

Ka Whai Take Ngā Taonga Tuku Iho o Tāmaki Makaurau 2018

Auckland's Heritage Counts 2018

Annual Summary



Kupu Takamua

Foreword

Auckland is fortunate to still have a significant number and variety of important heritage buildings and sites across the region – though too many remain unprotected, and we continue to lose them. Yet while we know these places are highly valued by Aucklanders, the extent and nature of those public attitudes have never previously been recorded or fully understood. In this first edition of Auckland's Heritage Counts 2018, the scale of heritage in Auckland and its historic, social and economic values are systematically identified, revealing for the first time how and why Aucklanders value their heritage.

Photo: Remains from Browne's spar station from 1832, Mahurangi.

The data contained in this document has been collected from a variety of sources, including heritage places, historical societies, heritage grant providers and other similar organisations.

Auckland's Heritage Counts reported annually, will be an important tool in our race against time to preserve Auckland's splendid legacy of heritage buildings and places. I thank all those involved in its production.

Michael Lee

Auckland Councillor,
Chair of the Heritage Advisory Panel.

Tirohanga whānui

Overview

This is the first edition of Auckland's Heritage Counts. The purpose of this document is to raise awareness of Auckland's heritage, particularly the economic and social benefits of heritage, through highlighting and understanding key statistics and research each year.

In this Annual Summary, we look at:

- Auckland's large variety of protected heritage places
- How Aucklanders value heritage
- Owning protected heritage places
- How Aucklanders engage with heritage.

If you have any feedback, or wish to be involved in later editions, please contact David Bade, Specialist – Built Heritage, Heritage Unit, Auckland Council, David.Bade@aucklandcouncil.govt.nz.

Most statistics come from an analysis of the Auckland Unitary Plan historic heritage schedule and other overlays in the Auckland Council GeoMaps system. Other sources are referenced in footnotes.

Auckland has
2248
protected heritage places

59%
of protected heritage buildings are still used for their original purpose

Auckland has
64 heritage and historical societies

Auckland has
37 heritage trails, published by Auckland Council

42%
of all Aucklanders live within 5 minutes' walk of a protected heritage place

19%
of Auckland's protected heritage places relate to Māori-origin archaeology

Over
55,000 people attended an Auckland Heritage Festival event in 2017

66%
of Auckland's protected heritage buildings were built between the 1880s and 1920s

Auckland has
50 special character areas covering
23,337 properties, protected for their cohesive and streetscape values



Pukekohe East Presbyterian Church (built 1863).



He rahi ngā momo wāhi manawanuitia o Tāmaki Makaurau kua rāhuitia
Auckland has a large variety of protected heritage places

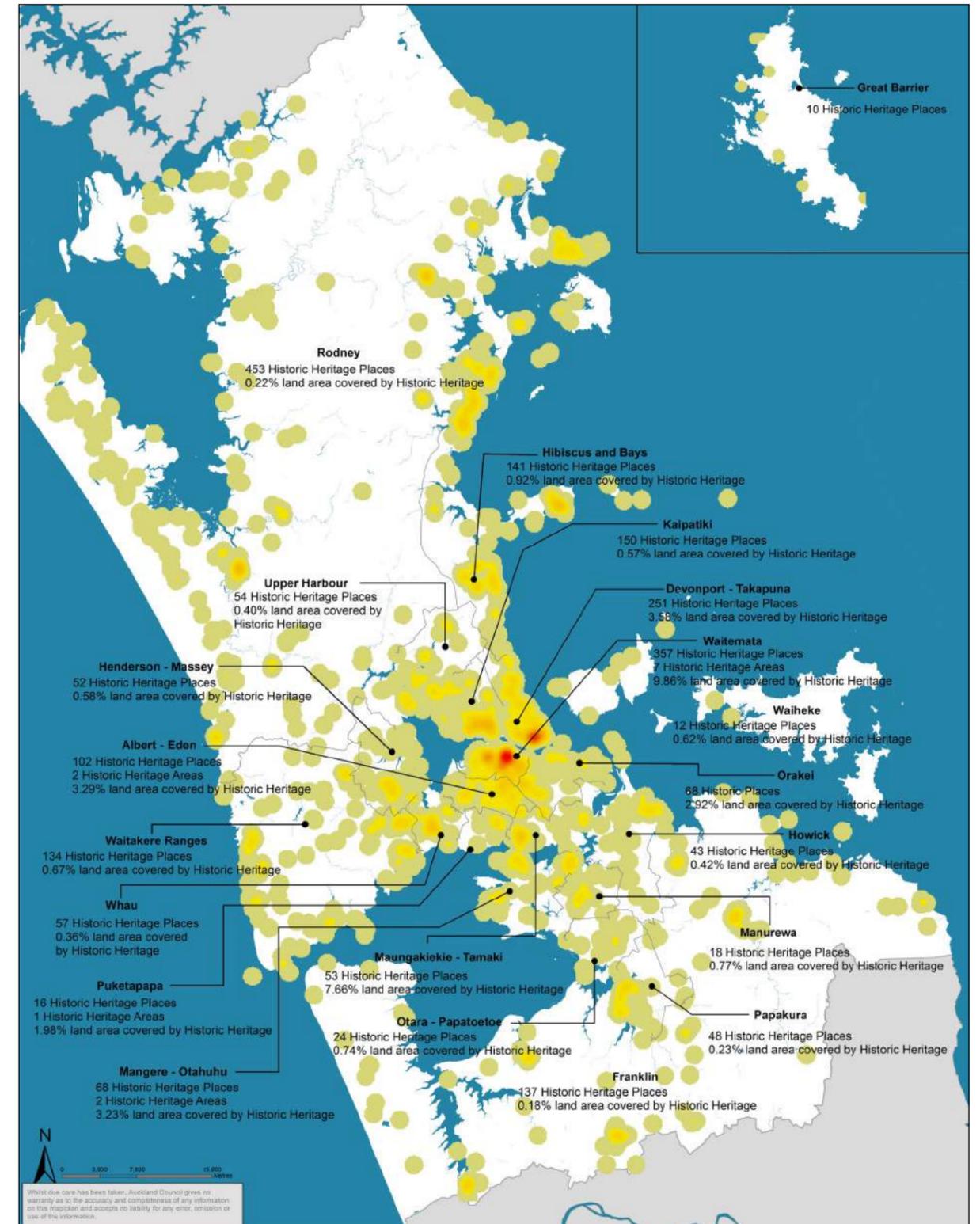
Protected heritage

The Auckland Unitary Plan (see Glossary) protects Auckland's heritage for present and future generations.

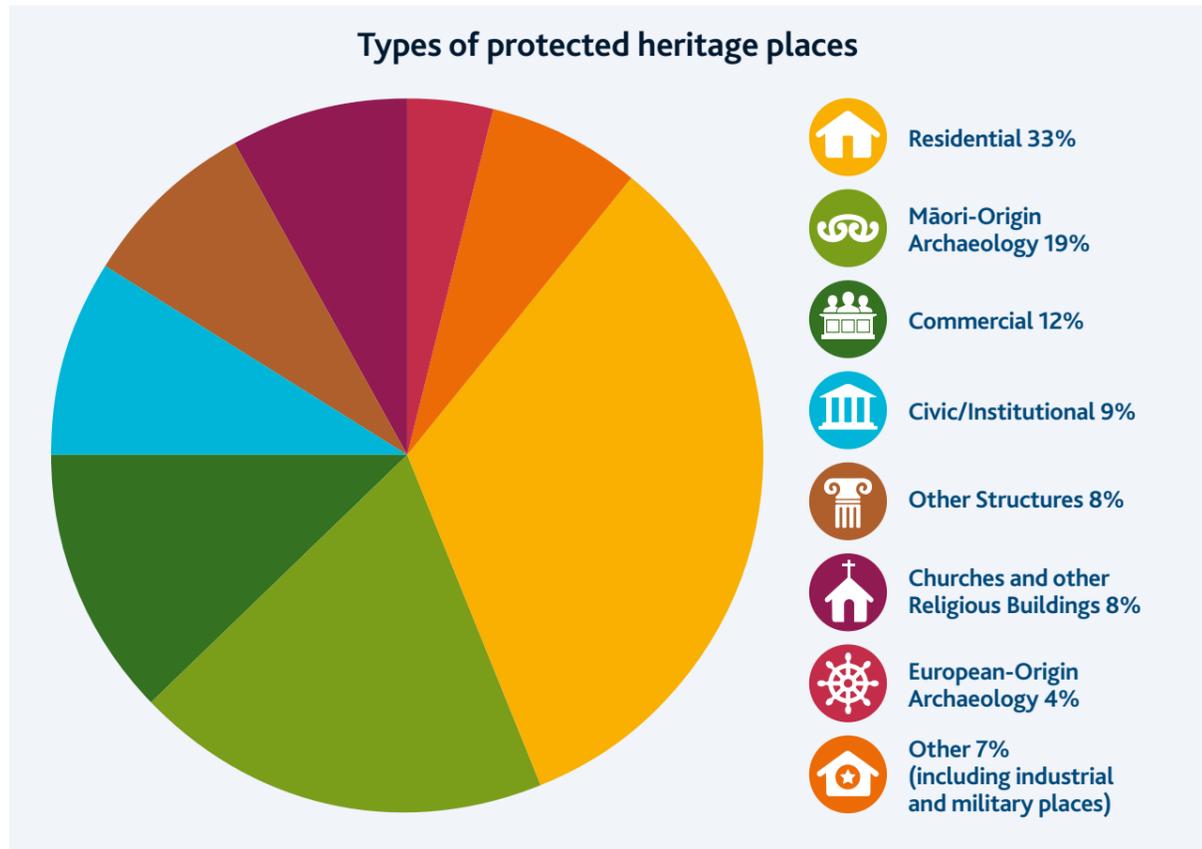
There are

2,248 historic heritage places and

12 historic heritage areas (protected for their significant heritage values, such as historical associations, architecture or social value)



The map above shows the distribution of these places and areas across the Auckland region.



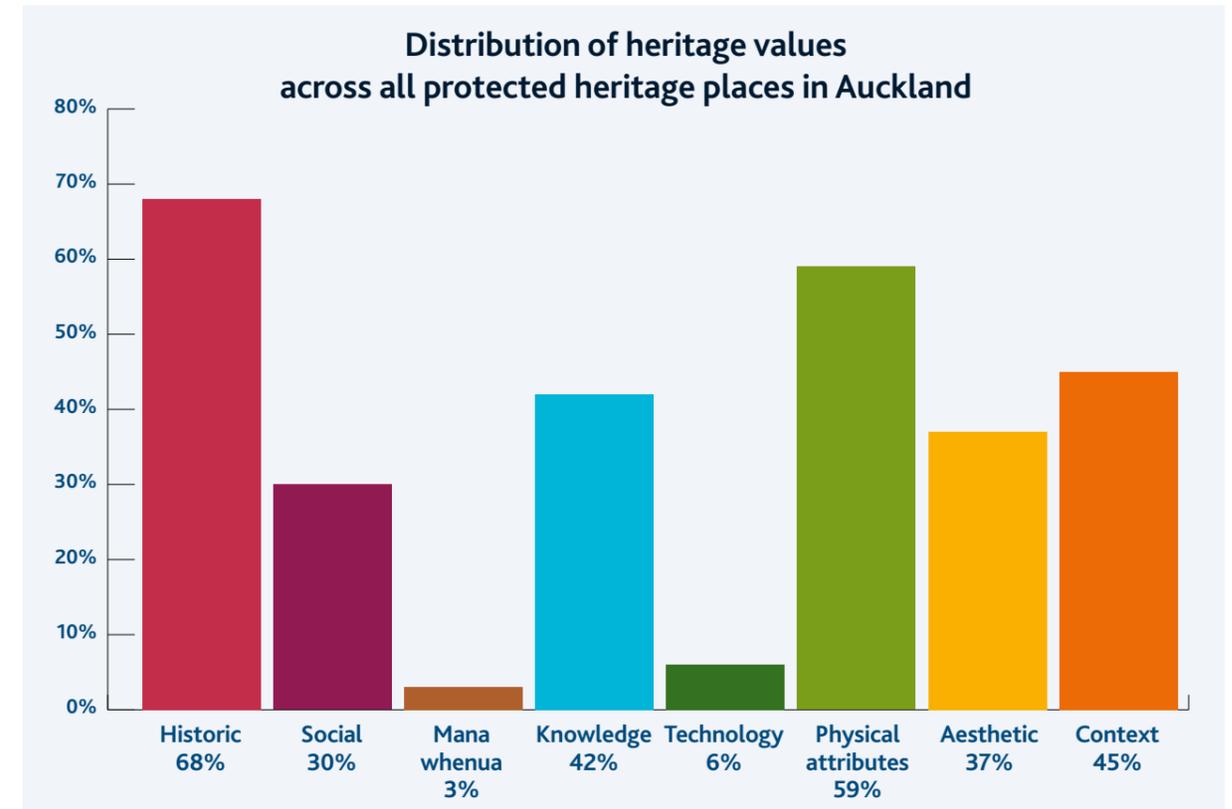
The pie graph above shows the variety of heritage places protected in Auckland.

Protected heritage places are significant for a variety of reasons

All protected heritage places in the Auckland Unitary Plan Schedule 14 are evaluated to meet the threshold for scheduling. An overall assessment is made and places must have considerable values in at least one of the eight criteria (see Glossary). Most will have more than one value (which is why all the percentages of the bar graph on the next page add to more than 100).



Reminders of our history are all around us



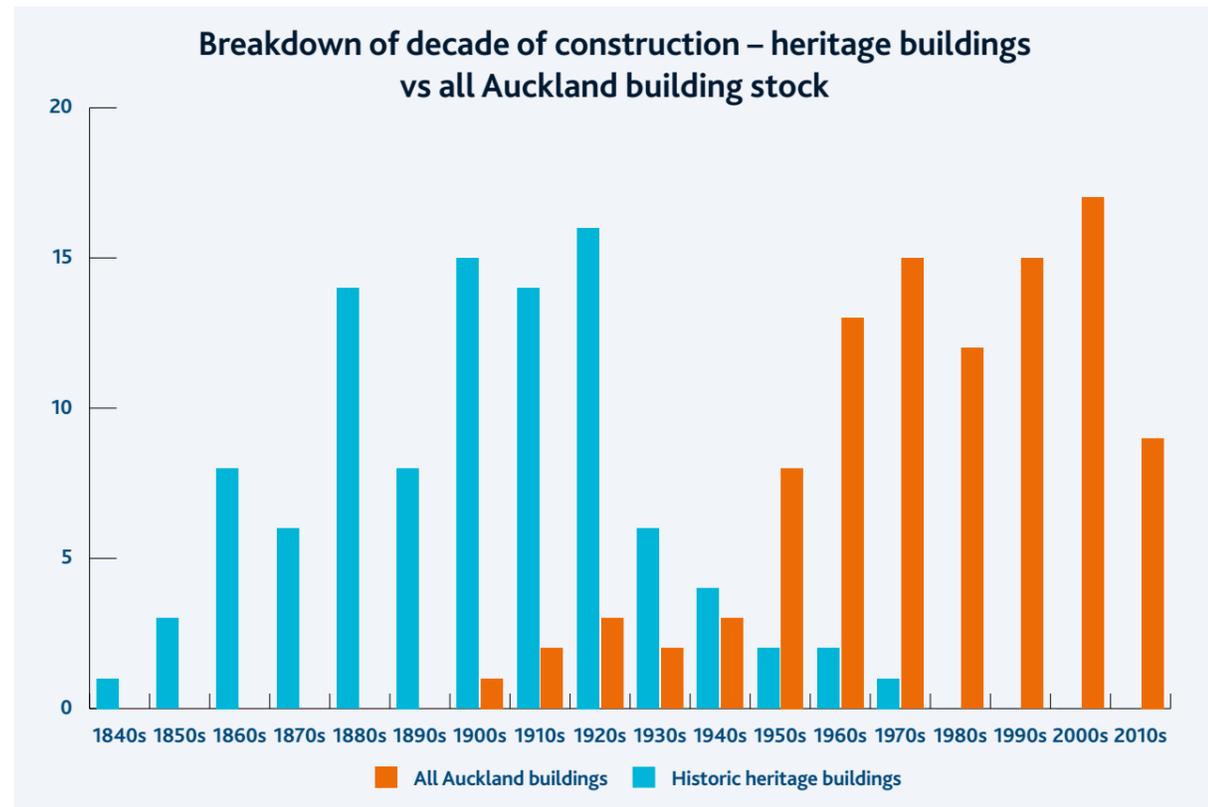
78%

of Aucklanders live within 1km of a protected heritage place

42%

of Aucklanders live within a 5 minute walk of a protected heritage place

Find your local heritage place here!



The graph above shows the age range of Auckland's protected heritage buildings compared with all Auckland buildings.¹



These figures are just for heritage buildings and do not include other heritage such as archaeology (see Glossary) which can be a lot older.

¹ General Auckland building ages sourced from the Auckland Council Rating Valuation 2017. Historic heritage building ages from an analysis of Schedule 14.

Some Auckland local boards have more protected heritage places per person and per area than others.



There are
1.32
protected heritage places
per 1000 people
in Auckland



There are
0.46
protected heritage places
per square kilometre
in Auckland

Other protected heritage in Auckland

In addition to historic heritage places, there are other heritage features and areas protected in the Auckland Unitary Plan, including:



50

special character areas
(groups of properties protected for their collective and cohesive values)²



75

sites and places of significance to mana whenua³
(there are also another 405 archaeological sites of Māori origin in the historic heritage schedule)



Approximately **2,900** individual and groups of notable trees, many of which have historical values⁴

Heritage is at risk from natural hazards



242

protected heritage places are in flood-prone areas



Around **220** protected heritage buildings require seismic strengthening within 35 years

Refer to glossary for further details.

² Protected in the Special Character Schedule 15.

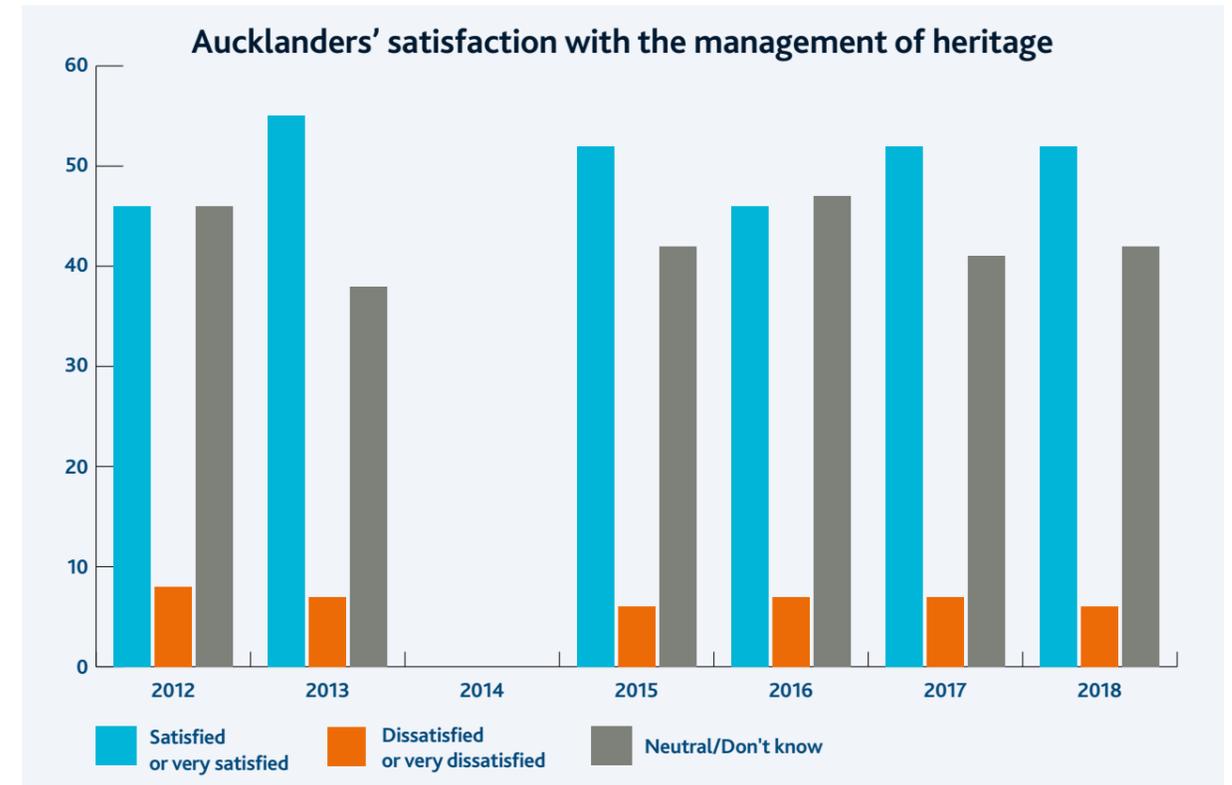
³ Protected in the Sites and Places of Significance to Mana Whenua Schedule 12.

⁴ Protected in the Notable Trees Schedule 10.

⁵ Auckland Residents Survey 2012-2018. This survey was not carried out in 2014. The sample size each year was approximately 4,000 people.



Over half of all Aucklanders are satisfied with the overall management of heritage in Auckland⁵



Heritage Consents

Auckland Council's Heritage Unit assesses hundreds of resource consent applications for heritage places (such as heritage buildings and archaeological sites), special character areas (groups of properties), and notable trees each year. These are all assessed according to the rules and policies of the Auckland Unitary Plan. The purpose of these rules is to manage change by conserving the heritage values that make these places and features important.

Complete loss of protected heritage places are rare, but may be granted consent in some circumstances.

Since 2010, there have been only three consented demolitions of protected heritage buildings:

- Arora Hotel, 75 Victoria Street West, Auckland Central – emergency works required for health and safety reasons
- Waiwera modernist bathhouse, 37 Waiwera Place, Waiwera – for condition and health and safety reasons
- Art Deco residence, 12 Paturoa Road, Titirangi – due to its unsalvageable condition.

There has only been one consented demolition for a protected archaeological site:

- Duder brickworks, 7-37 Ngataranga Road, Devonport – consent was granted for a retirement home complex, with a full archaeological excavation a condition of the consent.

Heritage is still being identified in Auckland

The **Heritage Unit** at Auckland Council manages heritage surveys to identify significant heritage places to protect in Auckland.

Since 2010, 32,188.60 hectares of Auckland have been surveyed for heritage (see the map on the next page).

These include:

- Regional survey programmes – spatial

- Regional survey programmes – thematic
- Area and Structure Plan surveys
- Pre-1944 heritage survey.

Although these surveys are extensive, they are not comprehensive. Some may focus on one type of heritage (such as heritage buildings) more than other types of heritage (such as archaeology).

Heritage New Zealand Listed Heritage Places

Heritage New Zealand Pouhere Taonga (a national heritage agency) also maintains a list of heritage places, identifying and providing information on significant heritage places throughout New Zealand. Being on this list does not mean protection, but most places listed in Auckland are protected in the Auckland Unitary Plan. Here is a breakdown of the list for Auckland (see Glossary for definitions):

- There are 157 Category 1 listed heritage places
- There are 375 Category 2 listed heritage places
- There are 11 listed historic areas
- There are 4 wahi tapu
- There are 4 wahi tapu areas.

Search the List

There are also 25 private properties in Auckland that are protected under Heritage New Zealand Pouhere Taonga covenants. These are a voluntary agreement by a property owner for the purpose of protecting and conserving a historic place.

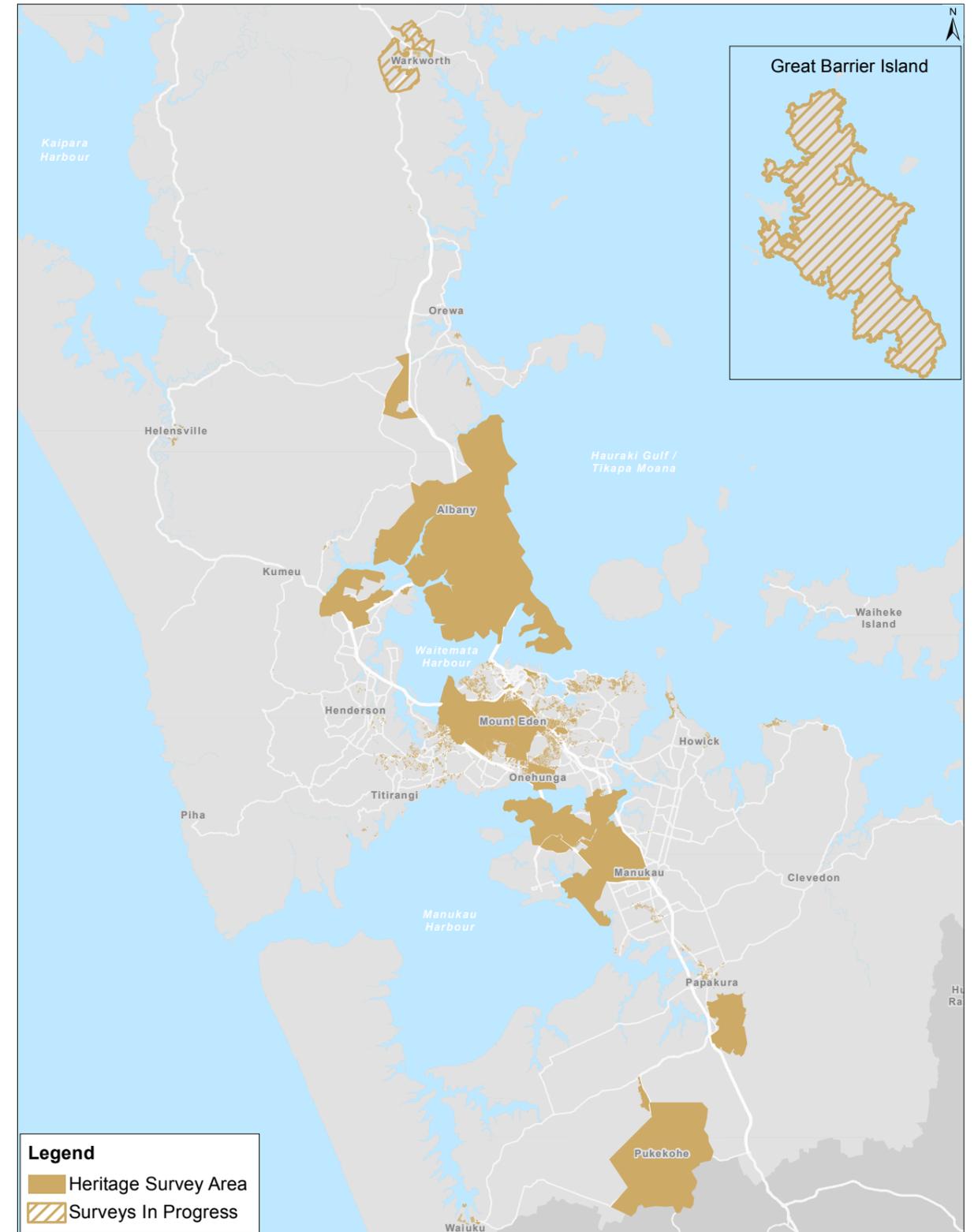
Unprotected heritage

In addition to the heritage protected by the Auckland Unitary Plan, there are also a number of places not protected, but which still have historical importance and value.

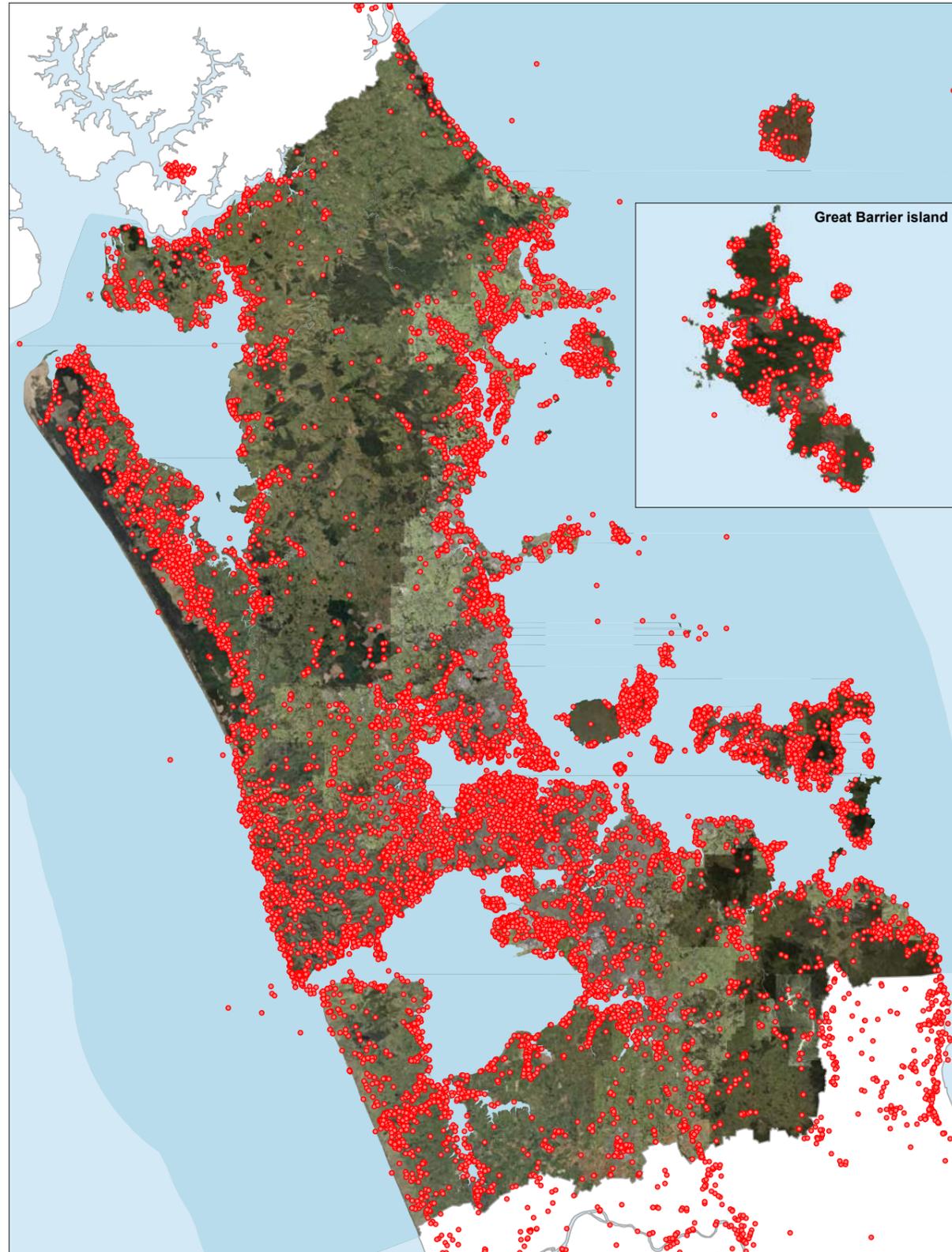
A good indication of unprotected heritage is the **Auckland Council Cultural Heritage Inventory (CHI)**, which shows places of historic interest.



Heritage survey areas



Cultural heritage inventory (CHI) Auckland region



Auckland Council-owned heritage

Auckland Council owns and manages approximately 320 heritage buildings and over 4,000 other heritage sites (both protected and unprotected).

Auckland Council's heritage buildings are used for a variety of other community services, as shown in the diagram below:



Approximately

\$4 million

per year is spent on the maintenance of council-owned heritage buildings by Auckland Council
(including rates, utilities and response/scheduled work orders)

The illustration shows a two-story heritage building with a red roof and white walls. The word 'CORBANS' is written in large letters on the upper part of the facade, and 'PUHOI TOWN LIBRARY' is written on a smaller sign below it. The building is set against a background of yellow and white diagonal stripes.



Auckland Domain Wintergarden (built 1921)



E pēhea te uaratia e te iwi o Tāmaki Makaurau i ngā taonga tuku iho? How do Aucklanders value heritage?

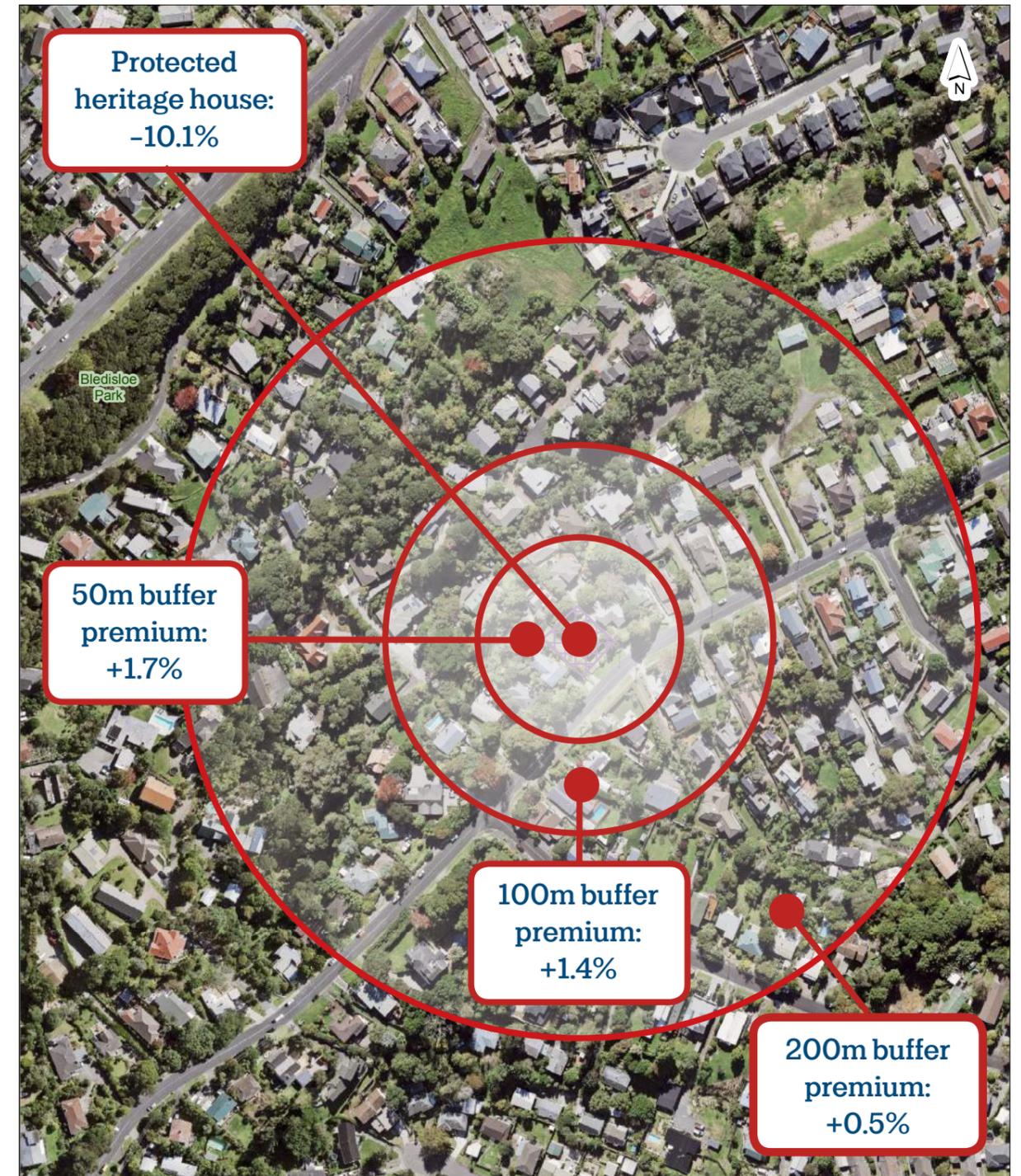
Highlights from an economic study into protected heritage places and special character areas in Auckland⁶:

Economic research analysed residential property transactions in Auckland between 2006 and 2016. Using a hedonic price modelling technique (see Glossary), the specific effect of heritage/special character factors was able to be observed. Hundreds of other factors were considered in the model, including: household characteristics (such as type of house, its zoning), distance to other amenities (such as schools, the city centre, beaches), the suburb and neighbourhood, and the month and year of sale.

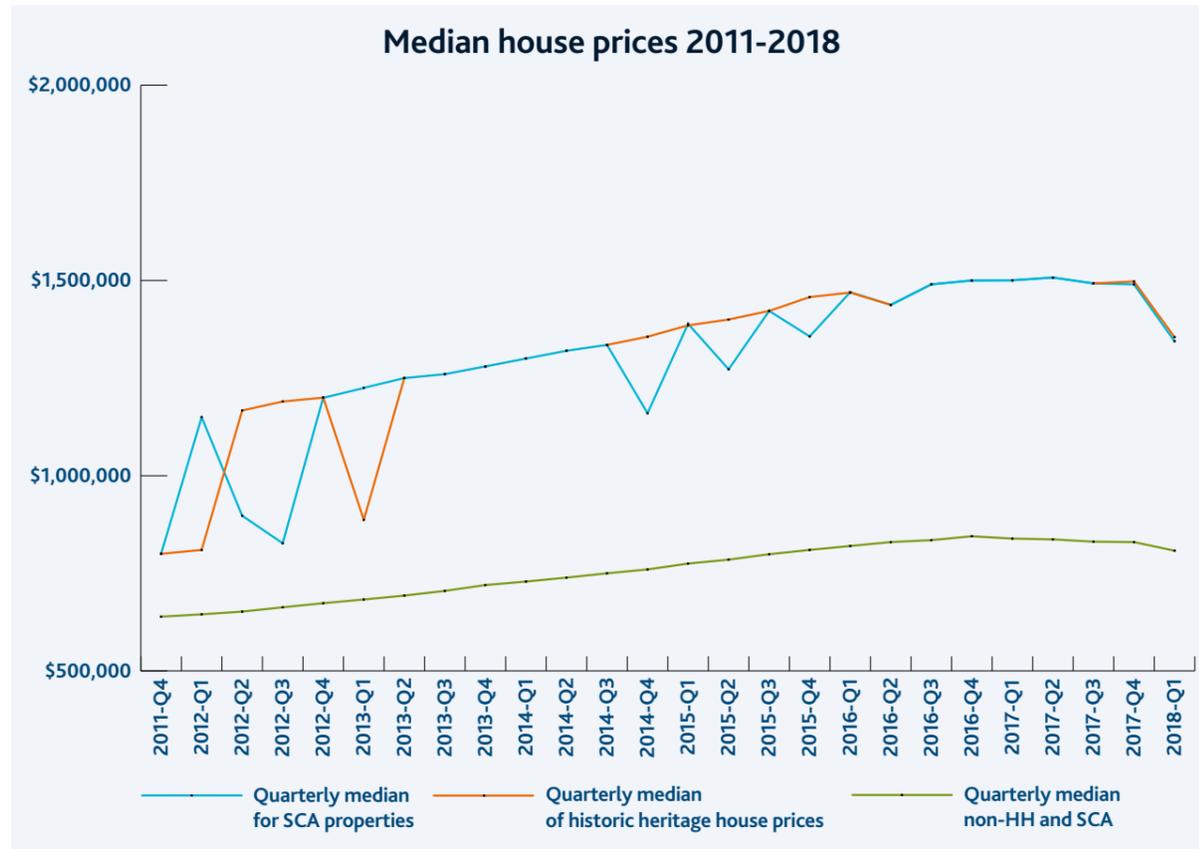
- A price premium exists in special character areas in Auckland. Aucklanders are willing to pay on average 4.3% more for a house in a special character area.
- There is also a 6.6% price premium for protected heritage properties if they are within a special character area.

- Over the 2006-2016 period, Aucklanders were found to pay an average of 10.1% less for a protected heritage house. This may be the result of the real and perceived development opportunity costs of protected heritage places. However, over time this trend is declining and in 2014 and 2016 the effect was closer to 0%.
- There is a "heritage aura" effect in Auckland. Aucklanders tend to be willing to pay more to live close to a protected heritage place. As shown in the diagram across the page, Aucklanders on average pay 1.7% more for a property within 50m of a protected historic heritage place. This shows that Aucklanders value living close to a protected heritage place.

The heritage aura effect



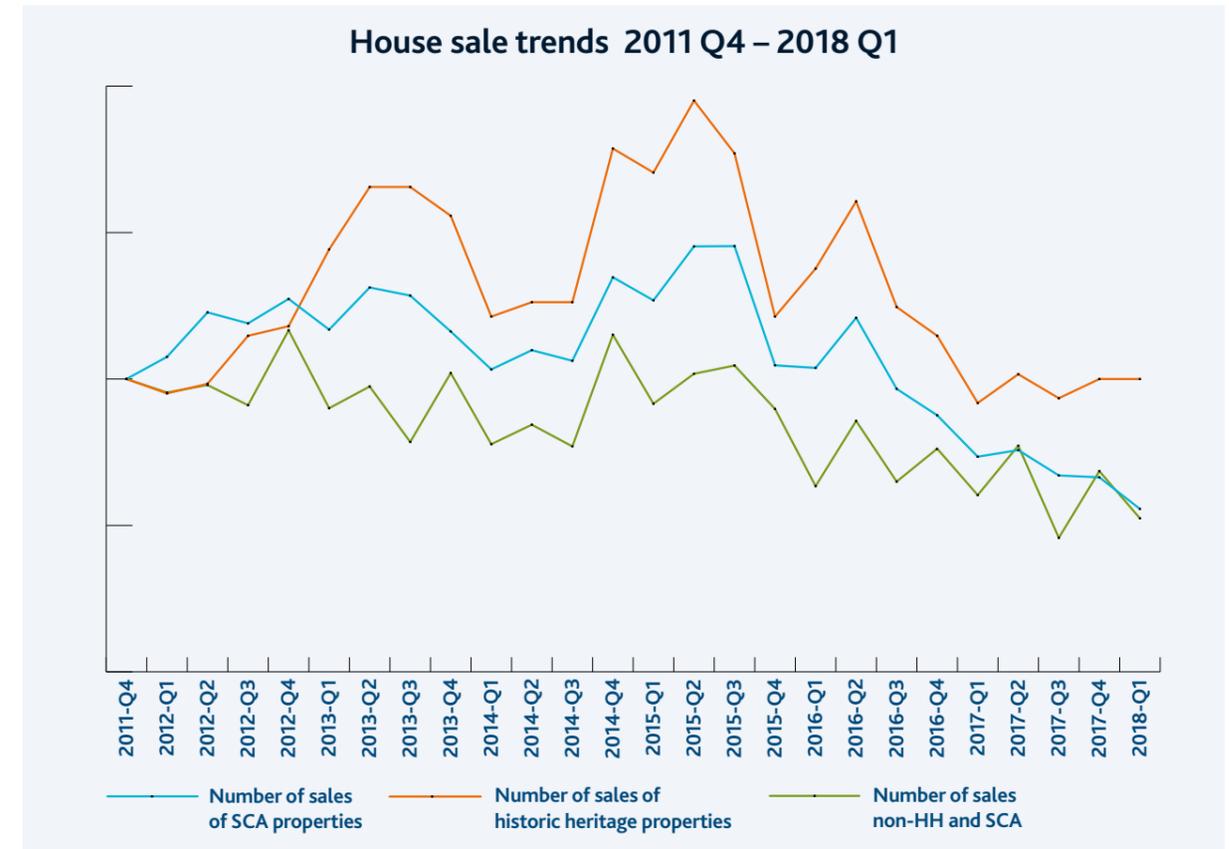
⁶ Hedonic price modelling research conducted by the Research, Investigation and Monitoring Unit and the Heritage Unit at Auckland Council, 2018.



- Like general house prices in Auckland, both heritage and special character area (SCA) property median sale prices have trended upwards since 2011.⁷
- Median house prices for both heritage and special character area properties have been well above the overall median for the Auckland housing market.

This does not necessarily mean that heritage houses are more valuable because they are heritage, but suggests that heritage and special character area houses may be more sought after and/or located in more desirable suburbs than other Auckland houses.

7 DVR sales records provided by Treasury & Financial Transactions department, Auckland Council.



- This graph shows the relative difference each year compared to the fourth quarter of 2011.
- The sales of heritage and special character area properties show similar trends to general Auckland property sales.
- The number of protected heritage property sales has not declined compared to 2011, while the number of special character area property sales and general Auckland property sales have dropped below 2011 levels.



Victorian Villa in Ponsonby (built in the 1870s)



Te ū tonu ki ngā wāhi rāhui manawanuitia Owning protected heritage places

Many protected heritage places are privately owned. Here are some interesting facts and statistics relating to protected heritage places.

Heritage protection only affects a small amount of Auckland's land area:

0.49%

of Auckland's land area is protected for its historic heritage

0.92%

of property parcels in Auckland are protected for their historic heritage

0.32%

of Auckland's land area is protected for its special character

5%

of property parcels in Auckland are protected for their special character

41%

Heritage buildings can undergo changes, as long as the building retains its heritage values.

of protected heritage buildings have a different use from their original purpose (while retaining their heritage values)



One in five

heritage buildings have their interiors protected

(and subject to rules in the Auckland Unitary Plan).

The rest only have their exterior protected.

Heritage grants are offered by Auckland Council and other agencies to assist and encourage the conservation of heritage places.

Auckland Council Local Board Heritage Grants

2015-2016	25 grants totalling	\$77,000
2016-2017	15 grants totalling	\$87,000
2017-2018	21 grants totalling	\$97,000

Lottery Environment and Heritage Fund

2015-2016	4 grants totalling	\$2,800,000
2016-2017	8 grants totalling	\$4,170,000
2017-2018	2 grants totalling	\$81,000

Auckland Council Regional Historic Heritage Grants

2015-2016	7 grants totalling	\$87,233
2016-2017	7 grants totalling	\$80,744
2017-2018	8 grants totalling	\$82,000

Foundation North Grants – Heritage

2015-2016	10 grants totalling	\$754,500
2016-2017	15 grants totalling	\$585,300
2017-2018	15 grants totalling	\$731,200

In recognition of the important work currently being undertaken on heritage projects across Auckland, a number of awards have been established to reward good heritage conservation and designand design, including:

- **Property Council New Zealand Rider Levett Bucknall Property Industry Awards**
- **Auckland Architecture Awards – New Zealand Institute of Architects**
- **Devonport-Takapuna Local Board Heritage Awards**



Wilson's Cement Works, Warkworth. Operated in the late nineteenth and early twentieth century.



E pēhea te taunaki a ngā iwi o Tāmaki Makaurau i ngā wāhi manawanuitia How do Aucklanders engage with heritage?

Aucklanders and visitors to Auckland regularly engage with our heritage.

Heritage attracts visitors to Auckland⁸

46%

of New Zealanders who visited Auckland between July 2017 and June 2018 associated the city with history and heritage.

This compares to 39% of Australians who visited Auckland during that same time period.

Older New Zealanders and Australians associate Auckland with history and heritage:

- 52% of the domestic travel market aged in their 60s associated "history/heritage" with Auckland
- 49% of the domestic travel market aged over 70 associated "history/heritage" with Auckland
- 45% of the domestic travel market aged in their 50s associated "history/heritage" with Auckland
- Only 34% of the domestic travel market aged in their 20s associated "history/heritage" with Auckland.

⁸ Angus & Associates, Visitor Insights Programme: Visitor Perceptions - Auckland, Year End June 2018.

Online engagement with Auckland's heritage

- There are over 3,600 followers of the Auckland Heritage Facebook Group. Follow [here](#).
- There were nearly 8,000 page views of the **Auckland Council Heritage webpage** in the past year.
- 1609 people have signed up to the Te Kahu – Focus on Heritage eNewsletter. Sign up [here](#).

Heritage brings Aucklanders together



Aucklanders actively participate in the annual Auckland Heritage Festival

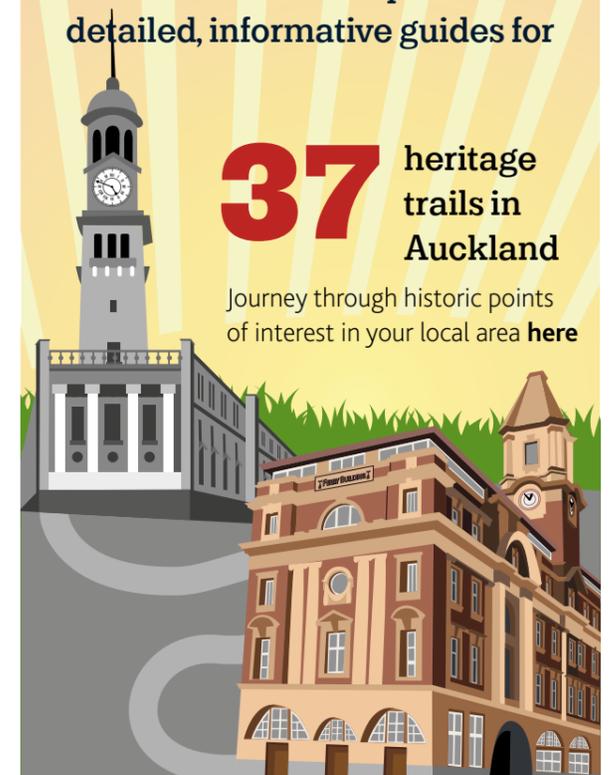
- Over 55,000 people attended events of the 2017 Auckland Heritage Festival, and the great majority (84%) were satisfied with the festival and would recommend the event to others (88%).
- There were over 200 events in the **2018 Auckland Heritage Festival**.



Auckland Council provides detailed, informative guides for

37 heritage trails in Auckland

Journey through historic points of interest in your local area [here](#)



Aucklanders are passionate about heritage and are active members of organisations and societies related to heritage, such as:



**HERITAGE NEW ZEALAND
POUHERE TAONGA**

Heritage New Zealand Pouhere Taonga
4,763 (19%) are Auckland members.



ICOMOS New Zealand
50 (37%) are Auckland members.



**NEW ZEALAND
ARCHAEOLOGICAL
ASSOCIATION**

New Zealand Archaeological Association
80 (25%) are Auckland members.

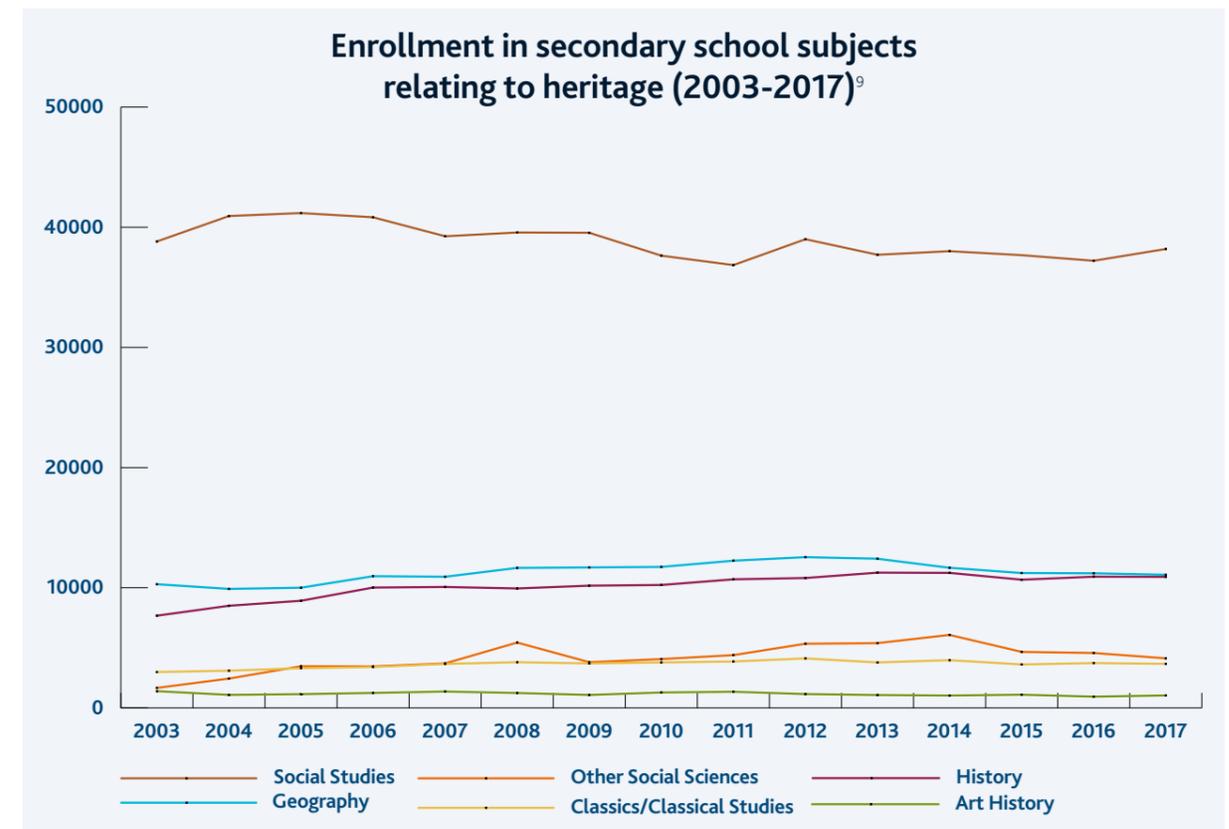


Historical societies and heritage interest groups are run by volunteers passionate about Auckland's heritage. They work enthusiastically to advocate for protection, research the history of the area, and to highlight heritage for the local community.

Find a list of societies [here!](#)

Between 2014 and 2018, there were nearly 2,000 enrolments at the University of Auckland in courses which were related to heritage-specific jobs. There were 54 courses which had a heritage component in the following subjects: Anthropology, Architecture & Planning, Geography, History, and Sociology.

In 2018, nearly
70,000
Auckland secondary school students studied subjects that related to heritage (including history, classics, geography and social studies)



⁹ Education Counts - subject enrolment, 2017.



He tohinga wāhi toronga
tāngata i Tāmaki Makaurau



Alberton House
Over
11,000
visits in 2017-2018



Auckland War
Memorial Museum
Over
890,000
visits in 2017-2018



Couldrey House
Nearly
2,500
visits, in 2017-2018

A selection of heritage attractions in Auckland



Howick
Historical Village
Nearly
69,000
visits in 2017-2018



Mansion House
Kawau Island
Nearly
7,400
visits in 2017-2018



Pah Homestead
Nearly
94,000
visits in 2017-2018



Papa kupu Glossary

Archaeology	The relics and ruins of our past – may be above or below the land or in water. Some examples of archaeology include: Māori pa sites, remains of cultivated areas and gardens, midden deposits, building foundations, and shipwrecks. The <i>Heritage New Zealand Pouhere Taonga Act 2014</i> defines an archaeological site as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Pre-1900 archaeology is protected under this legislation.
Auckland Unitary Plan	Auckland's planning rule book, with rules and policies determining what can be built and where.
Cultural Heritage Inventory	A database of heritage places, including archaeological and maritime sites; built and botanical heritage areas and places; and sites of significance to mana whenua. The CHI does not afford formal protection to heritage places.
Earthquake-prone building	If a building is confirmed as earthquake-prone this means that the building, or a part of that building, would likely be impacted by a moderate earthquake. It does not mean that the building is dangerous or unsafe to be in at any other time. A building is deemed earthquake-prone if its seismic strength is assessed as being less than 34% of the design standard for new building in the same location. It would pose a risk to people or other property in a moderate earthquake. Auckland is in a low risk earthquake zone.
Hedonic price modelling	An economic model which identifies how factors affect price. Regarding house prices, it assumes that the price of a house is determined by the characteristics of the house, property and surrounding environment (of which heritage protection is but one factor). A price premium can be calculated which identifies what effect a factor makes on house prices, all else being equal.
Heritage New Zealand Pouhere Taonga listed places	The Heritage New Zealand Pouhere Taonga List is divided into five types: <ul style="list-style-type: none"> • Historic Places – such as archaeological sites, buildings, memorials <ul style="list-style-type: none"> – Category 1 historic places are of special or outstanding historical or cultural significance or value – Category 2 historic places are of historical or cultural significance or value • Historic Areas – groups of related historic places such as a geographical area with a number of properties or sites, a heritage precinct or a historical and cultural area • Wāhi Tūpuna – places important to Māori for ancestral significance and associated cultural and traditional values • Wāhi Tapu – places sacred to Māori in the traditional, spiritual, religious, ritual or mythological sense such as maunga tapu, urupā, funerary sites and punawai • Wāhi Tapu Areas – areas that contain one or more wāhi tapu.

Heritage values

In the Auckland Unitary Plan, heritage places are assessed against eight criteria to determine whether they are significant enough to be protected:

1. Historic – the place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.
2. Social – the place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.
3. Mana whenua – the place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.
4. Knowledge – the place has potential to provide knowledge through archaeological or other scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.
5. Technology – the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.
6. Physical attributes – the place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder
7. Aesthetic – the place is notable or distinctive for its aesthetic, visual, or landmark qualities.
8. Context – the place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

Protected heritage places and other protected heritage places

For the purposes of this document, protected heritage places are those places which are scheduled as historic heritage in the Auckland Unitary Plan (Schedule 14.1 and 14.2).

The Resource Management Act (1991) defines historic heritage as 'natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures.' These places are required to be protected as a 'matter of national importance'. Examples include: individual/groups of buildings, structures, and monuments; archaeological sites and features; sacred places; streetscapes; and gardens and plantings.

Historic heritage is often categorised into built heritage (buildings or structures) and cultural heritage (non-built heritage, such as archaeology).

Other protected heritage places include other places, features and areas scheduled in the Auckland Unitary Plan, including:

Notable trees – Individual trees and groups of trees that are considered to be among the most significant trees in Auckland. Many of these will have historical values. These are listed in Schedule 10 in the Auckland Unitary Plan.

Sites and Places of Significance for Mana Whenua – have tangible and intangible cultural values for mana whenua in association with historic events, occupation and cultural activities. Mana whenua values are not necessarily associated with archaeology, particularly within the highly modified urban landscape where the tangible values may have been destroyed or significantly modified. These are listed in Schedule 12 in the Auckland Unitary Plan.

Special Character Area – Residential and business areas identified as having collective and cohesive values. These are often streetscapes which have intact groups of buildings with a similar ages, design and construction. They are listed in Schedule 15 in the Auckland Unitary Plan.



Cover image: View of Auckland taken from Maungawhau (Mt Eden)

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