K' Rd precinct and consider the desire lines of pedestrians moving under the canopy. The K'Rd frontage has been carefully designed to respond appropriately to the precinct's special character and grain.</p>


I206.8.2 Assessment Criteria	Archifact comment
<p><i>(i) whether buildings are designed to address and align to the street boundary. Minor modulation and variance of the frontage such as recessed pedestrian entrances is encouraged to avoid architectural monotony;</i></p>	 <p>Figure 8: Under canopy view of K Rd entrance, showing signage strategy, glazed canopy and fritted glazing overlaying street level clear glazing units.</p> <p>The arrangement of the K'Rd frontage is carefully considered with respect to the existing modules of existing shopfronts in the precinct. The building line is modulated at thresholds to gently guide pedestrian access to the building. Generous expanses of glazing under the canopy level allow visual connection to and from the street at key points. The finely profiled metal frames for glazing sit on stone plinths and provide a low-level edge to the deep interior reveals of the street frontage which express the contemporary construction module and add visual interest to the building.</p>
<p><i>(b) building design and external appearance - variation in building form/visual interest:</i></p>	<p>The building is arranged as articulated blocks of varying orientation and opacity.</p>

I206.8.2 Assessment Criteria	Archifact comment
	 <p>Figure 9: Detail showing fritted glazing layered over textured concrete with recessed glazed light wells further articulating the masonry components.</p> <p>Visual interest is derived (in part) from form, scale, and materiality of the various components that make up the cohesive whole. The play of light shifting across (and behind) the façades will create relief through shadow and active form during the day and emanating to reveal aspects of the interior structure at night. This aspect of the building is appreciable at long-range and mid-range scales.</p> <p>Subtle layering of the cross-laminated timber structure, expansive glazing and a delicate ceramic frit contribute a ‘veil’ effect to express depth and complexity of the building at closer range.</p> <p>The saw tooth roof profile to the south distinguishes the building in long views towards the ridge and graduates the edges of the building to distinguish it as a unique form in the townscape.</p>
<p><i>(i) whether building levels incorporate design elements which acknowledge the existing human scale and character of the precinct. In particular:</i></p>	<p>The use of smaller componentry, such as tiles related to the canopy stays, and the designed response to the wider “grain” of shopfronts within the precinct introduce a human scale in the locations where it will be most appreciable to pedestrians experiencing the building.</p>
<ul style="list-style-type: none"> <i>whether frontage height and design have regard to existing buildings in the vicinity and to maintain a consistent scale. This does not mean a rigid adherence to a single height but it does mean a respect for the general scale of the surrounding buildings to avoid dominance;</i> 	<p>The frontage height of the proposed building maintains a consistent scale with other canopies in the KRP.</p> <p>The principal module on K’ Rd. reflects the common 14m height datum that is reflected in most buildings in the KRP. This datum, while not the only horizontal built form reference found within the precinct, is expressed through detailing above the canopy level.</p> <p>Scale relies on comparison to be understood. The comparative tools of the design process are indicated at Figure 13 (below) and draw from an understanding of construction modules and materials to display an architecture that is relevant to the existing context. The design process has carefully considered the characteristic components of the precinct. Historically, the site accommodated the Church of the Epiphany, a large building that did not conform the pattern of other built form on the ridge. This was partly a function of the location at a major</p>



I206.8.2 Assessment Criteria	Archifact comment
	<p>intersection and partly designed to maintain a visual connection to the surrounding area and its mother church – the Holy Sepulchre in Grafton. The proposed development responds in a similar way to that historic precedent in addressing the ridgeline and the threshold position at the western end of the precinct.</p> <p>The building height and mass is carefully articulated to avoid dominance or a monolithic appearance. The architectural language of lightness and veiling explores visual permeability and makes a dynamic contribution to the area through changing light play and shadow casting.</p>
<ul style="list-style-type: none"> whether the design of building frontages include vertical and horizontal details that avoid dominance of frontage design elements larger than historically present. Where existing sites are amalgamated, whether the frontage design has regard to the existing grain of development and convey a residual sense of the original subdivision pattern; 	<p>The proposed building has been composed ‘in the round’ offering a cohesive design strategy that responds to the existing grain and pattern of development within the K’Rd Precinct. A thorough study of the features, scale, and modules of buildings in the precinct has informed the composition of the proposed development. It becomes apparent through this study that heritage buildings typically express their construction modules and spans through decorative features, decorative horizontal bands, regular rhythms, and the arrangement of apertures and penetrations. The result of this study is a composition that utilises a distinct symmetry and repeats the horizontal datum to reflect the patterns and features of other buildings in the precinct.</p>  <p>Figure 10: Detail from Design Statement demonstrating analysis and comparison with historical form, rhythm, and detail.</p>
<ul style="list-style-type: none"> whether the consistency of the existing character in a cohesive streetscape is maintained with the design of new buildings acknowledging the scale, sense of proportion and level of intricacy of detail on neighbouring buildings in the precinct; 	<p>The existing character in this part of the precinct is poorly defined and is acknowledged in the AUP’s precinct description where it recognises the subject site as being ‘non-contributing’. The proposed development represents an opportunity to make a substantial improvement.</p> <p>Careful attention has been paid to considering materials and details that express the quality of the building to enhance the visual experience of both users and casual passers-by.</p> <p>Details are fundamentally driven by the construction typology and draw from a strictly controlled palette of expressed timber structure, fritted glazing, metal framing, and stone cladding. The simple palette and delicately expressed details works at various scales to be readily understood and contribute to the rational and tectonically sensible architectural composition.</p>

I206.8.2 Assessment Criteria	Archifact comment
	 <p>Figure 11: Detail of articulated canopy stays and layered construction elements that form a translucent skin to the building.</p>
<ul style="list-style-type: none"> <i>whether the design of the ground level contributes to the continuity of pedestrian interest and vitality. However, frontages entirely of glass (curtain walling or continuous shopfront glazing) or of solid materials (including roller shutter doors of any size), should not be used at street level as they detract from the streetscape. Where feasible, restoration of original ground level detail should be included in plans for buildings adjoining historic heritage buildings or for alterations to historic heritage buildings</i> 	<p>The glazing module at street level is expressed as part of the structural grid and uses details related to the canopy stays to articulate the façade immediately above and below the canopy.</p> <p>A second module of glazing and fixing is overlapped above the canopy and adopts the proportions are in keeping with those studied for the analysis of buildings in the KRP and KHHH to clad the rest of the building.</p> <p>There is no original ground level detail relevant to this site as, historically, it was a fully detached church and set back from the street edge. The design approach complements the nearby patterns and features of Victorian and Edwardian shopfronts through interpretation in contemporary materials and details.</p> <p>The use of the canopy at street level ensures the contiguity of the pedestrian realm on the K' Rd frontage. A consistent proportion and scale are defined in relation to other buildings in the precinct.</p> <p>The glazed canopy creates shadow play on the pavement and adds to a dynamic sense of place that can measure the passing of time. This evolution of the traditional canopy is considered appropriate.</p>

I206.8.2 Assessment Criteria	Archifact comment
	 <p data-bbox="608 1205 1369 1317">Figure 12: View from under canopy demonstrating pedestrian experience of new building and nearby apartment blocks and heritage buildings. The carefully articulated components of the new building brings a complementary and distinguishable spareness to the heritage area.</p>
<ul style="list-style-type: none"> • <i>at upper levels, whether large expanses of glass or blank walls are avoided. This will tend to favour solid walls penetrated by a pattern of windows above verandah level, articulation of floor levels and an appropriate treatment of the parapet level</i> 	<p>The west-facing elevation is composed as a 'receiving' edge in anticipation of adjacent future development. The floorplan and elevation steps to form future lightwells which also serve to articulate the otherwise sheer concrete edge to the site. The glazed lightwells provide animation and articulation to the sheer concrete form and create visual interest through lighting effects and the carefully controlled composition. Further relief is achieved through texture, wrapping and layering effects of concrete at the upper levels. The saw tooth roof forms articulate the rooftop and are conceived as a lantern which admits generous lighting to the interior during the day and signals the building in the townscape in the evening. They are glazed and will remain partially visually permeable during the day and more clearly articulated in the night sky. Both conditions will make a dynamic contribution to the townscape by suggesting or revealing the activity of the interior.</p>
<p><i>(ii) whether the design of upper setback levels relate naturally to the lower frontage height levels in an acceptable architectural manner such as continuation</i></p>	<p>The compositional arrangement of forms and volumes considers the building from as a cohesive whole. Variation within conglomeration of forms relate to the whole. Conversely the lower frontage height levels are generated by the same compositional logic, which also draws from the wider found datum.</p>

I206.8.2 Assessment Criteria	Archifact comment
<i>of an elevational rhythm or recognisable visual theme or proportions;</i>	
<i>(iii) whether the design of buildings on corner sites and at the terminus of significant axial views use special features to accentuate focus and should have a landmark quality which can be easily identified from many directions, creating a sense of place;</i>	<p>The subject corner sit lies at the western boundary of the precinct and marks a gateway between the precinct and the wider area on its distinctive ridgeline setting.</p> <p>The composition of the building on a corner site has been carefully considered to provide an appropriate treatment to each street front. The principal elevation on K Rd reflects the symmetry and rhythm of other buildings in the KRP. The elevation on Gundry Street is notable for how it deals with a steep incline. Both elevations are related through form and material, however the junction is signalled with a separate, taller element which reflects typical corner treatments in the precinct.</p>
<i>(iv) whether signs and logos on frontages and fasciae are carefully integrated and visually clear so that they are unobtrusive and sympathetic with the architectural pattern of the buildings;</i>	<p>Figure 15 (above) demonstrates the proposed pattern of first-party signage for the building. It is important on a building with a limited palette that signage is integrated appropriately. The proposed signage is located under the canopy and principally designed to be visible to pedestrians.</p>
<i>(c) building design and external appearance - materials and finishes:</i>	See below
<i>(i) whether materials, decoration and colour used for the exterior of new buildings or for alterations to the frontage of existing buildings have regard to existing buildings. New and contemporary interpretations in form and details may be used; and</i>	<p>The proposed development uses advanced construction technologies that are founded in the principles of environmental sustainability. Figure 12 (above) demonstrates how the componentry of this technology has been handled through the design process to subtly reinforce the proportions, rhythms, and finer grain of the existing building stock in the KRP at various scales.</p> <p>The nature of the technology favours materials that do not require coatings or protection that obscure the nature of their origins. The result is a very controlled palette of timber, ceramic frit, glazing, metal, concrete, and stone which are expressed in their natural state wherever possible.</p>
<i>(ii) whether frontage colour integrates with the existing vibrant streetscape, with colour considered as a whole, integrating under-verandah shop fronts with the frontage above. A frontage may be unified through the use of subdued colours or be given a sense of individuality by emphasising architectural features in contrasting colour.</i>	<p>A carefully studied palette of materials presents neutral and muted tones to the local townscape. Consideration regarding reflectivity offers subdued surfaces that do not compete, but are intended to complement, the authentic patina of K Rd and its well-established buildings.</p>

8. conclusion

The proposed scheme on the site at 538 Karangahape Road represent an appropriate and supportable development that respects historic heritage values and the distinctive character of the precinct and minimises adverse effects on the identified historic heritage area and precinct values.

The subject scheduled historic heritage place in this application is the Karangahape Road Historic Heritage Area. While the Karangahape Road Historic Heritage Area includes a number of individually listed historic heritage places, the subject site is not one of them and accordingly the lens to be considered in assessing effects focusses on the Karangahape Road Historic Heritage Area as a whole. While the development will be appreciable from a range of places (aligning, as it will, with distinguishing qualities also recognised in the Karangahape Road Precinct), the subject site is sufficiently separated from nearby historic heritage sites to have no adverse (or cumulative) impact on their significance through changes within the setting of those buildings.

A thorough study of the features, scale, and modules of buildings in the precinct has informed the composition of the proposed development. It becomes apparent through this study that heritage buildings typically express their construction modules and spans through decorative features, decorative horizontal bands, regular rhythms, and the arrangement of apertures and penetrations. The result of this study is a composition that utilises a distinct symmetry and repeats the horizontal datum to reflect the patterns and features of other buildings in the precinct.

The arrangement of the K'Rd frontage is carefully considered with respect to the existing modules of existing shopfronts in the precinct. The principal module on K' Rd. reflects the common 14m height datum that is reflected in most buildings in the KRP. This datum, while not the only horizontal built form reference found within the precinct, is expressed through detailing above the canopy level. The building height and mass is carefully articulated to avoid dominance or a monolithic appearance.

It will be, as the Urban Design Panel has noted, a meaningful contribution to the city scape and a good outcome for the city being an architecturally sophisticated and subtle project which invites the completion of the currently incomplete precinct.

Appendix 1

538 Karangahape Road Streetscape Study

memorandum

k' rd. streetscape & context

draft 2


for: project manager, james kirkpatrick group limited

attn: Aoife MacSharry

from: archifact – architecture & conservation ltd (archifact)

date: 8th august 2023

re: 538 karanghape road
streetscape study

archifact
architecture & conservation

limited

www.archifact.co.nz

64 khyber pass road
grafton
auckland 1023
po box 8334
symonds street
auckland 1150
new zealand
p 09. 966 6940
info@archifact.co.nz

1. introduction & summary

This memo has been prepared to discuss the contribution of the development application site to the Karangahape Road Precinct (**KRP**) and Historic Heritage Area (**HHA**). It discusses how large scale contemporary built form can be composed to respect the historic context, reflect the historical datum, and remain viable and relevant to contemporary cultural values. The memo identifies the particular history and qualities of place of the application site and describes how these qualities inform a higher tolerance for contemporary built form with the KRP and HHA. In summary:

- The application site is located within the Karangahape Road Historic Heritage Area and the Karangahape Road Precinct.
- The application site is not adjoining, adjacent to, nor in the immediate vicinity of, any individually scheduled historic places.
- Historically, the site was a 350 seat church with an unbuilt spire and latterly a motorcycle showroom and sporting goods retailer.
- The HHA is a Category B historic heritage asset and is of local significance.
- The HHA statement of significance reflects the predominance of Victorian and Edwardian buildings which were established as a retail and commercial precinct along one of the most prominent natural ridges in the city centre.
- The application site has never conformed to the predominant aesthetic or arrangements of the historical Victorian and Edwardian shopping precinct..
- In other parts of the HHA, the aesthetic and physical attribute values of the Victorian and Edwardian building stock are evident in the building line, decorative details, traditional awnings, building heights, and patterns of fenestration.
- Post-1960, there has been a clear evolution of the area through adaptive reuse and comprehensive redevelopment which does not conform to the Victorian and Edwardian approach.
- The Council's HHA evaluation recognises that further study of the area is required to understand the broader cultural values and how the area has successfully evolved into a vibrant multicultural area with a diverse population after 1960.



- There is precedent for post-1960 buildings, such as Artspace Aoteroa, and bulky corner buildings, such as George Courts', to be considered as positive contributors to the HHA and KRP.
- The application site's historical association with the Church of the Epiphany distinguishes it from the typical historic heritage qualities of K Rd.
- It is considered that the simple employ of the predominant historical aesthetic or physical attribute values would promote a false narrative for this section of K' Rd.
- The principal historic datum line will be expressed in the proposed building. It governs the proportions and composition of the new built form, ensuring the constituent parts form a cohesive whole within the precinct and HHA.
- The application site is separated from contributing buildings by a high-volume road network, allowing both spatial relief and ground level severance from the contiguous historic building line. This supports a more intense degree of development than other more sensitive areas and avoids adverse dominance effects.
- With respect to conservation principles, an approach that doesn't consider the specific history of the application site and the post-1960 values of the HHA would fail to maintain or enhance latent historic heritage significance.

2. application site

The application site is located at the corner of Karangahape Road (**K'Rd**) and Gundry Street in Newton. The site extends from its primary frontage on K'Rd downhill along Gundry Street to Abbey Street (formerly Lichfield Street prior to 1916). It is within both boundaries of the Karangahape Road Precinct and Historic Heritage Area (**HHA**).

The application site is sufficiently distant from scheduled buildings and special character areas to avoid adverse effects on their values or significance.

The application site is a historically large, amalgamated site which had prominence on the ridgeline encircling the city centre. It is one plot removed from the major intersection of Ponsonby, Newton, Great North, and Karangahape Roads which is the southwest threshold between the city and its fringe suburbs.

3. description of the streetscape

The Karangahape Road (**K'Rd**) streetscape is recognised in the Auckland Unitary Plan (operative in part) 2016 (**AUP**) for its cohesive built form and unity of scale and form which reflect the historical development pattern of the area. The AUP statement of significance reflects the predominance of Victorian and Edwardian buildings which were established as a retail and commercial precinct along one of the most prominent natural ridges in the city centre. The application site does not directly affect any existing buildings that contribute to the historic heritage values or significance of the HHA.

Today, the K'Rd streetscape is comprised of a variety of built form that reflects later periods of high-quality development and maintains a legible historic grain in parts where the building fabric is older. Post-1960, there has been a successful evolution of the area through adaptative reuse and comprehensive redevelopment. The Ironbank

development is a recent example of responsive and appropriate development which understands its relationship with the streetscape but also reflects the nature of the ridge and the prominence it has in the topography of central Auckland. It is not slavish to the historic context nor does it rely on being a pastiche of neighbouring buildings. It successfully introduces a strata of contemporary cultural values into a richly layered site.



Figure 1 1865 government map for Auckland shows the intended grain of development, for K' Rd. Notably, it loosens as it approaches the intersection with Ponsonby Road potentially indicating an intended change in building typology at the fringes of the city centre.

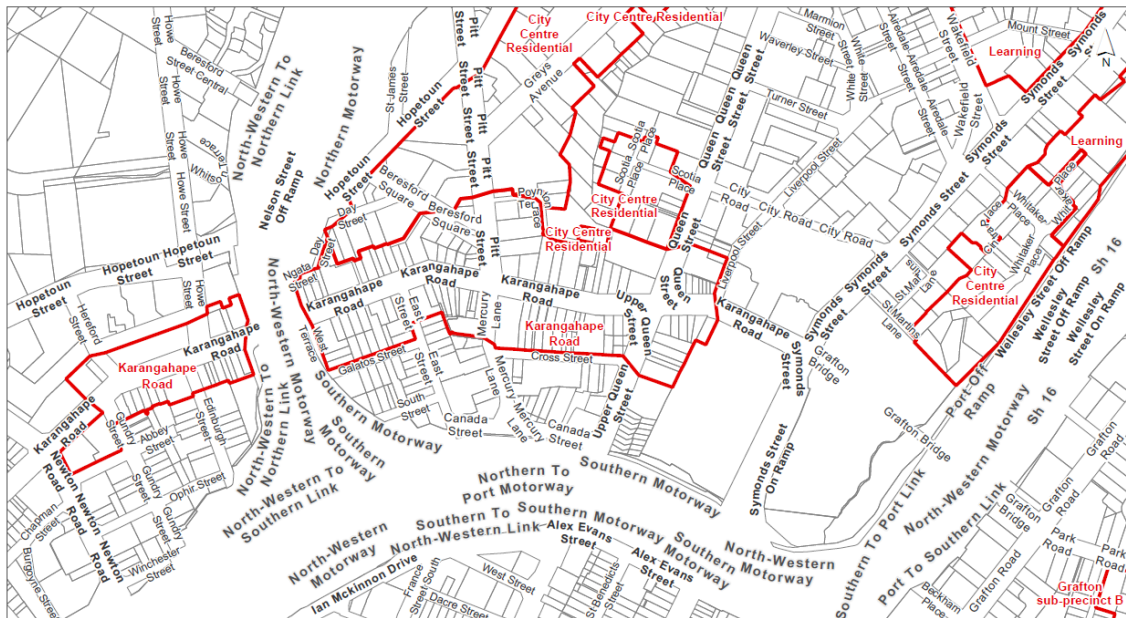


Figure 2 The AUP K' Rd. Precinct Plan provides specific recognition and management objectives to protect the area's distinctive qualities.

3.1 building scale

The K' Rd. precinct features a number of larger scaled buildings which punctuate the skyline along the ridge, with a number of tall residential tower blocks highly visible behind the lower level of built form on the K' Rd. ridgeline. The larger heritage buildings such as Rendells, George Courts', St Kevins Arcade, and Family and Naval are clustered toward the east end of K' Rd. The taller buildings to the west of Pitt St, such as 295 K'Rd, Samoa House, and City Sales were built after 1960 (described in the HHA as a period of decline). The taller post-1960 buildings are each distinctive and contribute to the appreciation and understanding of K' Rd. as a multi-layered and diverse area of the city centre and fringe. These buildings were all established prior to the recognition of K'Rd as a Historic Heritage Area in 2014.

3.2 ground contours

The ground contour of K' Rd varies by up to 5 metres along its length. The rises and falls are not pronounced but are more readily perceptible in some parts of the street. This is reflected in the built form with some buildings using tapered stall-riser plinths to accommodate the level changes and other buildings featuring parapets that jostle for position creating an added sense of dynamism, variation, and grain along the street.

The hinterland of the ridgeline falls steeply away from the main road on both sides.

3.3 built form, road network and intensity

The building heights are various, with those towards the Symonds Street end of K' Rd. demonstrating the most contrast. The open space of the Symonds Street Cemetery corner is contained by monolithic seven-storey hotel carparks to the north side of K' Rd. The four-way intersection at Grafton Bridge is notable for a high volume of vehicular traffic, some accessing the motorway at increasing speed.

Similarly at the west end of K' Rd, the four-way intersection of K' Rd, Ponsonby Road, Great North Road, and Newton Road marks a threshold between the K' Rd precinct and the city fringe. It has an uncharacteristic (and non-contributing) corner condition dedicated to a petrol station and, historically, a water reservoir. The diagonal corner was the Probert Buildings until the early 1980s when that was demolished and replaced by a car yard. The opposite Ponsonby Road corner retains the traditional building scale of 2-3 generous storeys and is identified as a character-defining building in the Ponsonby Road Special Character Area-Business. The final corner at Newton and K' Rd is a recently modified building that largely conforms to a tight pavement alignment, with a pedestrian awning and 2-storey, plus roof, height of its predecessor, the Star Hotel.



Figure 3 444-456 Karangahape Road. Although one balustrade is missing, the escalating cornice line is evident where the street level rises toward the west.



Figure 4 469 Karangahape Road (the Thirsty Dog) and neighbouring buildings. Single-storey buildings with high parapets match the scale of a two-storeyed building. Note the significantly taller built form behind the principal streetscape where the ground contours slope away sharply.

4. heritage status

The application site is located within the Karangahape Road Historic Heritage Area (HHA) and is recorded in the relevant AUP maps as a non-contributing site. The AUP HHA evaluation was completed in 2014, prior to demolition of the former building on the site, and is not fully consistent with the operative maps. Auckland Council's current assessment policy for empty sites is applied on a case-by-case basis, however, unless there is an adjacent contributing building or contiguous title, it is unlikely that an empty site could be considered to contribute to the historic heritage significance of an area.

4.1 2014 hha evaluation statement of significance

The Karangahape Road area has considerable significance to the region for its historical association with the commercial and residential development of Auckland's from the city's colonial establishment through until the mid-twentieth century. The area retains considerable physical attribute and aesthetic significance for the predominance of Victorian and Edwardian era buildings that have survived modern redevelopment. The decorative physical appearance of these buildings combined with the unity of scale and form reflects the historical pattern of development and has created a character that differs from the other areas of Auckland. Despite the many changes that have occurred in the rest of the city throughout the years K' Road has retained its setting and original purpose which serves to reinforce the considerable significance of one of Auckland's earliest and most significant commercial and entertainment areas.¹

It is important to note the proposed development would not change any of the attributes described in the statement of significance, because:

- (a) the proportion of contributing Victorian and Edwardian buildings within the HHA would remain the same;
- (b) the area's historical association with commercial and residential development from the colonial era to mid-20th century would not be affected or obfuscated;
- (c) the physical appearance, setting, and unity of form and scale of all pre-1960 building stock, which is considered to contribute to the values of the HHA, would be maintained.

periods of significant development

The HHA evaluation identifies the periods of development that have shaped Karangahape Road into a prominent and distinctive part of Auckland.

- Pre-European
- The Pedestrian City 1860s-1902
- City Expansion- Suburban Growth 1902-1914
- Interwar Consolidation 1914-1930
- Post War Change 1945-1960
- 1960s-1980s decline
- Towards Regeneration 1990-2000 and beyond.

¹ Karangahape Road, Historic Heritage Area Evaluation, Auckland Council. February 2014 (Version 2)

The AUP HHA evaluation assesses the following criteria and concludes that the Historic Heritage Area meets the threshold for Category B recognition:

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Considerable	Local
B- Social	Moderate	Local
C- Mana Whenua	Not assessed.	Not assessed.
D- Knowledge	Moderate	Local
E- Technological	Moderate	Local
F- Physical Attributes	Considerable	Local
G- Aesthetic	Considerable	Local
H- Context	Considerable	Local

*Levels of significance or value:

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.

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

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

Little: of limited importance and interest.

NA/None: none identified

Figure 5 Karangahape Road, Historic Heritage Area Evaluation, Auckland Council. February 2014 (Version 2), p23

limitations

The AUP HHA evaluation methodology prioritises building age and survival rather than applying a broader cultural lens. This had led to some omissions from the HHA, for example the heritage value of the LGBTQIA+ community and its influence on the area since the 1980s as a social attribute. Equally the pronounced Pacifica presence through the 1960s and 1970s has shaped diversity in the area. The AUP analysis considers these occupations to lack longevity or sufficient scholarly examination to warrant a weighting in the Social Value criteria. Further study is recommended in the AC evaluation to understand these values.²

Similarly, some important buildings are not considered to contribute to the historic heritage values of the area because they were established or modified post-1960 in a period considered to represent a 'decline' of the area. Such buildings include:

- Samoa House
- 8 Edinburgh Street
- Mazuran's Building
- ANZ Bank
- The Las Vegas Girl billboard

² Karangahape Road, Historic Heritage Area Evaluation, Auckland Council. February 2014 p19 (Version 2)



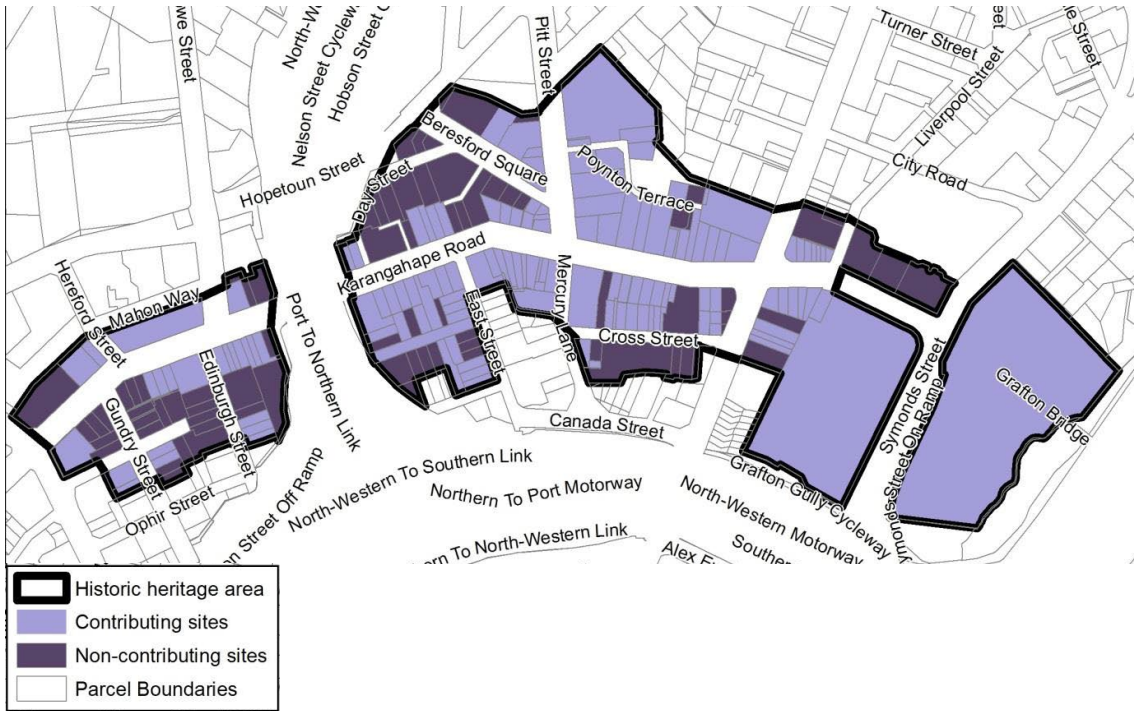


Figure 6 The AUP K' Rd. Historic Heritage Area Boundary identifies 'Contributing' and 'Non-contributing' sites. The application site, on the west corner of Gundry St, is a 'non-contributing' site. It is noted that this map from the 2016 operative plan does not strictly correspond to Auckland Council's 2014 evaluation report.



Figure 7 Historic Heritage Area detail showing the distribution of individually scheduled historic buildings. The only scheduled building west of the motorway overbridge is annotated as a non-contributing building. It is located on a side street away from the principal streetscape and the application site.

4.2 chronology of the site

The map history for central Auckland is comprehensive. Historically, the centre line of K' Rd. was the boundary between boroughs and many of the early maps do not include the application site as it was in the Newton Borough. The following chronology demonstrates the phases of development through the 19th century up to the appearance of the Church of the Epiphany, Gundry Street, and Hereford Street in the late 1880s.



Figure 8 1841 map of Waitemata with Felton Matthew plan, detail of K'Rd showing pattern of plots to north.



Figure 9 1851 Charles Heaphy map, detail showing early plot arrangement on northern side of K'Rd



Figure 10 1855 Bartley Plan of Auckland, detail showing K' Rd.

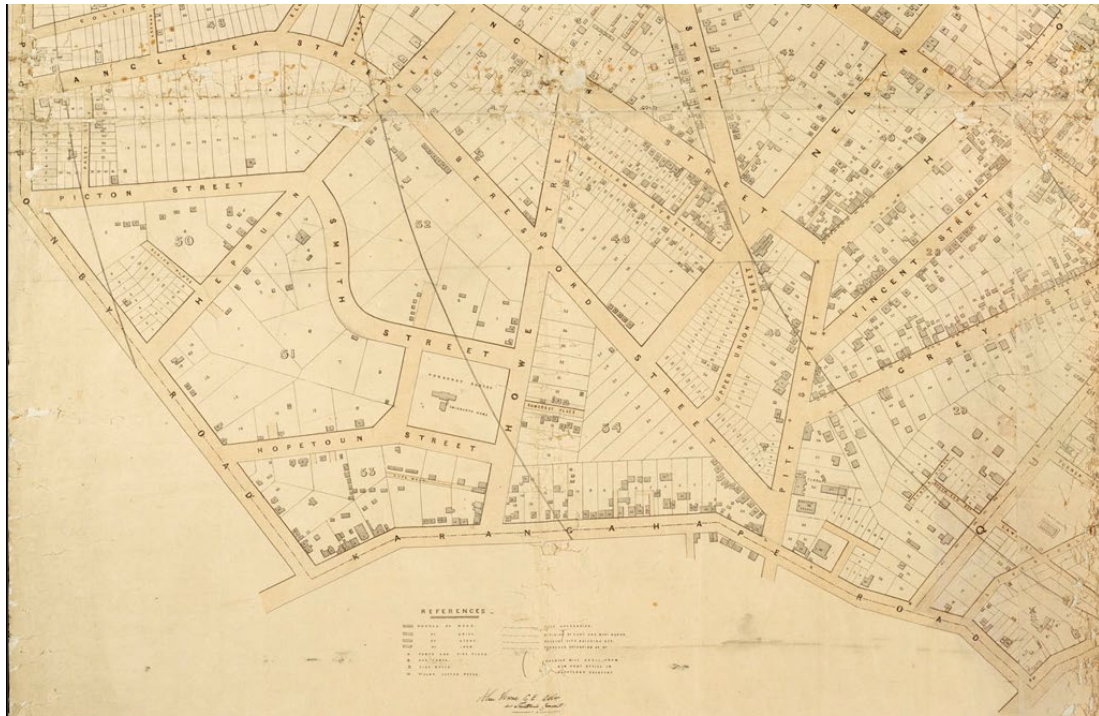


Figure 11 1866 Vercoe and Harding map, detail showing early arrangement of built form on allotments prior to the formation of Hereford Street and Gundry Street. Multiple small buildings occupy each of the larger plots, variously aligned to the street edge.



Figure 12 1875 Wise's New Zealand Directory Map of the City of Auckland, detail showing the establishment of Ponsonby Reservoir on the southeast corner of Ponsonby Road.

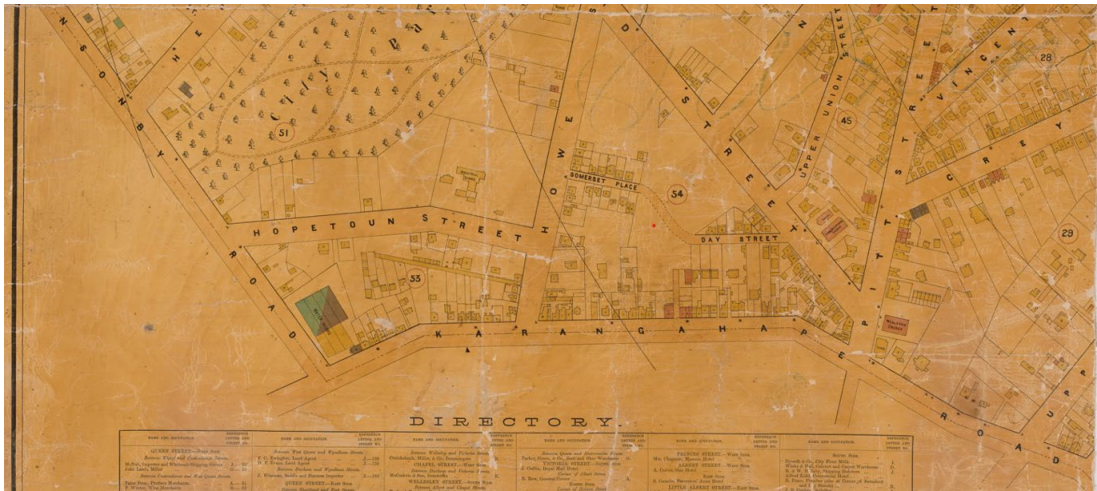


Figure 13 1882 T W Hickson map of Auckland, detail showing establishment of Ponsonby Road Waterworks and the historical arrangement of individual buildings on wider plots. The buildings at the northwest end of K'Rd appear oriented to the streetscape but are variously setback from the street edge and are typically detached or semi-detached.



Figure 14 1880s Post Office Map of Auckland, detail showing K'Rd and plot arrangement on the south side of the road. Annotation is provided on the full map showing Epiphany Church at location 'U1'.



Figure 15 1889 Cleaves Map of Auckland, detail showing the establishment of Gundry Street and Hereford Street with other streets that remain extant. Grafton Bridge is not built at this time.

4.3 history of the application site

Historically the site was occupied by the Church of the Epiphany, which was constructed in 1886 and demolished in 1966 to be replaced by a motorcycle showroom. Tender notices for the church were issued in 1886³ and construction appears to have been completed in the same year.

EPIPHANY CHURCH.

This Church is a wooden building in the Gothic style of architecture, and is situated in Karangahape Road, opposite the reservoir. The old Epiphany Church was established in Nixon Street, and was a branch of St. Sepulchre's. Ultimately a separate parochial district was made in Newton, and the present church was erected in 1886. The building is capable of seating about 350 worshippers, and the attendance averages about 200. The Sunday school is held in a separate building in the grounds of the church. The first vicar of Epiphany was the Rev. Dr. O'Callaghan, and the Rev. W. Edward Lush, M.A., is the present incumbent.⁴

Photographs of the church (Figures 16 and 17) indicate it was at least 16 metres tall at street level, possibly exceeding 19 metres tall. The combined steeple and spire, that appear in an archived drawing are approximately double the height of the main building volume, possibly exceeding 40 metres in height. If built, the steeple would have been the most prominent built element on the entire Karangahape ridgeline.



Figure 16 1910 photograph of the Church of the Epiphany, as built, in 1880s.



Figure 17 The archive drawing is attributed to the Church of the Epiphany. Comparison with early photos shows the visible as built elements to be reasonably identical.

³ Auckland Star, Volume XVII, Issue 112, 15 May 1886, Page 2

⁴ <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d23-d19.html> (accessed 20 July 2023)

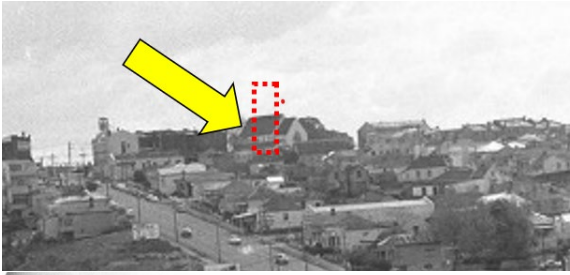


Figure 18 1963 view of Newton Gully showing the K' Rd. ridgeline and built form. The yellow arrow shows the location of the Church of the Epiphany and the red dotted rectangle in the inset image indicates the scale and position of the unbuilt steeple and spire.



Figure 19 1951 view of K' Rd. showing Church of the Epiphany and Newton Road intersection (bottom of frame) with Star Hotel and Probert Buildings extant. *National Library ref: WA-29646-F*

The Council's HHA evaluation recognises that further study of the area is required to understand the broader cultural values and how the area has successfully evolved into a vibrant multicultural and diverse destination. Expanding the evidence base, beyond the current Council resources, through further detailed analysis supports the appropriateness of the current proposal for development in the context of latent historic heritage values. This memorandum more fully describes the existing context in historical, physical, aesthetic, and cultural terms to deepen the understanding of the site, the precinct, and the tolerable scale of intervention for both.

Historically, the site was not typical of what now remains on K' Rd. It featured a large building which optimised the site's prominence in the streetscape and at the western threshold to the K'Rd area by building a capacious church for 350 parishioners. A second building at the rear of the site was less prominent due to the steep topography of the site falling away from the K'Rd ridgeline.



Figure 20: Rear view of Church of the Epiphany from Gundry St.



Figure 21: The Star Hotel at the corner of Karangahape Road and Newton Road after extension.

The Church of the Epiphany was set next to the Star Hotel which occupied a prime site at the intersection of Newton Road, Great North Road, Ponsonby Road, and Karangahape Road. The hotel mediated the busy corner and provided respite for travellers, while the church, being slightly removed from the corner, optimised its site to become a landmark presence on the ridgeline (see Figure 18).

The opportunity for re-development of the site draws from the historically recognised prominence of the site in marking a sequence of thresholds, from the city fringe suburbs to the distinctive and culturally vibrant K' Rd. precinct.



Figure 22 The Church of the Epiphany ca.1908. A gas streetlight can be seen to the left of frame and a tram pole at the far right. The Star Hotel can also be seen prior to its extension.

5.0 Karangahape Road Precinct Plan

The AUP dedicates a specific section to the management of Karangahape Road as a precinct and describes their objectives in identifying the area as a precinct that is distinct from other parts of the city and city centre. It is important to note that the Precinct boundary (Figure 20) is substantially different from the Historic Heritage Area (Figure 6).

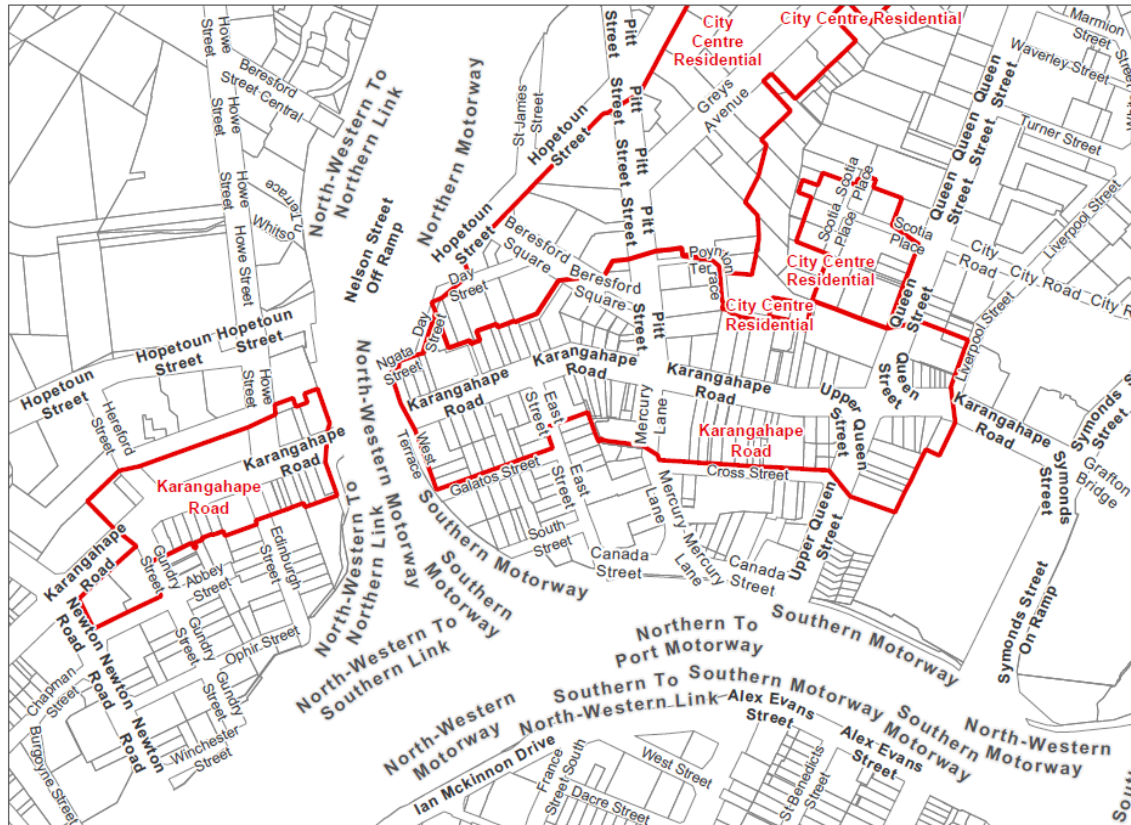
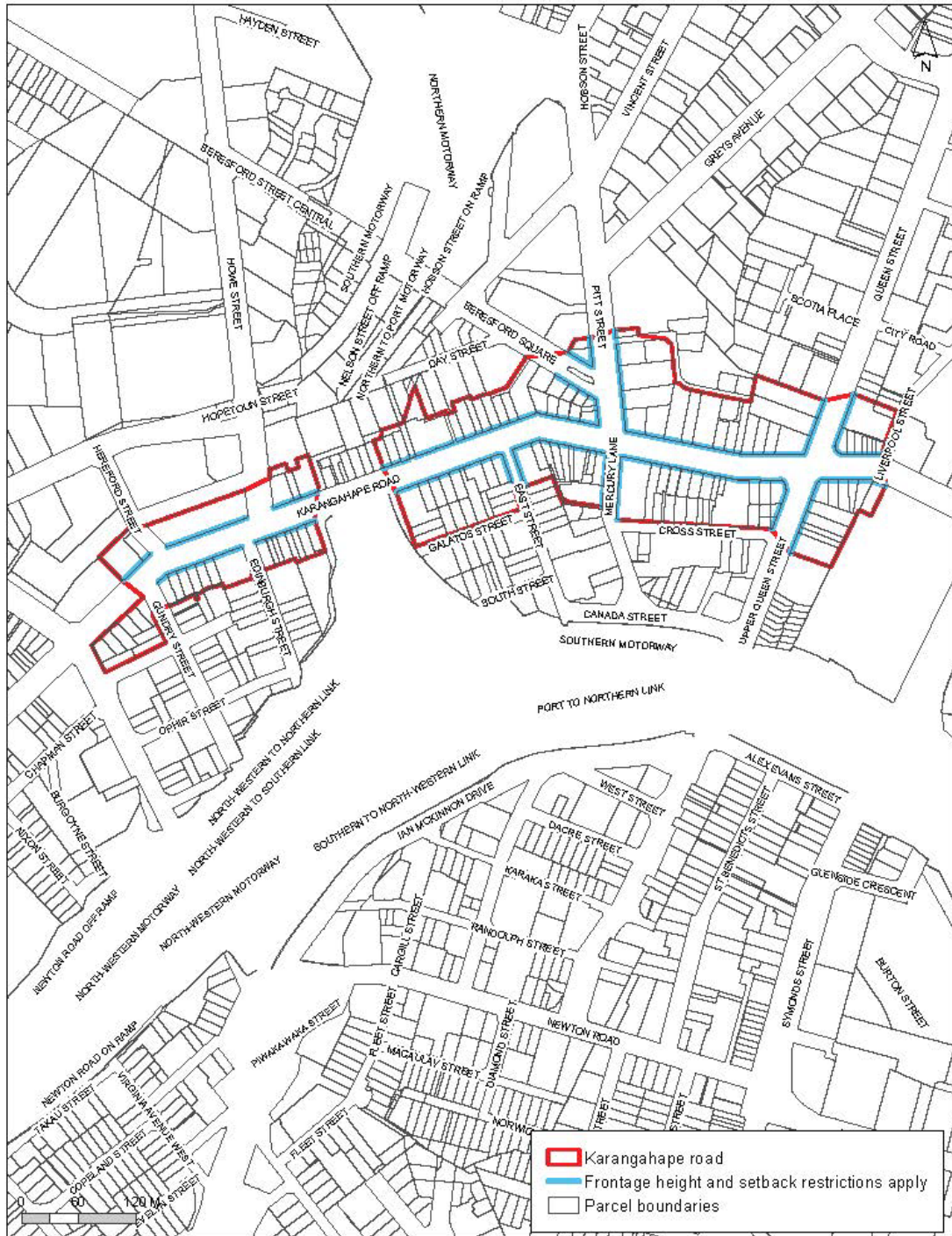


Figure 23 The AUP K' Rd. Precinct Plan provides specific recognition and management objectives to protect the area's distinctive qualities. The Precinct boundary is not the same as the Historic Heritage Area boundary (Figure 8) which incorporates some of the City Centre Residential Precinct at the northeast of K' Rd.



Karangahape Road: Precinct plan 1 - Frontage height and setback controls



Figure 24 The AUP K' Rd. Precinct Plan 1 identifies the locations for frontage and setback restrictions along the streetscape. The application site, on the west corner of Gundry Street, is excluded from this restriction.

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6. objectives and policies

6.1 i206 k road precinct objective

The Karangahape Road Precinct seeks to maintain and enhance the area's distinctive built form and streetscape character. This distinctive character is derived from its:

- *ridge top location, orientation and aspect;*
- *concentration of historic heritage and special character buildings and features; and*
- *diverse and multi-cultural mix of activities.*⁵

Precinct policies	Commentary
<p>1. <i>Require building design to respect the form, scale and architecture of scheduled historic heritage places and special character buildings in the Karangahape Road Precinct</i></p>	<p>Substantial spatial relief, afforded by the road network, around the application site allows the form, scale, and architecture of the scheduled historic heritage places and special character buildings in the vicinity to remain legible, prominent, and, therefore, respected.</p>
<p>2. <i>Maintain the precinct's character and architectural style by requiring new buildings to be compatible in style, including scale, material, colour and detailing.</i></p>	<p>The precinct has a varied character that has evolved through many phases of change. The earliest layers of Victorian and Edwardian shop buildings are interrupted with later buildings of varying quality, however many of these buildings – such as Ironbank, Artspace, and Samoa House - represent appropriate interventions that reflect contemporary cultural values and modern uses that support the character of the precinct as a vibrant multicultural and diverse community.</p> <p>As a large church, historically, the application site was an outlier in the streetscape that did not conform to the pattern of development adopted by commercial shop fronts. It was a tall and wide building which offered variation and punctuation to both the streetscape and the longer view from the intersection of Newton Road and Symonds Street. It was a landmark building on the K Rd ridgeline that matched the prominence of its home church, the Holy Sepulchre, in Grafton, and the scale of the Methodist Church on Pitt Street.</p>

⁵ I206.1 Precinct Description, Karangahape Road Precinct, Auckland Unitary Plan Operative in part

<p>3. <i>Require proposals for new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places or special character buildings to be sympathetic and provide contemporary and high-quality design which enhances the precinct's built-form and streetscape character.</i></p>	<p>The application site is not adjoining or adjacent to, nor in the immediate vicinity of, any scheduled historic places or their extents of place. There is no potential for the proposed building to affect the historic heritage significance of others.</p> <p>There is no special character overlay within the K' Rd. precinct. The west side of the Ponsonby Road Special Character – Business area has a visual relationship with the site however, the site is separated from these special character buildings by a substantial and busy intersection which offers spatial relief and creates further severance with high volumes of traffic. The development proposal would not prevent appreciation and experience of the special character for which this part of Ponsonby Road area is recognised.</p>
<p>4. <i>Require new buildings to be built to the street and manage height and building setbacks above street frontages in a manner that:</i></p> <p>(a) <i>respects the general scale and form of existing buildings and avoids adverse dominance effects;</i></p> <p>(b) <i>enhances the street environment for pedestrians by reducing downdrafts and wind tunnel effects, and maintains sunlight and daylight access to the street; and</i></p> <p>(c) <i>contributes to the continuity of pedestrian interest and vitality.</i></p>	<p>The application site is exempt from the standard precinct frontage and setback restrictions (Figure 7).</p> <p>a) An expressed datum line on the frontage of the proposed building articulates its massing with respect to the general scale and form of the existing buildings. The datum line sets out the proportions and composition of other parts of the proposed built form, ensuring the constituents parts form a cohesive whole within the precinct. The site is separated from contributing buildings by a high-volume road network, allowing both spatial relief and severance from the contiguous historic building line which avoids adverse dominance effects.</p> <p>b) The addition of a traditional awning arrangement over the pavement provides a secondary datum and continuity of the pedestrian experience within the historic heritage area. The awning protects from wind effects while maintaining sunlight, daylight and access to the street.</p> <p>c) The articulation of form and proportion, and the considered</p>

	<p>detailing of the street level materials will provide a high-quality environment that contributes to the continuity of pedestrian interest and vitality of the precinct.</p>
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6.2 heritage objectives and policies

As with the Precinct considerations, the Heritage Objectives and Policies set out how development can be guided to enhance or maintain the historic environment.

AUP D17 Heritage Objectives:

- (1) *The protection, maintenance, restoration and conservation of scheduled historic heritage places is supported and enabled.*
- (2) *Scheduled historic heritage places are protected from inappropriate subdivision, use and development, including inappropriate modification, relocation, demolition or destruction.*
- (3) *Appropriate subdivision, use and development, including adaptation of scheduled historic heritage places, is enabled.*

Relevant Historic Heritage Area Policies	Commentary
<p><i>Use and development, including adaptation:</i></p>	<p>The Karangahape Road Historic Heritage Area has been evaluated as having considerable significance at a local scale related to its historical, aesthetic, physical attribute, and context values.</p>
<p>(3) <i>Enable the use, development and adaptation of scheduled historic heritage places where:</i></p> <ul style="list-style-type: none"> (a) <i>it will not result in adverse effects on the significance of the place;</i> (b) <i>it will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place;</i> (c) <i>it is in accordance with good practice conservation principles and methods;</i> (d) <i>it will not result in cumulative adverse effects on the historic heritage values of the place;</i> (e) <i>it will support the long-term viability, retention or ongoing use of the place; and</i> (f) <i>it will not lead to significant adverse effects on the surrounding area.</i> 	<p>The Historic Heritage Area is characterised by a variety of contributing buildings, some of which (eg: Artspace Aotearoa, Tabernacle Apartments, Chatham Building) have historical, aesthetic, physical attribute, or context values related to later periods of development.</p> <ul style="list-style-type: none"> (a) Precedents demonstrate that buildings, independent of Victorian, Edwardian, or Interwar features, can make a meaningful contribution to the significance of the place and would not cause adverse effects related to the recognised values of the historic heritage area. (b) The proposed development would maintain and enhance the historic heritage values of the place through a comprehensive and cohesive intervention to a

previously underutilised and historically atypical street fronting and prominent site. Cohesion with the existing context can be achieved through the adoption of the principal historic datum levels to inform the composition and arrangement of the built form.

- (c) The values of the place have been formally evaluated by Auckland Council and the history of the specific site has been researched in depth by the applicant. This research expands on the understanding of what makes the historic heritage area distinctive and identifies opportunities for enhancement of the multicultural and diverse qualities of the place through representation in the details of built form.

This best practice approach to conservation principles has informed how the application site can contribute to the maintenance and enhancement of the particular historic heritage values related to continuity, use, aesthetic and physical attribute.

- (d) The development proposals represent the optimum capacity of the site which is currently empty. No other applications or live consents exist for the site.
- (e) Developing the site to its optimum capacity, while maintaining and enhancing the locally recognised values and avoiding adverse effects to historic heritage significance, will support the long term viability of a new high-quality landmark building at the west end of the K'Rd Historic Heritage Area.
- (f) The application site is sufficiently distant from any scheduled buildings to be able to cause significant adverse effects on the

	<p>surrounding area. It is not contiguous with any contributing buildings or sites and does not affect any historic heritage fabric. The qualities for which the historic heritage area is recognised as Category B at a local level, would be entirely maintained.</p> <p>Enhancement will be achieved through the considered design response to the historic landscape context and the expansion of existing commercial, retail, and hospitality uses.</p>
<p><i>(6) Enable use and development of contributing and non-contributing sites or features within a Historic Heritage Area where it is compatible with the historic heritage values of the area.</i></p>	<p>The principal historic heritage values of the historic heritage area are historical, aesthetic, physical attribute, and context values which are significant at a local scale. These values are principally associated to the unified built form from the Victorian, Edwardian, and Inter-war periods and the sustained commercial, retail and residential uses for which the area was purpose built.</p> <p>The proposed development would sustain recognised historic uses to maintain and enhance the area as a desirable multicultural and diverse destination, to be easily accessed via public transport networks from city fringe suburbs.</p> <p>The historic heritage area includes several scheduled buildings which act as visual landmarks for the area between Pitt and Queen Streets. These buildings are identified in the HHA evaluation to include the Pitt Street Buildings, the former George Courts Department Store building, and the Naval and Family Hotel.</p> <p>The application site is sufficiently distant from the recognised landmark buildings which are clustered between the Pitt St and Queen St intersections. The proposed development would not diminish the prominence of these historic buildings on K Rd.</p>

	<p>The proposed building design, balancing the western extents of the HHA, reflects the Victorian era amalgamation of the site which featured a landmark building in a prominent position, signalling its location beyond the precinct into the local area.</p>
<p>(7) <i>Require the assessment of the effects for proposed works to scheduled historic heritage places, including where one or more places are affected, to address all the effects on:</i></p> <ul style="list-style-type: none"> (a) <i>the heritage values of the place/s;</i> (b) <i>the significance of the place; and</i> (c) <i>the setting and the relationship between places.</i> 	<p>The Heritage Impact Assessment will be prepared to address these matters following finalised proposals.</p>
<p><i>Modifications, restoration and new buildings within historic heritage places</i></p>	
<p>(8) <i>Maintain or enhance historic heritage values by ensuring that modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places:</i></p> <ul style="list-style-type: none"> (a) <i>minimise the loss of fabric that contributes to the heritage values and level of significance of the place;</i> (b) <i>do not compromise the ability to interpret the place and the relationship to other heritage places;</i> (c) <i>complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the place;</i> (d) <i>retain and integrate with the heritage values of the place;</i> (e) <i>avoid significant adverse effects, including from loss, destruction or subdivision that would reduce or destroy the heritage values of the place; and</i> (f) <i>avoid, remedy or mitigate adverse effects on the heritage values of the place.</i> 	<ul style="list-style-type: none"> (a) no historic fabric will be affected. (b) The K' Rd. Historic Heritage Area and its constituent parts are relatively discrete to their immediate sites, as recognised by the limited extent of place afforded to the scheduled buildings within the boundary. The ability to interpret the relationships between the contributing buildings and historic heritage outside the boundary will not be compromised by the proposed development. (c) the proposed building layout conforms to the pattern of the street by sitting tight to the pavement edge. It provides a traditional awning to unify the new built form with the existing context at the pedestrian scale. (d) The existing heritage values of the HHA will be retained in their entirety. The considered composition of the proposed building has utilised conservation principles to ensure integration with the aesthetic and physical attribute values of the HHA. (e) No loss, destruction or subdivision is proposed for the application site.

	(f) The applicant is currently undertaking consultation with the relevant authorities to identify any potential adverse effects to be avoided, remedied or mitigated.
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7. conclusion

The application site is a non-contributing site with no extant historic heritage values. Its historical use in the 19th and 20th centuries as a capacious and visually prominent church and hall demonstrates that the site has never conformed to the predominant Victorian and Edwardian pattern of development for commercial or retail uses.

The transition from the city centre to city fringe happens at the intersection of Ponsonby, Newton, Great North, and Karangahape Roads. Consequently, the streetscape character at the west end of K' Rd. differs from the tighter density near Pitt and Queen Streets. Historically the corner of Ponsonby Road and K' Rd. has accommodated water infrastructure on a larger, amalgamated site. This is possibly because of the elevation above sea level for distribution purposes and partly planned according to the loosening grain of built form emerging away from the city centre.

The application site's historical association with the Church of the Epiphany distinguishes it from the typical historic heritage qualities of K Rd. It is considered that the simple employ of the predominant Victorian/Edwardian aesthetic or physical attribute values would promote a false narrative for this section of K' Rd. With respect to conservation principles, this approach would fail to maintain or enhance the significance of the historic environment.

The advantage of the corner site and the surrounding road network is the spatial relief afforded to the application site. The width of the street, between building lines, is over 25m, affording a tolerable aspect ratio with the proposed building height and setbacks at this point. It does not change the rhythm, aesthetic or physical attributes of the extant buildings that contribute to the historic heritage significance of the area.