



NEWSLETTER NO. 1, April 2012

Civic Trust Auckland

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This is the first newsletter for 2012 and has been drafted by Munroe Graham, with typing help from his wife Jude and additional pieces by Audrey van Ryn.

The Mayor Meets the Board

On 12 March the Board met with Mayor Brown and for an hour we discussed some of our concerns regarding heritage buildings in Auckland. This meeting was initiated by Helen Geary sending to Len Brown and Doug McKay a copy of her letter published in the Herald on 25 January about a non-notified consent related to Building 5 at Greenlane Hospital.

The Mayor said he wanted to see processes around heritage protection become robust and clearly understood, through both the Auckland Plan and the Unitary Plan. He said would like to see input from the community welcomed on heritage matters and to see contentious issues worked out in the early stages. He encouraged us to participate in debates on heritage, to make good submissions on the Unitary Plan and to offer our advice to him when we felt it was needed.

The points we presented included:

- Protection of historic heritage is important to Aucklanders
- Robust and well-defined rules around heritage are needed
- Areas of heritage significance have not been identified in the Spatial Plan
- Council has not allocated sufficient funding to identify places of heritage value and therefore needs the community's input for such identification
- Intensification must not be at the cost of heritage
- Information on heritage items needs to be accessible to *all* interested parties at the early stages of planning
- There needs to be better consultation with communities and local boards on heritage matters
- Council needs to adopt a precautionary approach until a comprehensive assessment of the region's heritage is undertaken

Presentation of chocolate fish to the Mayor



Specific buildings we discussed included the St James Theatre, Carlisle House, The Queen's Head façade and the Palace Hotel.

At the town hall boardroom table: l-r Jim, Gary, Munroe, Margaret, Julian, Carol, Helen, Allan, Audrey & Peter



Draft WMMP Seminar

This seminar on 17 January on Council's Draft Waste Management & Minimisation Plan organised by CTA brought together people from a number of groups including Mt Eden Village People, Friends of the Earth, the Chinese Conservation Education Trust and Forest and Bird, for a presentation by Diane Winder and Betsy Kettle of the Auckland Community Zero Waste Alliance, who discussed aspects of the Plan with a view to encouraging members from the community to make submissions.

The CTA submission is on our website.

The main points include:

- strong support for a resource recovery network throughout the Auckland region
- discontinuation of inorganic collections
- support for mandatory product stewardship schemes for packaging
- focus for community education on reduction and reuse
- support for expanding the range of recyclables that are collected
- more emphasis in the plan on commercial waste
- minimisation leading to prohibition of plastic bags and replacement with biodegradable bags
- *all* household bins in the Auckland region need not be standardised.



Diane Winder and Betsy Kettle lead the seminar at Kinder House on 17 January

Auckland Council Plans

The **Auckland (Spatial) Plan** was adopted by Council on 29 March.

This plan is Council's 30-year strategy for change and growth throughout the region. The final plan will be made available to the public shortly.

Council has stated:

"Accepting the public's strong support for quality compact development and the protection of a productive rural environment, most new residential and business development will occur within the existing urban footprint."

This means greater intensification in both existing and new urban areas.

The areas identified by Council for growth over the next three years are:

- the City Centre
- the Southern Initiative
- north-west (Hobsonville, Westgate, Massey North)
- Tamaki - transformation
- New Lynn
- Onehunga
- Takapuna
- Warkworth and Pukekohe

The Trust submitted on the Auckland Plan and our submission is on the CTA website.

The Auckland **Unitary Plan** will be the main regulatory tool to implement the Auckland Plan.

This plan is currently being developed and CTA is taking the opportunity to become involved in the process. The Unitary Plan will replace the existing district and regional plans and policies of the former city and district councils and regional council (except for the recently approved Hauraki Gulf Islands District Plan).

The draft Unitary Plan is due out by December 2012 for notification and public consultation in early 2013.

CTA has also recently submitted on the **Draft Long-Term Plan 2012-2022** and will be speaking to these submissions at hearings in April and May on aspects of transport and historic heritage.

These submissions are on our website, along with other submissions made over the last few years.

Manukau - Fouled and Forgotten

The three Auckland harbours represent a setting for the Auckland region which is second to none in the world and accordingly the health of those harbours and the waterways leading into them has always been one of the most important interests of Civic Trust Auckland.

Rowena Orejana in an article for *The Aucklander* on 15 March was just the latest of many to highlight the plight of Manukau Harbour and its continued use as a sewerage treatment outlet. It is a large harbour with narrow inlet / outlet, consequently with limited ability to flush waste water from its system into the Tasman Sea.

For various reasons many parts of the Harbour have been silting up and the factors involved need to be looked into and remedied.

CTA members will recall a similar article headed "Kaipara facing ecological crisis" in the *Herald* of 24 June last year, where it was claimed that 99% of rivers in the catchments were polluted.

Prison Construction beside McLaughlan's Mountain

Munroe was present at the recent AGM of the **Volcanic Cones Society**, where it was reported that they had undertaken a very expensive Board of Inquiry Hearing for the new men's prison proposed beside McLaughlan's Mountain. Quite why the government should choose a delicate site immediately beside one of South Auckland's most important volcanic landforms is a mystery.

The mountain itself was generously purchased by government some years ago as a reserve, but its actions regarding this prison and the actions of the then Manukau City in allowing an industrial subdivision on the other side of the mountain show a collective lack of long-term planning or sympathy with Auckland's remaining volcanic cones, even though they have long been suggested for inclusion as a world heritage site.



McLaughlan's Mountain

Removal of Reserve Status at o Peretu (Takapuna Point)

Most people applaud the Treaty process in giving final redress to Maori throughout the country for past injustices. It is therefore correct that government should come to an agreement with Ngati Whatua in Auckland.

What has upset locals on the North Shore and elsewhere is that land at Narrow Neck, currently used by the navy, should be physically passed over to Ngati Whatua for possible redevelopment in the distant future, even though it has been given reserve status.

The final settlement includes a cash sum of \$18m. It is unclear why government should have given away ownership of this part of a substantial local reserve rather than merely increasing the cash sum amount by the value of the land involved.

As a matter of interest, this is one of three places along the North Shore where the name Takapuna ("*rock with a spring*") can be found. The others are at North Head and Thornes Beach. Takapuna Beach is one place where the name appears to have never been used in pre-European times. The name Peretu appears locally in the form of *Wai Peretu*, the strait between the mainland and Rangitoto Island and on Rangitoto Island itself (where Peretu had a bird sanctuary) and where the elevated land forms, including the summit, are known collectively as "*the knuckles of Peretu*". Peretu was a Tainui ancestral figure.

Green Mount Volcanic Landform Languishing 80 years after Generous Bequest

In a recent article to the *Herald*, Wayne Thompson pointed out that early settler Mrs Sarah Jane Lushington donated 40ha at Green Mount 80 years ago for reserve purposes under the name Styak Lushington Park. Most of the reserve land has since been used as a landfill, following demolition of the original volcano as a quarry site. It is hoped that in due course the original volcanic landform might be recreated, but the future of the site and recognition of the generous benefactor is in some doubt.

Interestingly, land adjoining (immediately to the north) was known as Styak's Swamp and was sold off several decades ago for industrial development around the keyhole cul-de-sac of Polaris Place. Another volcanic landform lost and quite possibly part of the original bequest.

Anniversary of the North Island's First Railway (at Drury)

On 1 May 1862, 150 years ago, the North Island's first railway was opened. It was horse drawn to European standard gauge, almost entirely of timber construction, serving a coal mine east of Drury to a loading point at the then Drury port on the Ngakora Stream.

A commissariat was built nearby in 1863, when Drury was a military outpost of considerable importance as the Maori land war in the Waikato unfolded. Drury was (and is) the most southerly point along the Great South Road with access to the Manukau Harbour.

An informal gathering at Drury Domain beside the library is proposed for **Sunday May 6** from noon to discuss the event and the importance of this line, which triggered construction of an Auckland Drury railway, the first step in the construction of the North Island main trunk line. Munroe has researched the matter and interested a number of organizations in the anniversary and will hand out brochures on the picnic day.



"Eye on the Ocean"

CTA member Rio Rossellini, a renowned conservation cetacean artist who uses the rare pointillist technique to depict whales and dolphins against the backdrop of New Zealand, invites us to her current exhibition, which runs until 31 May, at Jafa Cafe, 551 Richmond Road, Grey Lynn.

A whale and dolphin activist, Rio uses her art to highlight current plights of cetaceans, with the imminent extinction of New Zealand's endemic 55 Maui's Dolphins high on her agenda. When not dotting away on her artwork Rio is busy attending marches and meetings with various conservation societies to help the cause. With artworks in private and public collections around the world, including that of HRH Prince Charles, Rio is happy to be able to share her current works in an exhibition at the Jafa Cafe: best ambience, coffee and meals.

Joy



Winter Lecture Series

CTA and the Kinder House Society again present a series of four winter lectures
3.15pm on Sundays at Kinder House, 2 Ayr St, Parnell

- June 10 - **Ross Healy**, Director Phillimore Properties: "Adaptive re-use of previously neglected heritage buildings"
- July 8 - **Michael Smythe**, Author, Designer & Lecturer: "Incubation in Isolation - distinguishing NZ product design"
- August 12 - **Phillip Hartley**, Conservation Architect, Salmond Reid: "A history of stone house building and restoration"
- September 9 - **Sandra Coney**, Auckland Councillor: "A Vision of the Future Heritage of Auckland"

We look forward to seeing Civic Trust Auckland members, Kinder House Society members and members of the public at these interesting talks.

More details will be available on our website

Alten Road Cottage

This 1860s house at number 23 has been administered and extensively restored by Civic Trust Auckland since the mid-1970's. The building is scheduled by Auckland City Council as a Category A building and is the last of the early dwellings from this area.

A subcommittee comprised of Julian, Peter, Allan and Carol is looking after the ongoing maintenance of the property. Julian reports that:

The bathroom has recently been revamped with a new copper bath tray, rationalisation of various surplus plumbing pipes and a new enamel paint job. Three battery powered smoke alarms have been fitted. We are looking at replacing some of the roof flashings and making the building water tight before winter.



The bathroom now



The old bath tray



Two of the current tenants - Matilda & baby on the front porch

World Heritage Day - 18 April

World Heritage Day (International Day for Monuments & Sites) was created in 1982 by ICOMOS, the International Council on Monuments & Sites, and approved at the UNESCO General Conference in 1983.

This year's theme has been chosen to mark the 40th anniversary of the UNESCO World Heritage Convention, adopted in 1972. The theme is "World Heritage and Sustainable Development: the Role of Local Communities".

Civic Trust Auckland is celebrating World Heritage Day with an event at the Empire Hotel on **21 April** from 7pm. If you haven't already RSVPed and have decided that you will be joining us, please email cta@civictrustauckland.org.nz



The Empire Hotel, cnr Nelson & Victoria Sts

Jim Holdaway

One of the Civic Trust's great leaders from its beginnings through the 1970s, Jim Holdaway, died early this year. He and his wife Ann were frequent attendees at Trust functions until recent times.

The Herald obituary on January 21 stated,

"He firmly believed the waters on Auckland's doorstep were a treasure and part of the nation's natural heritage and he did all he could to keep the maritime asset under public control. In conservation circles, many consider him the father of the Hauraki Gulf Marine Park."

Jim was a founder of the Tree Council and through the Auckland Regional Council he promoted the creation of regional parks and walkways.

He was a Northcote Borough councillor and then Mayor of Northcote from 1959 to 1963.

Christchurch Heritage Buildings

Lorraine North, chairwoman of the Canterbury Arts and Heritage Trust, writing in the Press on 17 February, noted that over the last year, 900 buildings have been demolished in Christchurch, with another 400 on the waiting list. This represents 50 percent of inner-city buildings, and of those demolished before Christmas, 140 were heritage buildings listed on the Christchurch City Plan and 72 were on the New Zealand Historic Places Trust register of protected buildings.

North wrote that many buildings, including beautiful stone churches, were not "deconstructed" but "smashed to smithereens".

"Intricately carved woodwork and sculpted stone pulpits; painted ceiling beams; glorious stained glass windows and solid kauri joists - all have ended up as spoil for landfill or dumped in Lyttelton Harbour."

The Christchurch Civic Trust's petition calls on Canterbury Earthquake Recovery Authority to: *"Stop the demolition of Christchurch heritage buildings, do an urgent stock take of remaining buildings and their significance, and consult the public on priorities and funding for protection, repair and strengthening"*.

The petition was due to be presented to CERA on 19 March at the public forum "Valuing Christchurch's Past for our Future" but the date has been extended. Since mid-March when the Square has been open and the public are able to get a close view of the cathedral and see how much of the building was still intact, hundreds more have signed the petition.

Christchurch Time Capsule



The Press reported last week that a time capsule dating from 1907 has been found in the foundations of the old Press building in Cathedral Square.

It is a bottle, sealed with tar, containing newspapers from April 1907 and coins.

The building, constructed in 1907, was demolished last year due to earthquake damage.

The section containing the bottle was left standing in order for it to be extracted.

Christchurch stonemasons Stoneworks provided free labour and the digger.

Heritage consultant Jenny May said it was an exciting find.



Fire Danger on Volcanic Cones

During the summer Auckland's volcanic cones were under threat from fire as the biomass built up. This presented a danger to human life as well as to the cones themselves, and to years of planting work carried out by volunteers.

Friends of Maungawhau are advocating for the banning of smoking on the cones as a way to help reduce this hazard.

Civic Trust Auckland is in full support of this proposed ban.

Tree Protection



Hueline Massey, Field Officer, The Tree Council, on Council's new tree protection rules

Scheduled trees have the highest form of protection within a District Plan and are usually only the very best examples of individual trees or significant groups of trees. These trees are all assessed on stringent criteria and must reach a set mark before being accepted for nomination.

There were approximately 5400 trees (single or groups) submitted to Council for consideration and assessment for nomination for addition to the Schedules of Notable Trees in the District Plans of the seven former Councils.

Of those, 1819 were assessed as being worthy of progressing to nomination to the Schedules of Notable Trees.

These nominations have been put forward by Auckland Council in the Proposed Plan Changes to six relevant District Plans (North Shore City Council did their Plan Change in the middle of 2011), and recently advertised in all local papers.

A recent Environment Court decision **protects** all 1819 trees, that have been listed in the Proposed Plan Changes from any *"felling, damage or removal of any tree or group"* until a final decision is made on the tree's inclusion in the appropriate Schedule of Notable Trees.

Any person who nominated a tree(s) for addition to the Schedule of Notable Trees, or on whose property a nominated tree(s) is growing, have been informed by Auckland Council of the Proposed Plan Change process and how they can participate in it if desired. These Proposed Plan Changes will be deliberated during the first half of 2012 with final decisions being issued as and when they are ready. It is hoped the full process will be completed by August 2012.

Most importantly there are other areas of general tree protection which will remain in place throughout the whole Auckland Council area from the 1st January 2012. These are:

- Trees in areas where there is an additional level of protection relating to trees such as 'cliffline tree amenity areas', significant ecological areas, riparian margins and others.
- Trees that are protected by a consent notice or covenant on the property title.
- Trees that were protected or planted as a condition of a resource consent.
- All Auckland sites which do not have either a building, or reticulated water or sewerage.
- All sites over 4000m².

An Environment Court ruling early in 2011 clarified that various trees *"specifically identified"* in a District Plan, even though not scheduled, will have continued protection after 1st January 2012. These trees are in specific zones (see below) where the old rules will be retained because they support the objectives of the zone.

General tree protection rules will still apply to trees in the Hauraki Gulf Islands, the Waitakere Ranges and in parts of all former city and district council areas including much of Rodney and North Shore.

Because of the complexity of these rules residents are well advised to contact Auckland Council Helpline 09 301 0101 to check whether your area still has tree protection rules in place before contemplating any form of tree work. Auckland Council also has published much relevant material on their website www.aucklandcouncil.govt.nz for greater clarity.

An abbreviated version of the 'zones' that will retain tree protection are:

- Auckland Isthmus Residential Zones 1 to 4
- Manukau Residential Zone 4
- North Shore Residential Zones 1 to 6
- Papakura Residential zone 4
- Rodney All residential zones except the 'Residential High Intensity Zone'
- Waitakere General Natural Areas on Natural Area Maps within the Bush Living and Waitakere Ranges human environment zones where these zones are within the Metropolitan Urban Limits of the Waitakere Ranges Local Board.

PLEASE CHECK YOUR OWN LIVING ZONE BEFORE DOING ANY TREE WORK.

Two buildings at Hobsonville to be Retained and Restored

It is with sadness that Aucklanders learned last year of the demise of the Monterey Park car museum and events' centre. Recently it has been announced that Australian retirement village operator, *Somerset*, has purchased this 7.6ha harbour frontage site for development.

Few visitors to Monterey Park appear to have been aware that two buildings on site are of heritage interest and it is pleasing to note that if the purchaser gains Overseas Investment Office approval, both buildings will be retained and reinstated.

CTA has not researched these buildings other than to note that they were gifted to T E Clark by his family on the occasion of his marriage in April 1908, according to an entry in the NZHPT files on the Warkworth Town Hall, written by Martin Jones. Martin has stressed the importance of a number of early buildings in the Auckland region for their use of hollow ceramic brick work (similar to today's concrete block work).

It will be interesting to discover whether the two historic buildings at Monterey Park, which appear to use that system will be accessible to the public. Members might also be interested in taking a day trip to Warkworth to study those same interesting construction materials of the old Town Hall at 19 Neville Street.

Oamaru Civic Trust's Insurance Problems

Since the Christchurch earthquake, insurance companies throughout New Zealand have hugely increased earthquake premiums and excess amounts for older buildings. Our friends in the **Oamaru Whitestone Civic Trust** are just one of many to have discovered that premiums (\$65,000pa) and excess amount (\$100,000), as reported in *NBR NZ Property Investor* on April 3 are both too high to allow cover for earthquake at all. This is a matter which is of nationwide concern for the owners of historic buildings, particularly those constructed prior to 1940.

The **Oamaru Whitestone Civic Trust** is interesting in that it has taken over ownership of 17 historic buildings within the township and these represent a particularly important local group from a heritage point of view and have added considerably to the value of South Island tourism.

Books of Interest

A Fine Prospect – a history of Remuera, Meadowbank and St Johns

This book was published in 2011 by Random House with text by Jenny Carlyon and Diana Morrow. It covers the area from Remuera to St Johns, from Maori days to the present, and is a fascinating book, well written and presented.

Evolving Auckland – the city's engineering heritage

This book was published in 2011 by Wiley Publications and edited by John La Roche, with several chapters by Bryan Bartley, CTA member and past President. The book has been produced for **IPENZ** Engineering Heritage Auckland Chapter and covers the Auckland region from 1840 to the present, in a wide range of subjects. Again fascinating and well presented.

Members are urged to advise CTA of new books which can be included in the "Books of Interest" column for future newsletters.

CTA has recently purchased copies of Jan Gehl's "Cities for People" and the Christchurch Civic Trust's "City and Peninsula". Both books are available for members who wish to read them.

CTA newsletters from 2010 onwards are now available at civictrustauckland.org.nz

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If you would like to join Civic Trust Auckland, please supply the following information to: cta@civictrustauckland.org.nz

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