PART 3 ­ REGIONAL AND DISTRICT RULES»Chapter J: Overlay rules»3 Special Character»

# 3.6 Pre­1944 Building Demolition Control

1. **Activity table**

The following table specifies the activity status of activities in the Pre­1944 Building Demolition Control overlay.

|  |  |
| --- | --- |
| **Activity** | **Activity status** |
| Total or substantial demolition (more than 30 per cent by volume) or removal of any building,excluding accessory buildings, constructed prior to 1944 | RD |
| New buildings or relocated buildings at the rear of any existing pre­1944 building which meetthe underlying density standards | RD |

# Notification

* 1. An application for the total demolition, substantial demolition or removal of a building constructed prior to 1944 will be subject to the normal test for notification under the relevant sections of the RMA.

# Assessment ­ Restricted discretionary activities

## Matters of discretion

Council will restrict its discretion to the matters listed for each activity below, being those listed as restricted discretionary activities in the overlay activity table.

* + 1. The total demolition, substantial demolition or removal of a building constructed pre­1944:
			1. Historic heritage
			2. Special character
			3. Total or substantial demolition or removal.
		2. The construction of a new building or the relocation of a building at the rear of any building constructed pre­1944.
			1. Streetscape, built form, access and special character context.

## Assessment criteria

* + 1. Historic heritage
			1. Whether the building meets the criteria for a historic heritage place set out in the RPS – Historic Heritage section. If the building meets the criteria and thresholds for a historic heritage building, and evaluation for scheduling, the application will be assessed against the relevant historic heritage place assessment criteria. If it does not meet the criteria and thresholds for a historic heritage building it will be assessed against the following criteria for special character.
		2. Special character
			1. Whether the building is of sufficient quality to be included as special character by reason of being part of:
				1. a coherent repetition of buildings of similar styles which:

have architectural value

were constructed prior to 1944

contribute significantly to the distinctive quality of the neighbourhood or streetscape character

or

* + - 1. a number of buildings, although of diverse building styles, which:
				1. individually have architectural value

ii. iii.

were constructed prior to 1944

contribute significantly to the distinctive quality of the neighbourhood or streetscape character.

* + 1. Total or substantial demolition or removal
			1. If the building does not meet the criteria in Policy 2 of the RPS – Historic Heritage section above, it must be assessed against the assessment criteria in clause 5.2.2.c of the Special Character general rules to determine whether to approve or decline the application for demolition or removal.
		2. New or relocated buildings located to the rear of a pre­1944 dwelling If a site contains a pre­1944 dwelling, a new or relocated dwelling sited to the rear of the existing dwelling will be assessed against the following criteria:

i.

ii.

iii. iv.

v.

vi.

vii.

any new or relocated dwelling should be located behind the pre­1944 dwelling and on front lots, the pre­1944 dwelling should be clearly visible from the street

the form, mass, proportion and materials should be compatible with the characteristic era of the particular street of the site, and should not ignore, dominate, or compete with that character

the siting of new or relocated buildings should not detract from existing façade lines

garages and carports should allow good visibility of the house from the street and where possible should be located to the rear or side of the house, at least 1m behind the front façade

for buildings relocated within their own site, the new location should retain a compatible setting for the building in accordance with the character of the street and other buildings in the vicinity. This includes maintenance of the existing façade lines of neighbouring houses

there should be adequate separate distance between the pre­1944 dwelling and the new building to ensure the pre­1994 dwelling and its setting/surrounds are not compromised

there should be access of sufficient width to enable vehicle access to the rear of the pre­1944 dwelling.

* + 1. Special information requirements
			1. The following information sources may be used to demonstrate whether a building was constructed pre­1944:

i.

ii. iii. iv.

v.

vi.

vii.

aerial and other photographs

valuation data and Auckland Directory Record building permits

council site files

publications and texts, particularly social histories

legal documents, including sale and purchase records, ownership changes and other legal transactions

professional advice from heritage architects, builders or engineers based on elements including architecture, design, building methods and material.