

I hereby give notice that an ordinary meeting of the Heritage Advisory Panel will be held on:

**Date:** 30 April 2019  
**Time:** 5.30pm  
**Meeting Room:** Reception Lounge  
**Venue:** Auckland Town Hall  
301-305 Queen Street  
Auckland

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## **Ngā Hui a te Rōpū Kaitohutohu Taonga Tuku Iho / Heritage Advisory Panel**

### **OPEN AGENDA**

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#### **MEMBERSHIP**

<b>Chairperson</b>	Cr Mike Lee
<b>Deputy Chairperson</b>	Sally Hughes
<b>Members</b>	Elizabeth Aitken-Rose
	Graeme Burgess
	John Burns
	Leyton Chan
	Helen Geary
	Rau Hoskins
	Allan Matson
	Claudia Page
	Bill Rayner
	Sherry Reynolds
	David Veart
	Lorraine Wilson

(Quorum 8 members)

**Sonya Inger**  
**Governance Advisor**  
**18 April 2019**

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## Terms of Reference

### Purpose

- Provide advice to the council in relation to:
  - the direction and content of strategies, policies and initiatives
  - any matter that the panel considers to be of particular interest or concern to the historic heritage of Auckland.
- To deliver advice for improving the promotion and management of historic heritage of the Auckland region.
- Advise Auckland Council on council processes and mechanisms for engagement with the historic heritage community, including owners of heritage buildings in Auckland.
- To recommend historic heritage expert membership and provide advice to the Auckland Urban Design Panel.

### Scope

To provide a forum for the consideration of issues affecting historic heritage of the Auckland region and provide advice to the council.

### Priorities

The priorities for the panel include:

- Historic Heritage Plan
- Issues relating to the Unitary Plan
- Council processes
- Input into the Auckland Urban Design Panel.

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## 1 Apologies

At the close of the agenda no apologies had been received.

## 2 Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

## 3 Confirmation of Minutes

That the Heritage Advisory Panel:

- a) confirm the ordinary minutes of its meeting, held on Tuesday, 26 February 2019, as a true and correct record.

## 4 Extraordinary Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
  - (i) The reason why the item is not on the agenda; and
  - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
  - (i) That item is a minor matter relating to the general business of the local authority; and
  - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”



## Symonds Street Cemetery Update

File No.: CP2019/05576

### Te take mō te pūrongo Purpose of the report

1. To update panel members with progress on the Symonds Street cemetery and the proposed three year programme.

### Whakarāpopototanga matua Executive summary

2. In 2012 the Waitemata Local board funded a 10 year development programme for Symonds Street Cemetery.
3. In 2015 the parks specialist gave a presentation to the Heritage Advisory Panel on actions completed against the programme and the next steps.
4. Since 2015 conservation or repairs have been carried out on over 60 heritage monuments. Further progress has also been made against the objectives set out in the Symonds Street Cemetery Conservation Plan 1996.
5. The next stage of the conservation programme proposes to undertake some significant conservation projects and undertake a communications plan to improve awareness of the reserve and its historic features.

### Ngā tūtohunga Recommendation

That the Heritage Advisory Panel:

- a) thank Lynda Lucas, Programme Specialist from the Parks, Sport and Recreation for her presentation.

### Ngā tāpirihanga Attachments

There are no attachments for this report.

### Ngā kaihaina Signatories

Author	Noel Reardon - Manager Heritage
Authoriser	John Duguid - General Manager - Plans and Places



## City Centre Masterplan refresh

File No.: CP2019/05351

### Te take mō te pūrongo

#### Purpose of the report

1. To provide an update on Auckland Council's work programme for producing the Auckland City Centre Masterplan (CCMP) 2040 vision.
2. To seek feedback from the Heritage Advisory Panel on the following work programmes:
  - i) Māori Outcomes – integrating mana whenua values, aspirations and expectations
  - ii) Grafton Gully Boulevard (working title) – new precinct for the east of the city centre
  - iii) Access for Everyone – transformation of city centre access, informed by trials to test the concept and to gain business and community feedback.

### Whakarāpopototanga matua

#### Executive summary

3. Auckland Council is in the process of updating the City Centre Masterplan and Waterfront Plan. The overall intentions are to:
  - Update the document to reflect significant changes that have occurred since 2012
  - Introduce bold new concepts and projects whilst maintaining integrity of the original CCMP vision
  - Align the CCMP with the concurrent update and digitisation of the Waterfront Plan into a single document.
4. On 27 November 2018, this approach was unanimously approved by Planning Committee. The existing City Centre Masterplan and Waterfront Plan will be superseded with a new, "single-plan" digital document, consistent with the Auckland Plan.
5. The new Masterplan will be kept up to date via a programme of rolling updates. These will replace the existing six-year refresh period with more frequent updates, while retaining the [eight transformative moves](#) and delivering the city centre vision.
6. For the current round of updates, Council is proposing to produce content on:
  - i) Māori Outcomes: Strategies and principles set out as a physical plan that can be included into the Masterplan
  - ii) Grafton Gully Boulevard (working title): Integrating existing plans to shape a vision for a new precinct at the eastern edge of Auckland city centre
  - iii) Access for Everyone: A new approach to managing city centre access and pedestrianisation of some streets, coordinated with proposed Mass Rapid Transit along Queen Street.

### Ngā tūtohunga

#### Recommendation/s

That the Heritage Advisory Panel:

- a) receive the information regarding the City Centre Masterplan 2040 vision.
- b) provide feedback on the development of the following city centre work programmes; Māori Outcomes, Grafton Gully Boulevard and Access for Everyone.
- c) provide feedback on Factor 8 of the CCMP (the importance of heritage) and how this can be reflected in the refreshed Masterplan.

## Ngā tāpirihanga Attachments

There are no attachments for this report.

## Ngā kaihaina Signatories

Item 6

Author	George Weeks - Principal Urban Design
Authoriser	Noel Reardon - Manager Heritage

## Carlile House Update

File No.: CP2019/05158

### Te take mō te pūrongo Purpose of the report

1. To update the panel on Carlile House and seek feedback on a potential council purchase.

### Whakarāpopototanga matua Executive summary

#### Introduction

2. Carlile House is located at 84-88 Richmond Road, Grey Lynn with the site extending down Dickens Street and through to Chamberlain Street.
3. The main building (1886 and 1911 portions) is scheduled as Category A in the Heritage Schedule of the Auckland Unitary Plan. The church, gymnasium and workshop are not included as primary features but are included within the extent of place.
4. The building and site are included in the register of heritage places held by Heritage New Zealand, as the Costley Training Institute (Former).
5. As a Category A, the building is of outstanding heritage significance.

#### Current Condition

6. Currently the building is owned by the United Church of Tonga in New Zealand Trust Board.
7. There has been extensive deterioration of both the exterior and interior of the building. There has been extensive damage due to water ingress. Many windows have no glazing or have had sashes removed. There is little in the way of spouting and downpipes and many areas of corrugated iron and slate roofing have deteriorated. Much of the interior fabric has been removed or destroyed with at least two fires occurring in the main building since 2003 with the latest in 2013.
8. The building is currently boarded up and has security fencing.
9. Estimates to restore the buildings were prepared in 2014 with a total cost estimate of \$6 million. An updated figure has not been obtained but the following matters are relevant.
  - Total cost to restore is considerable and has likely increased since 2014
  - Costs to restore will vary depending on the scale and extent of restoration proposed.

#### Council Involvement

10. Auckland City Council had previously tried to purchase the site.
11. Over the past seven years staff have continually sought to resolve this issue. Actions have included:
  - Discussions with the owners around a potential council purchase
  - Developing plans to demonstrate how the church could redevelop the site
  - Advice and support to developers who have sought to purchase the site for redevelopment
  - Assisting the church with removal of debris accumulated in the building
  - Exploring options around a compulsory purchase.
12. In the past, the church has been an unwilling seller and does not have the funds to restore the building.

13. Recently the church has indicated it may be willing to sell the site subject to certain conditions being met.

### Proposal

14. Given that purchase may now be an option, staff are preparing a report to the Governing Body requesting approval in principle. To assist in advising council the views of the Heritage Advisory Panel are sought. Matters that need to be considered by council include:
- Whether all of the buildings included in the extent of place need to be acquired and restored
  - The extent to which council contributes to the restoration cost over and above the purchase cost.

### Ngā tūtohunga Recommendation

That the Heritage Advisory Panel:

- a) support the Council in purchasing Carlile House.

### Ngā tāpirihanga Attachments

There are no attachments for this report.

### Ngā kaihaina Signatories

Author	Noel Reardon - Manager Heritage
Authoriser	John Duguid - General Manager - Plans and Places

## Heritage Manager's Update

File No.: CP2019/05311

### Te take mō te pūrongo Purpose of the report

1. To update panel members on items of interest.

### Whakarāpopototanga matua Executive summary

#### Items raised by panel members

2. The following matters were raised by Claudia Page, essentially requesting an update on the status of various buildings:

#### Takapuna Boating Club

Update: Regarding the Takapuna Boating Club in Bayswater, the land on which it sits remains subject to special legislation that places restrictions on its use (and sale). See [Auckland Harbour Board and Takapuna Borough Council Empowering Act 1923](#): “*The Auckland Council or any body or person claiming through or under it shall use the land described in Schedule 1 hereto as a site of and for the purposes of boating-sheds, public swimming-baths, social hall, or for any similar or incidental purpose, but so that the said parcel of land or any part thereof or any building thereon shall not be used for private gain.*”

The boating club and swimming pool are scheduled in the AUP as a Category A\* place, with the interiors excluded. From a heritage perspective, adaptive re-use for a variety of purposes would be acceptable. However, the legal requirements in the special legislation and the AUP zone rules (Marina Zone & Bayswater Marina Precinct) will drive the future use of the building more so than any heritage restrictions.

Council are in a process to amend and repeal parts of the legislation via Parliament to remove the encumbering parts of it so that council can use it more productively. The club doesn't have any funds to undertake anything at present so council are looking to manage the site in the long run.

#### Shed 11

Update: Shed 11 is currently in a storage yard near the Tank Farm, just outside the planned America's Cup village. In January, measures to protect the building were undertaken including installing a protective canopy over/around Shed 11.

#### Ceramic Art work

Update: The work is currently in storage. The future location has now been resolved and agreement that it be located at the CRL underground station's expansive entrance off Victoria Street. It will be a couple of years at least before substantial work occurs in the Victoria-to-Wellesley station.

Currently the work remains in private ownership. With the owner's agreement (at or just before re-installation) it may go into some form of public ownership, but for now it stays in private ownership.

#### Airdale Cottages

Update: These were purchased under Council Heritage Acquisition Fund and resold with legal covenants in place requiring restoration works. These have now been completed and the cottages are to be used for residential purposes.

## Heritage Evaluations

3. At its February meeting the panel received a presentation from Remuera Heritage around the process council has taken to partner with heritage groups and local boards to undertake heritage evaluations. The panel resolved to:

*request staff to report back on how to make this process, pioneered by Remuera Heritage, Ōrākei local board and the council heritage team, available region-wide.*

4. As a result of a vacancy within the heritage unit we are taking the opportunity to create a position with the purpose of assisting local boards with their heritage projects. Heritage evaluations and working with heritage groups would fall within that roles purpose.

## St James Hall Mt Eden

5. At its February meeting the panel received an update on the St James Hall Esplanade Road Environment Court decision. The panel resolved as follows:

*express its serious concern about the precedent set by this case and ask the Manager Heritage to raise this issue with the appropriate department (Consents and Compliance) within council and report back to the panel at its 30 April 2019 meeting.*

6. The issue has been discussed with compliance.

## Process to re-evaluate historic heritage places in Schedule 14.1

7. Schedule 14.1 Schedule of Historic Heritage of the Auckland Unitary Plan (Operative in Part) (AUP) contains over 2,200 historic heritage places. Ongoing monitoring of Schedule 14.1 is an important part of ensuring the schedule is robust. This monitoring includes periodic reassessment of scheduled historic heritage places to ensure that they do in fact meet the criteria contained in the Unitary Plan.
8. Since the AUP became operative in part, a number of historic heritage places have been flagged for review to determine whether they continue to meet the AUP thresholds for scheduling. These places have been identified by:
- council historic heritage monitoring projects,
  - a resource consent application relating to the historic heritage place, or
  - an inquiry from the owner of the property.
9. The Heritage Unit have begun reviewing specific scheduled historic heritage places that have been flagged for re-evaluation. These reviews, which are based on information contained in property files held by council, include a historical summary and an assessment of the value of a place against each of the criteria for scheduling outlined in the Regional Policy Statement (RPS) section of the AUP<sup>1</sup>. The reviews also provide a statement of significance for each place and a recommendation about whether the place does or does not meet the thresholds for scheduling. This is the same process that is followed for evaluating new places.
10. A memo was sent to members setting out the second plan changes resulting from this review. That plan change included 11 of the historic heritage places that have been assessed as not meeting the thresholds for scheduling, and have been recommended for removal from Schedule 14.1. These 11 places are proposed for deletion from Schedule 14.1 through a plan change to the AUP which is to be notified in May 2019.
11. The Heritage Unit will continue to monitor Schedule 14.1. This is likely to result in the review of additional scheduled historic heritage places and is also likely to result in further recommendations to delete places from Schedule 14.1.

<sup>1</sup> RPS Policy B5.2.2(1)(a) historical, (b) social, (c) Mana Whenua, (d) knowledge, (e) technology, (f) physical attributes, (g) aesthetic, (h) context

## Ngā tūtohunga Recommendation

That the Heritage Advisory Panel:

- a) receive the Heritage Manager's report.

## Ngā tāpirihanga Attachments

There are no attachments for this report.

## Ngā kaihaina Signatories

Author	Noel Reardon - Manager Heritage
Authoriser	John Duguid - General Manager - Plans and Places



## Heritage Advisory Panel Correspondence

File No.: CP2019/04880

### Te take mō te pūrongo Purpose of the report

1. To provide a record of correspondence for the Heritage Advisory Panel's information as follows:
  - Letter to the Chair of Auckland Transport, Dr Lester Levy regarding Remuera Railway station

### Ngā tūtohunga Recommendation

That the Heritage Advisory Panel:

- a) receive the correspondence.

### Ngā tāpirihanga Attachment

No.	Title	Page
A 	Letter to the Chair of Auckland Transport re: Remuera railway station	19

### Ngā kaihaina Signatories

Author	Sonya Inger - Governance Advisor
Authoriser	Noel Reardon - Manager Heritage





## Councillors' Office

26 March 2019

Lester Levy,  
Chair,  
Auckland Transport,  
Private Bag 92250  
Auckland 1142

Dear Lester,

### Remuera Railway Station

I hope you are well. At its meeting of the 26th of February the Heritage Advisory Panel heard a report and discussed the matter of the Remuera Railway Station; in particular the issue of the Remuera Railway Station Preservation Trust's longstanding tenure at the station. The panel would like to convey to you its support for the Trust's continued right to occupy the station to enable it to continue its splendid restoration work.

Resolution number HER/2019/6

MOVED by Member L Chan, seconded by Member B Rayner:

That the Heritage Advisory Panel:

- a) receive the Heritage Manager's report
- b) request that the Chair of the Heritage Advisory Panel write to the Chair of Auckland Transport expressing formal support by the Panel for the retention of the long-standing right to occupy, by the former Remuera Railway Station Preservation Trust.

Please be aware the Heritage Advisory Panel has been closely interested in the Remuera railway station buildings restoration project and railway heritage in Auckland in general, virtually since its inception. This matter has dragged on for far too long and I make an earnest request that you urge Auckland Transport management to come to an accord with the Remuera Railway Station Preservation Trust as expeditiously as possible.

I look forward to your response.

Yours sincerely,

Michael Lee  
Auckland Councillor  
Waitematā & Gulf