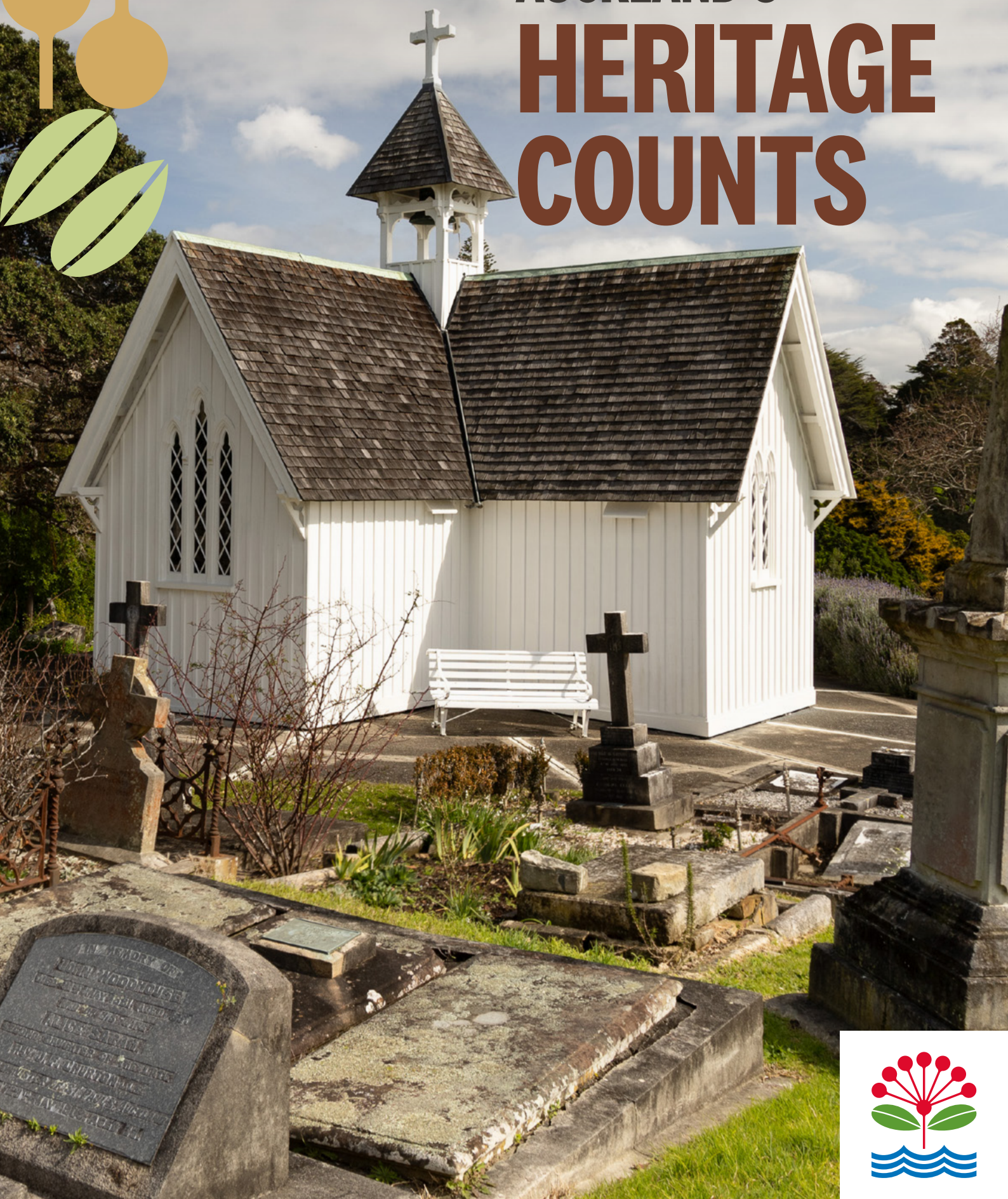
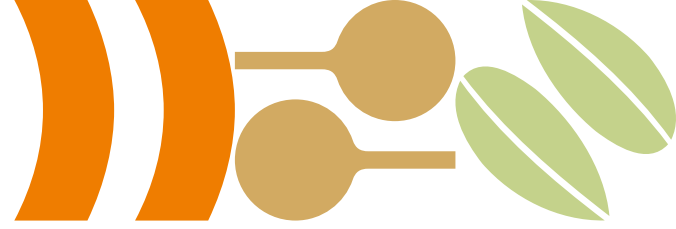


Ka Whai Take Ngā Taonga
Tuku Iho o Tāmaki Makaurau 2024

AUCKLAND'S HERITAGE COUNTS





Tirohanga whānui

Overview

Welcome to the 2024 edition of Auckland's Heritage Counts.

Established in 2018, **Auckland's Heritage Counts** became New Zealand's very first programme of work systematically collecting statistics and research relating to the public value of heritage.

Since then, a report has been published every year. Past research summarised in these reports has included:

- Price effects of heritage designation (2018) – economic analysis
- The contributions and motivations of historical societies (2019) – master's student research
- Impacts of operating/owning businesses in Karangahape Road Historic Heritage Area (2019) – master's student research

- A survey of Aucklanders' attitudes towards heritage (2019) – over 2,000 Aucklanders surveyed as part of the Auckland Council People's Panel
- Heritage and wedding venues (2020) – master's student research
- The impact on COVID-19 lockdowns on heritage attractions (2021)
- Heritage planning and Chinese communities (2023) – doctoral student research.

This seventh edition adds two further pieces of research to this list:

- The benefits and uniqueness of Auckland's special character (2024) – master's student research
- Heritage as a marketing tool: cases from Auckland (2024) – master's student research.



Image: Mill House (Category B, ID 00235), built 1930. © Rebecca Freeman (Heritage Unit, Auckland Council, 2024)

The aim of Auckland's Heritage Counts is to showcase the extent and variety of Auckland's heritage as well as the social, economic and environmental benefits Aucklanders gain from engagement with Auckland's heritage places.

The term “heritage” can encompass a wide variety of tangible and intangible things (which may or may not be formally protected), including places, amenity, trees, historical sites, archives, museum items, cultural traditions and stories. In this report, “heritage” refers to “significant historic heritage places”, that is, historic heritage places which are protected through the **Auckland Unitary Plan (AUP)**. Where possible, however, the report also includes research and statistics relating to the wider definition of heritage.

Occasionally, heritage can be seen or talked about in a negative light – “heritage is a burden to development”, “Auckland is too young to have any heritage”, “Heritage is not that important”, “Auckland has no important heritage” or “too much heritage is protected”¹. One of the aims of this report is to dispel these kinds of statements and show heritage in a positive light. Here are some of the key positive statements backed up by evidence in this edition of Auckland's Heritage Counts:

- **Significant reminders of Auckland's past are protected for current and future generations.**
- **Auckland has a great variety of heritage places.**
- **Heritage protection only affects a small amount of Auckland's land area.**
- **Heritage places can undergo change, as long as heritage values are protected.**
- **Aucklanders are passionate about heritage.**
- **Heritage provides a sense of place and identity.**
- **Heritage attracts tourists.**
- **Heritage is all around us.**
- **Heritage creates jobs.**
- **Re-using or refurbishing heritage buildings is better for the environment than demolishing and building a new building.**

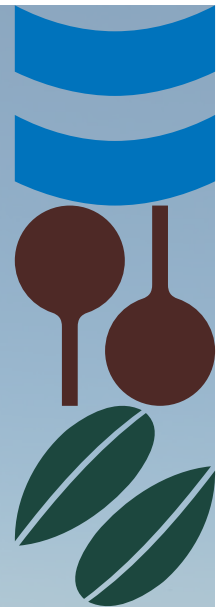
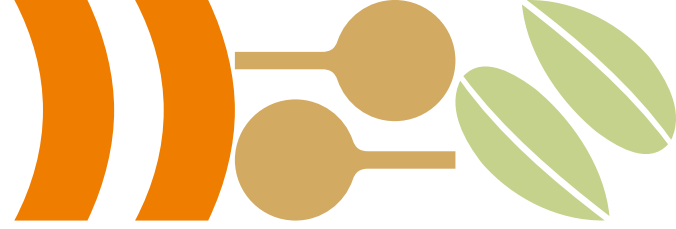


Image: Cornwallis Wharf, Cornwallis (Category B ID 00148). Built 1900. © Rachel Ford (Heritage Unit, Auckland Council, 2024)

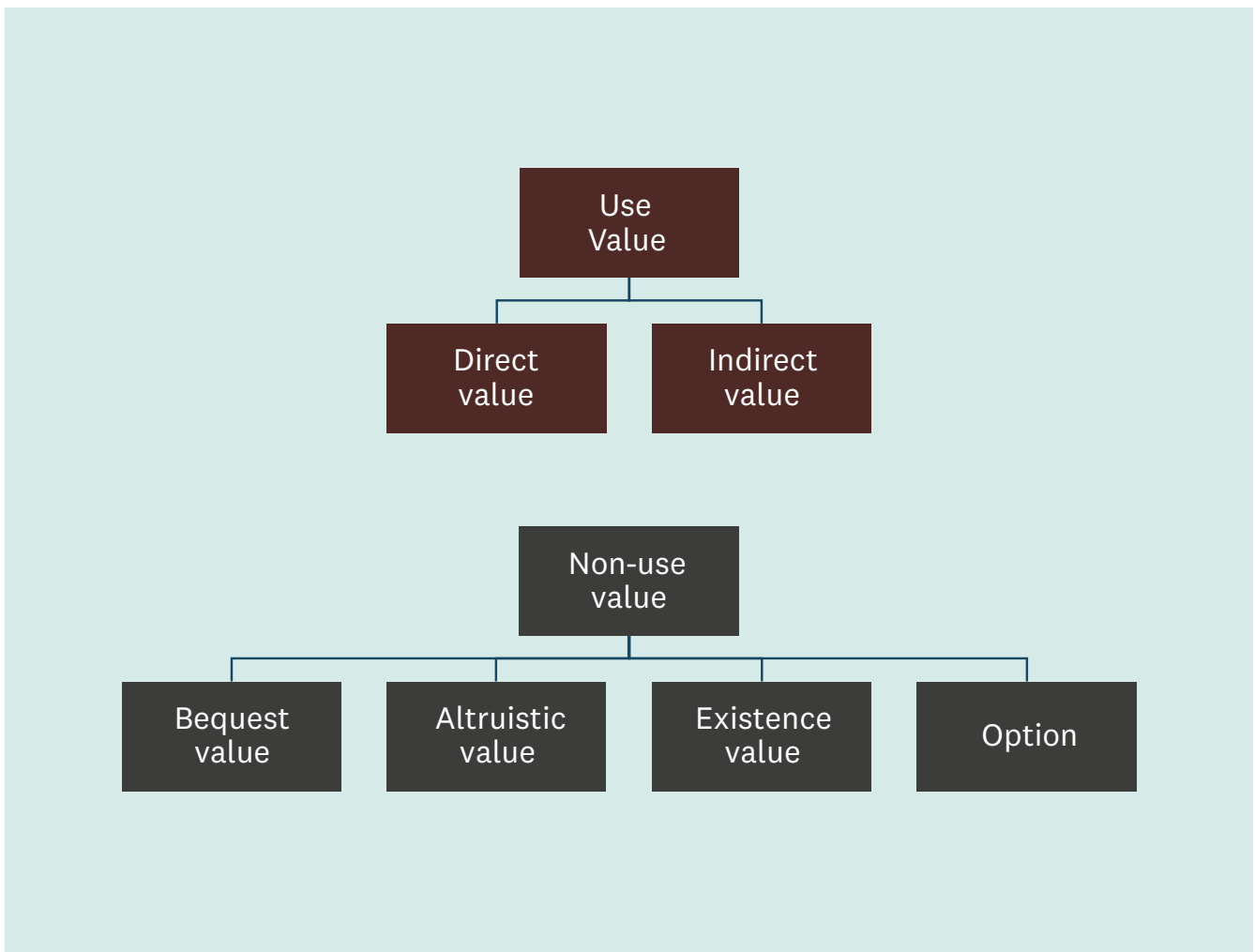
¹ These are real quotes from an Auckland Council People's Panel survey on attitudes towards heritage in 2019.



Heritage values and benefits

The value of heritage is tricky to define. Heritage places do not generate value themselves, but it is how we engage with them and think of them that does. A lot of the time we think about heritage values relating to significance. That is, the heritage values we give to a place, such as those relating to the criteria used in the AUP for historic heritage: historical, social, mana whenua, knowledge, technological, physical attributes, aesthetic and context value. Heritage is protected for these values. However, there are also wider social, economic and environmental values (or benefits) that come from people using, knowing about or engaging with these protected heritage places.

These wider values and public benefits are very difficult to quantify as there are so many ways in which we engage with heritage and do heritage activities. Economists have produced a framework to better understand these values, known as total economic value (TEV). The TEV framework consists of “use” and “non-use” values (shown below) and is useful to show the value of heritage. Use values are divided into direct and indirect value and relate to the current or future use or enjoyment out of heritage, while non-use values are divided into four values and are associated with the continued existence of heritage.



Total economic value framework.

²Historic England (2023). “The Economic Value of the Heritage Sector”, Heritage Counts, accessed [here](#); Clark, K. (2023). Why Heritage? A synthesis of evidence for the social, economic and environmental impacts of cultural heritage, Public Value Consulting, accessed from [here](#).

³Clark, K. (2019). “The shift towards Values in UK Heritage Practice”, in E. Avrami et al., Values in Heritage Management: Emerging Approaches and Research Directions, Los Angeles: Getty Conservation Institute, accessed from [here](#).

As a finite resource, most of the value relating to heritage relates to non-use values. Non-use values are explained in more detail below:

Non-use values⁴

- Altruism value: the value placed on preserving the resource so others can use it now, even when there is no planned or potential use for the person willing to pay. E.g. People value the protection of a heritage place, for others to go to or use.
- Bequest value: the value placed on passing on the resource for the use of future generations. E.g. People value the protection of a heritage place so that future generations can see or use it.
- Existence value: the value placed on knowing that a resource exists, even though no-one may ever use it. E.g. People value knowing that a heritage place is protected.
- Option value: the value of retaining something for future use E.g. people value a heritage place so they have the option of going and seeing it in the future OR people value an archaeological site for the future knowledge it may provide on the past, due to new technologies.

The wider benefits of heritage therefore are not just from the use of heritage but also from non-use values. In fact, an analysis of a selection of New Zealand studies which separated components of total economic value relating to natural resources found that non-use value accounts for far more than use values, with less than 10% of value being associated with direct use value. It is highly likely heritage has a similar proportion of non-use value. It is therefore highly difficult to measure or quantify the value of heritage. The research and statistics covered in Auckland's Heritage Counts goes some way to highlight these values and benefits. However, the statistics and research must be seen as indicators of the public benefit of Auckland's heritage.

This year's edition returns to a longer format like earlier reports, and is organised into five sections:

- What is the extent of Auckland's heritage?
- How is Auckland's heritage cared for?
- What makes Auckland's Special Character special?
- Economic benefits
- Social benefits
- Environmental benefits.

Unless otherwise stated, all the statistics are from an analysis of the AUP Historic Heritage Overlay or from Auckland Council Heritage Unit records.

Dr David Bade

Specialist – Historic Heritage,

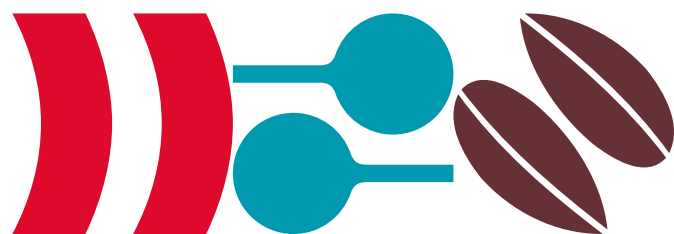
Heritage Unit

Auckland Council

David.Bade@aucklandcouncil.govt.nz

⁴Clough, P. and M. Bealing (2018). *What's the use of non-use value?: Non-Use Values and the Investment Statement*, accessed from [here](#).

⁵Ibid.



What is the extent of Auckland's heritage?

Significant reminders of Auckland's past are protected for current and future generations

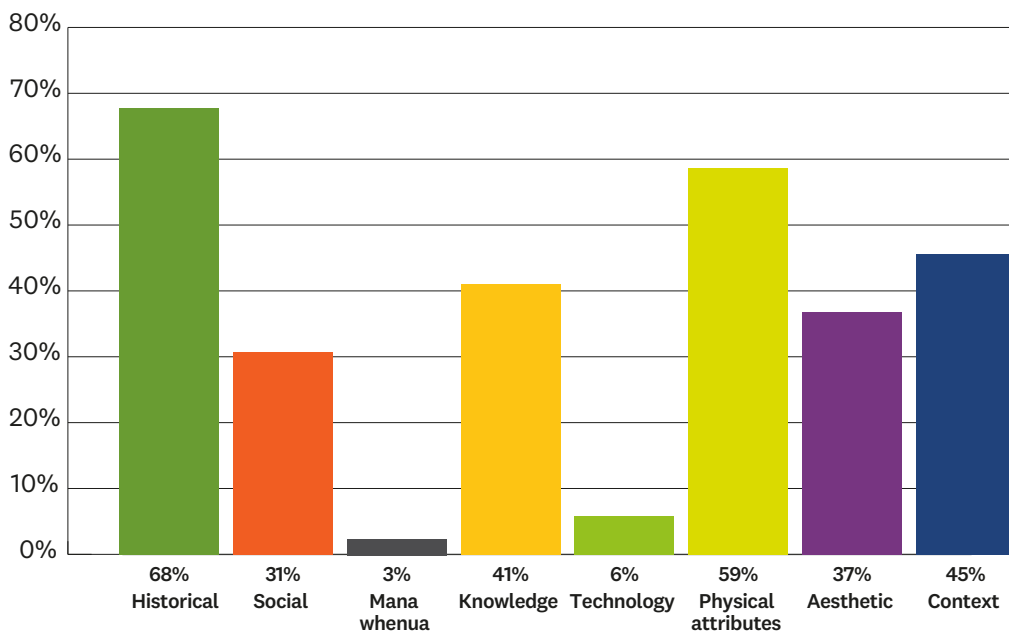
Heritage in Auckland is protected through the **AUP** and the **Hauraki Gulf Islands District Plan** (HGIDP) for present and future generations.⁶

There are **2,459** historic heritage places
and **22** historic heritage areas

(protected for their significant heritage values, such as historical associations, architectural or social values)



Since the AUP became operative in part in November 2016, all new protected heritage places in the AUP Schedule of Historic Heritage have been evaluated to determine whether they meet the threshold for scheduling. An overall assessment is made, and places must have at least considerable values in relation to at least one of the eight criteria listed in the AUP. Most have more than one value (which is why all the percentages of the bar graph below add to more than 100). These places must also have significance to the locality or a greater geographic area.



^{*}Does not include heritage places protected in the HGIDP.

⁶Unless otherwise stated, the following statistics in this section include both the AUP and the HGIDP.

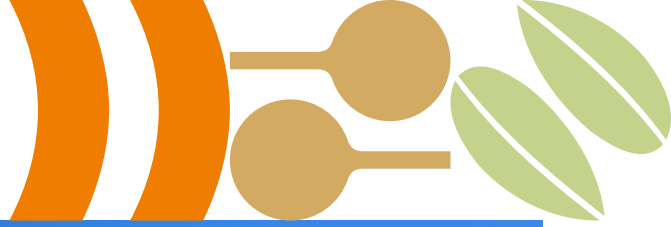


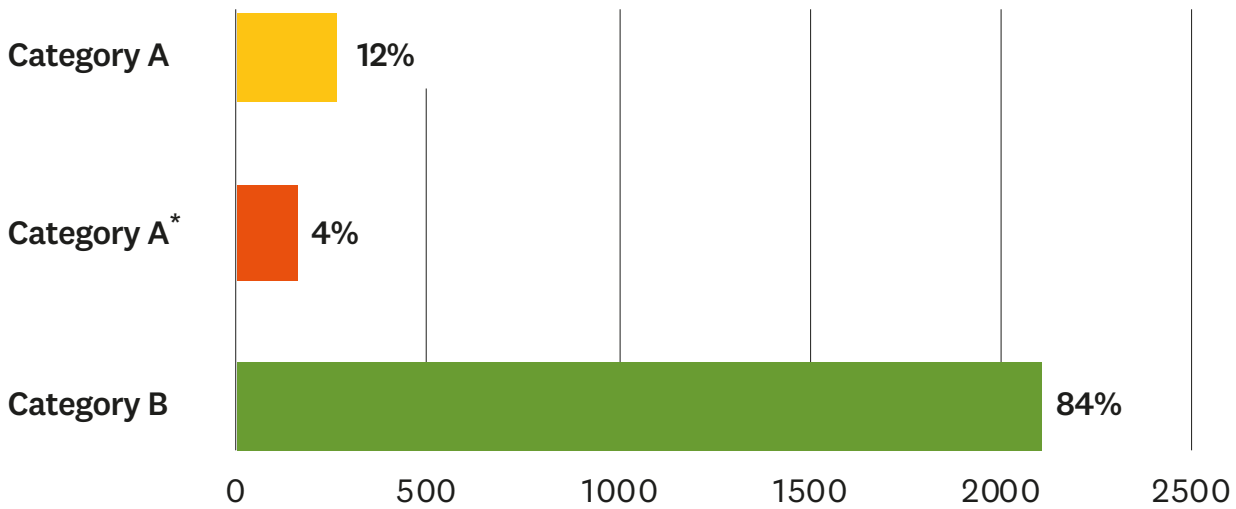
Image: Ceramic House (former), New Lynn, the former headquarters for Crown Lynn and built to house an early computer in the late 1960s © (David Bade, Heritage Unit, Auckland Council, 2020)

Plan change 81: Additions to Schedule 14 Historic Heritage schedule

To add more heritage places in the AUP, a plan change needs to be done. In 2023, 11 new historic heritage places and areas were added to the AUP through Plan Change 81. The decision of independent hearing commissioners supported the addition of four new historic heritage areas in Parkfield Terrace (Grafton), Pūhoi Township, Findlay Street and Hewson Street (Ellerslie) and Jervois Road (Herne Bay). The decision also confirmed the addition of seven individual historic heritage places to the historic heritage schedule. These places range from Ceramic House, the former headquarters of the pottery company that produced the Crown Lynn brand in New Lynn (pictured), to the Wilsons Portland Cement Company dam in Warkworth. The addition of these places and areas to the historic heritage schedule means they will be protected and managed under the provisions of the Auckland Unitary Plan Historic Heritage Overlay. Plan Change 81 will be made operative in November 2024.

Based on the level of values, a heritage place can be scheduled as either a Category A (outstanding value) or a Category B (considerable value) place. Category A* is an interim category of scheduling given to heritage places from former councils which will be re-evaluated to determine their category status (under former councils, some schedules did not have the equivalent rules for A and B scheduled places). Places evaluated to be historic heritage areas are not given an A or B category.

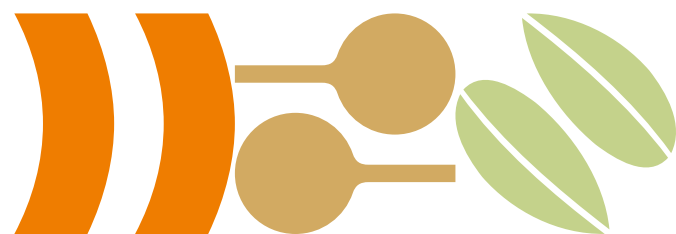
Breakdown of protected heritage place categories



A variety of heritage places are protected in Auckland



*Does not include heritage places protected in the HGIDP.

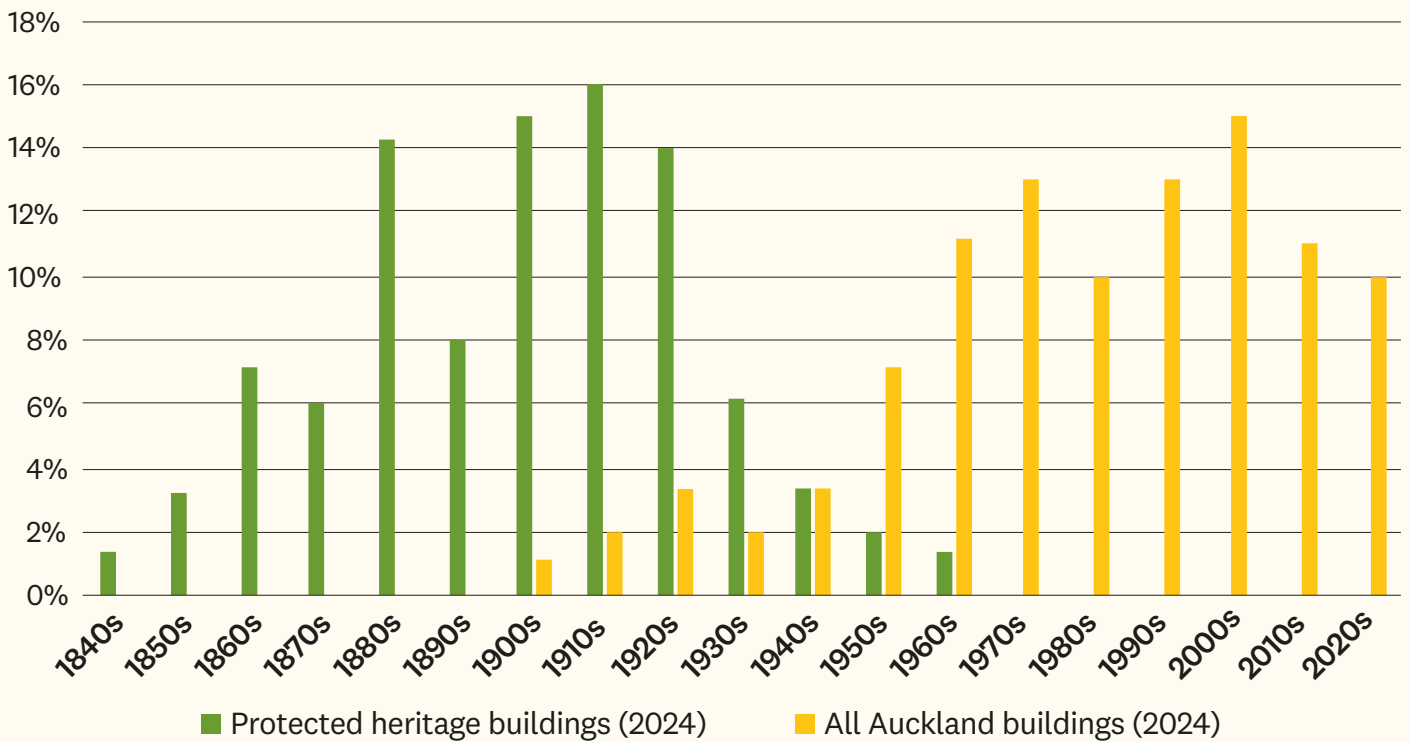




68%

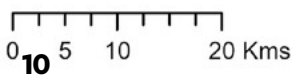
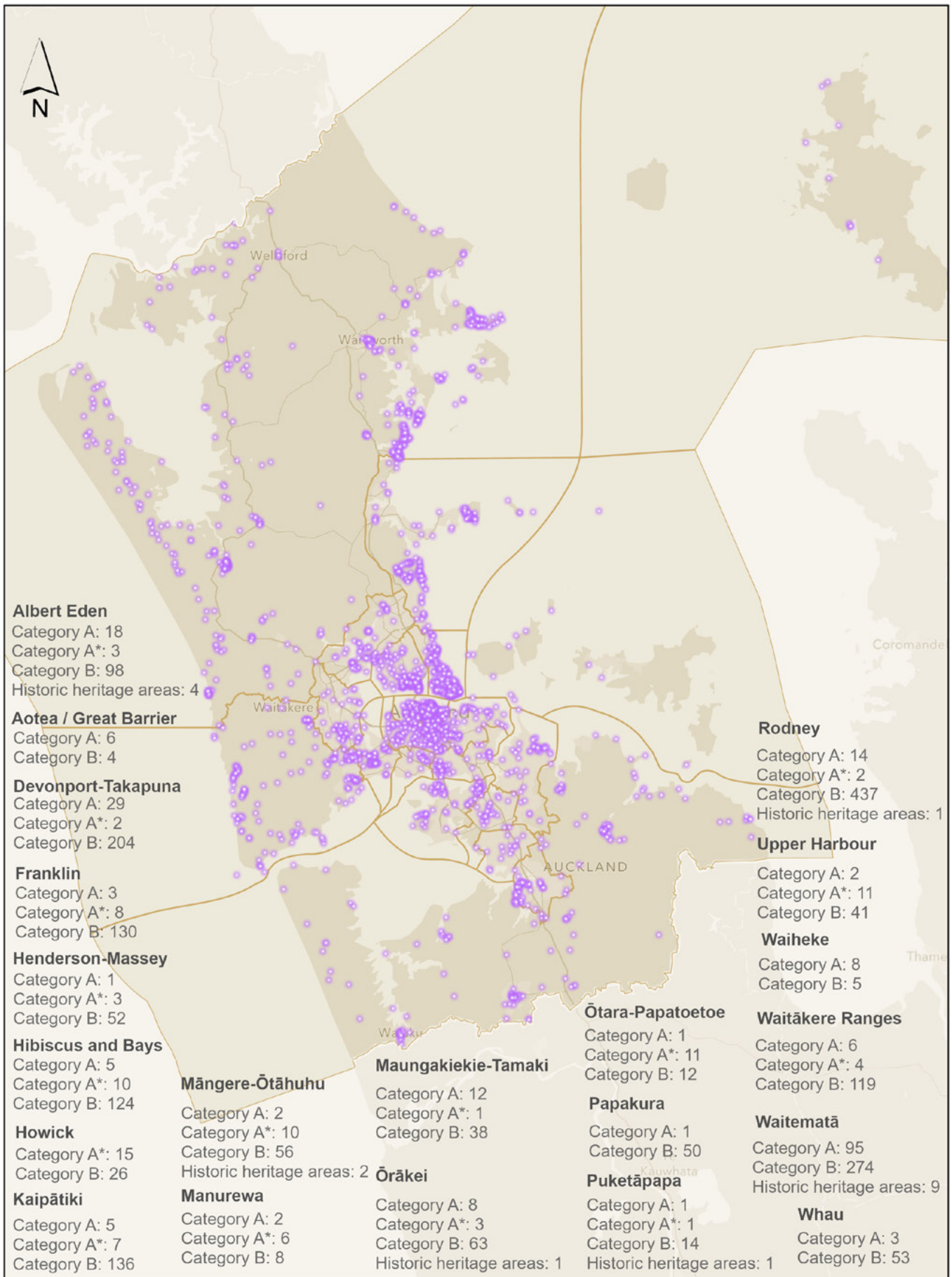
of Auckland's protected heritage buildings were built between the 1880s and 1920s

Breakdown of decade of construction – protected heritage buildings vs all Auckland building stock

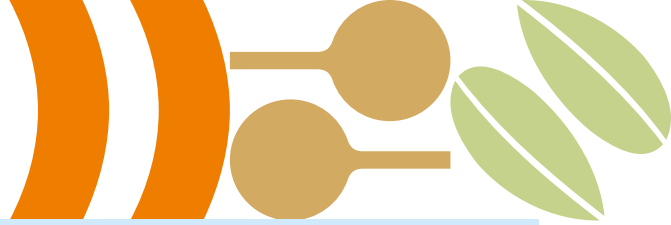


The graph above shows the age range of Auckland's protected heritage buildings compared with all Auckland buildings.⁷ These figures are just for heritage buildings and do not include other heritage such as archaeology which can be a lot older.

⁷ General Auckland building ages sourced from the Auckland Council Rating Valuation July 2024. Historic heritage building ages from an analysis of Schedule 14.1.



Auckland's Protected Heritage by Local Board (2024)



79%

of Aucklanders live within 1km of a protected heritage place

40%

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



Find your local heritage place [here!](#)



There are

1.45

protected heritage places per 1000 people in Auckland



There are

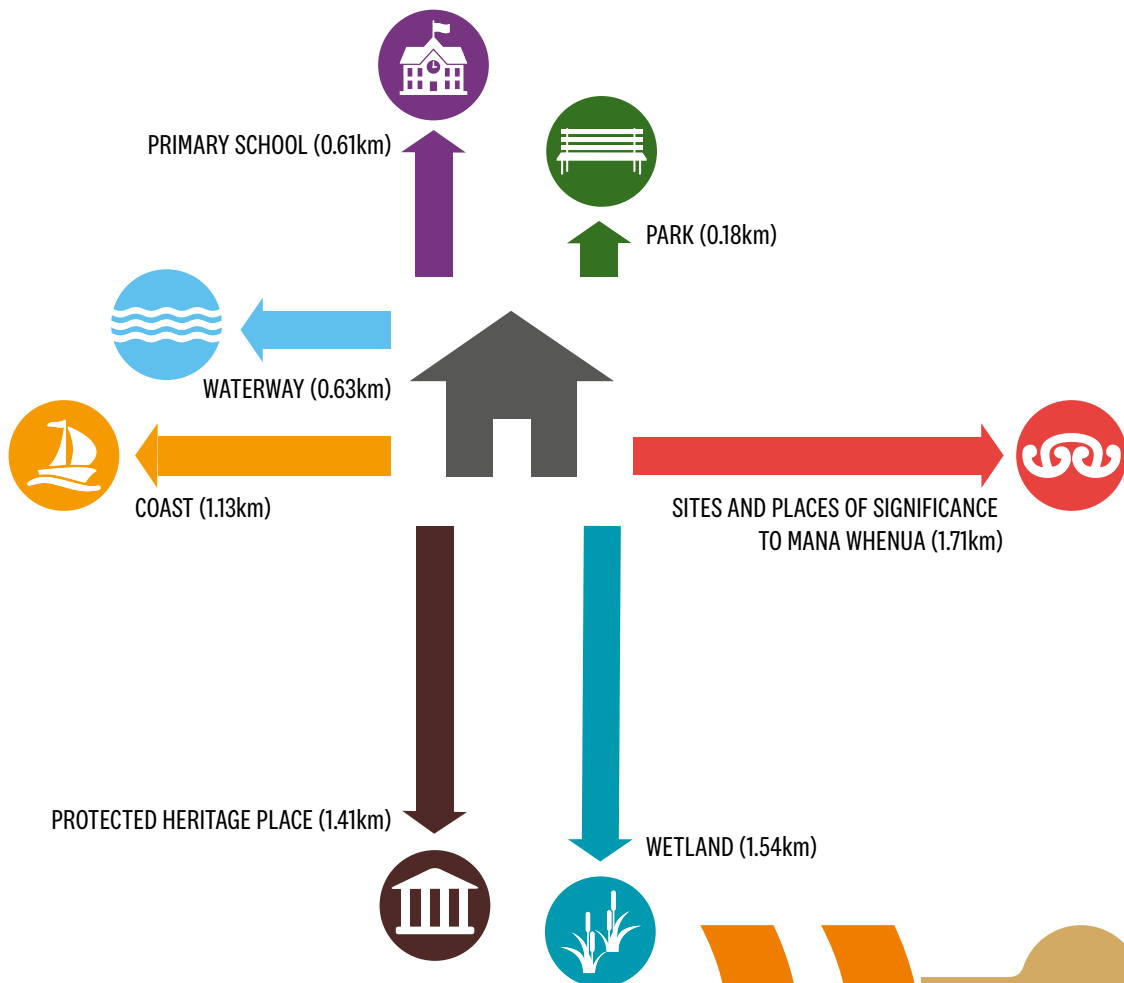
0.50

protected heritage places per square kilometre in Auckland

Breakdown of protected heritage places by areas



Average distance from an Auckland property to an amenity/feature (km)



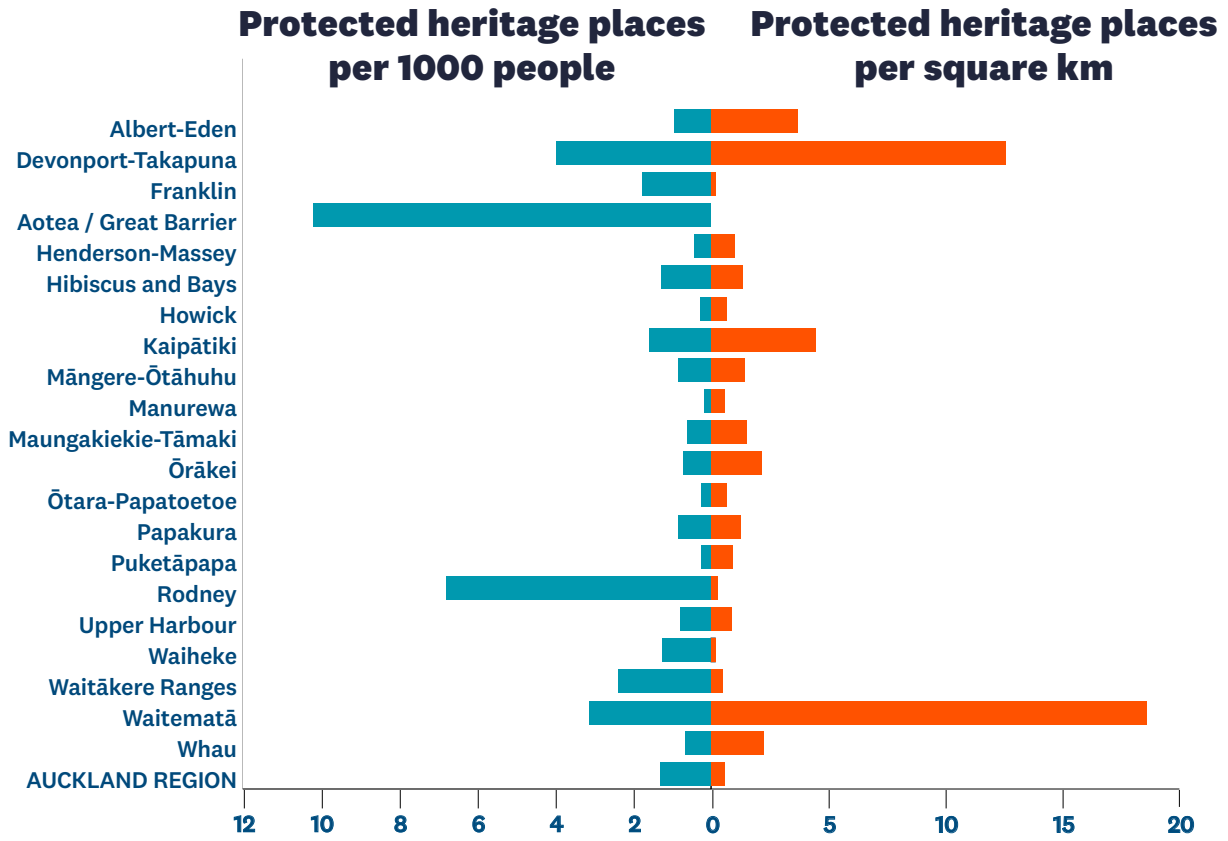
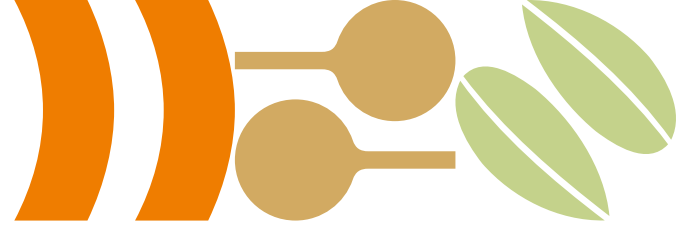


Image: Alverstone/Windsor Towers (Category B, ID 01989), built 1928/29, also within the Princes Street Historic Heritage Area © Marguerite Hill (Heritage Unit, Auckland Council, 2024)

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

0.47%

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

0.88%

of property parcels in Auckland are protected for historic heritage values

Comparisons with other cities:

0.88%

of Wellington's land area is protected for its historic heritage values

0.60%

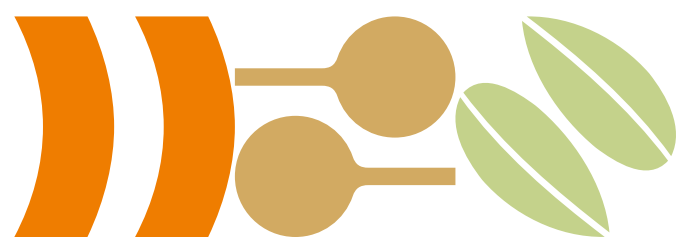
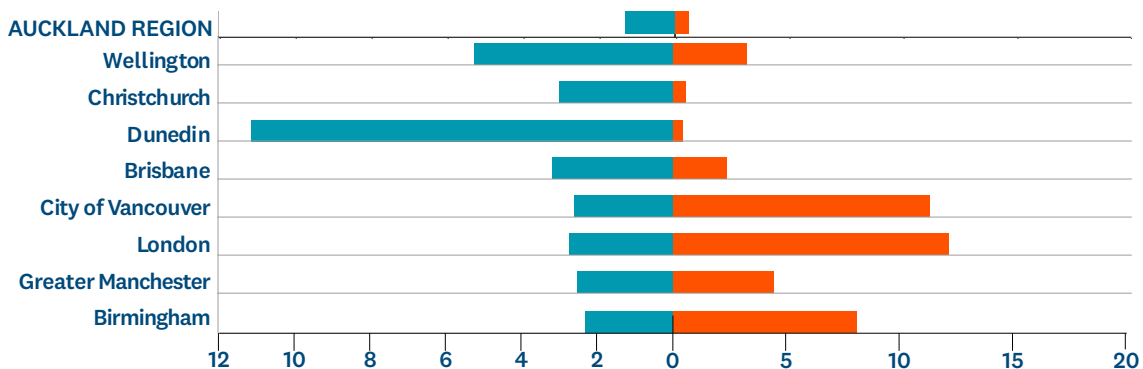
of Christchurch's land area is protected for its historic heritage values

0.80%

of Dunedin's urban land area is protected for its historic heritage values

Protected heritage places per 1000 people

Protected heritage places per square km





Mana whenua indicators

Mana whenua have a special relationship with their heritage which is provided for in Te Tiriti o Waitangi (the Treaty of Waitangi) and is a matter of national importance reflected in numerous statutes and policies.

Māori heritage can be defined as the totality of natural resources, customs, tikanga, mātauranga, te reo, arts, places, sites, landscapes, artefacts, traditions and kōrero that is inherited by past generations and passed forward to future generations. Māori heritage can be both tangible and intangible and is a living link to tupuna, atua, identity, spiritual and physical wellbeing.

In Tāmaki Makaurau Auckland, there is significant provision for Māori heritage within the AUP and the HGIDP across a wide variety of resources. However, despite these provisions, Māori heritage has not been well valued and/or acknowledged. It has suffered high levels of historic loss due to development and urbanisation and what is left is in a degraded condition. Inadequate monitoring has meant there are gaps in the knowledge of rates and coverage of loss. It is estimated that less than one per cent of Māori cultural heritage places have formal protection and/or acknowledgment.

In 2014, Auckland Council initiated a Māori Cultural Heritage Programme (MCHP) in collaboration with the 20 mana whenua entities in the Auckland region to improve the understanding and protection of Māori cultural heritage within the region. Since then, 30 sites were added to Schedule 12 Sites and Places of Significance to Mana Whenua (SSMW) of the AUP through Plan Change 22 in 2021 and four Māori Heritage sites were added to the HGIDP on Waiheke Island. A further plan change was notified on 23 May 2024 to introduce nine SSMW to Schedule 12, and a Plan Modification to the HGIDP was notified at the same time to add five Māori Heritage Sites to Aotea / Great Barrier Island.

The following statistics show how mana whenua heritage is protected.

Auckland Unitary Plan (AUP)



105

sites and places of significance to mana whenua are protected in Schedule 12 (including some still subject to approval from the Minister of Conservation).



595

heritage places in Schedule 14.1 are identified as having significance or interest to mana whenua.



78

places in Schedule 14.1 are scheduled for criterion 'C' (mana whenua) reasons.



13

places in Schedule 6 (Outstanding Natural Features) are scheduled with criterion 'K' (the importance of the feature or site to mana whenua).

Other Māori cultural heritage statistics

- 28% of the Historic Heritage Schedule in the AUP relates to Māori-origin archaeology.
- 124 places in Schedule 1a of the HGIDP (Schedule of archaeological sites – inner islands) relating to Māori-origin archaeology.
- 4 places in Schedule 1f (Schedule of Māori heritage sites inner islands) of the HGIDP.
- 0 places in Schedule 2f (Schedule of Māori heritage sites - outer islands).
- 14 maunga under the co-management of the Tūpuna Maunga Authority.
- 4 wāhi tapu, 3 wāhi tapu areas and 1 wāhi tūpuna/tipuna listed in the Heritage New Zealand Pouhere Taonga List.
- 5 motu in Ngā mana whenua o Tāmaki Makaurau Collective Redress Act (NMWOTMCRA).



A villa on Burnley Terrace (protected as part of a special character area as well as a historic heritage area.) © Auckland Council

Other features and areas with historic value are also around us

In addition to historic heritage places, there are other features and areas protected in the AUP that have some historical values, including:



50

special character areas
(groups of properties managed for their collective and cohesive values)³



Approximately
2,900

individual and groups of notable trees, many of which have historical values⁴

³ Managed in the Special Character Schedule 15 (AUP - operative in part).

⁴ Protected in the Notable Trees Schedule 10 (AUP operative in part). There are 207 notable trees within the historic heritage overlay, and 596 within special character areas.

0.32%

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

5%

of property parcels in Auckland are protected for special character values

The **New Zealand Archaeological Association** records archaeological sites across Auckland. There are 12,055 archaeological sites and 369 archaeological areas in Auckland recorded on archsite.org.nz. The NZAA database does not afford protection to archaeological sites and does not always correlate to the historic heritage schedule in the AUP. The records are used for research and site management purposes. If archaeological sites are pre-1900 they are protected under the New Zealand Heritage Pouhere Toanga Act.

How is Auckland's heritage cared for?

Heritage resource consents

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

The following statistics break down resource consent applications by the type of item/place since the AUP became operative in part (November 2016 – October 2023).

Number of resource consents

All resource consents	49,420	
Special character areas	2,157	(4.4% of all consents)
Historic heritage	595	(1.2% of all consents)
Notable trees	435	(0.9% of all consents)
Sites and places of significance to mana whenua	48	(0.1% of all consents)

Proportion of resource consents granted

Note: the proposal submitted and the proposal finally granted may differ.



99.7%
Historic heritage

99.9%
Special character

99.5%
Notable trees

100%
Sites and places of significance to mana whenua

99.9%
All resource consents

Image: Smooth barked apple tree (Notable Tree, ID 1811) © Rachel Ford (Heritage Unit, Auckland Council, 2024)



Image: Restoration of the former Sandspit School, Sandspit. Built in the 1880s. © Richard Bland (Heritage Unit, Auckland Council, 2024)

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

40%

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

74%

of protected heritage places are on private land

34%



of protected heritage buildings have their interiors protected (and subject to rules in the AUP). The rest only have their exterior protected.

Heritage New Zealand listed heritage places

Heritage New Zealand Pouhere Taonga (HNZPT)

(the national heritage agency) maintains a list of heritage places (Rārangi Kōrero), identifying and providing information on significant heritage places throughout New Zealand. Being on this list does not mean protection, but most places (89%) listed by HNZPT in Auckland are protected in the AUP. Here is a breakdown of the list for Auckland:

There are **167** Category 1 listed heritage places (**99%** protected by the AUP).

There are **381** Category 2 listed heritage places (**85%** protected by the AUP).

There are **11** listed historic areas (**73%** protected by the AUP).

There are **4** wāhi tapu (**100%** protected by the AUP).

There are **3** wāhi tapu areas (**33%** protected by the AUP).

There is **1** Wahi Tupuna/Tipuna (**0%** protected by the AUP). Search the list [here](#).

There are also 34 private properties in Auckland that are protected under HNZPT covenants. These are binding agreements entered into on a voluntary basis by a property owner for the purpose of protecting and conserving a historic place.

Archaeological Authorities

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of HNZPT. Sites do not need to be recorded or protected to be subject to this part of the Act. If you wish to do any work that may affect an archaeological site you must obtain an authority from HNZPT before you begin. For the purposes of this Act, an archaeological site is defined as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity. For more information, [see here](#).

When an authority is applied for, HNZPT have five working days to determine whether the application is complete (with all of the required information present). If it is complete, it is accepted, and if it is incomplete, it is returned.

Once it has been returned, the HNZPT archaeologist informs the applicant of what was missing/incomplete so they have the opportunity to amend and reapply.

There are four types of archaeological authorities:

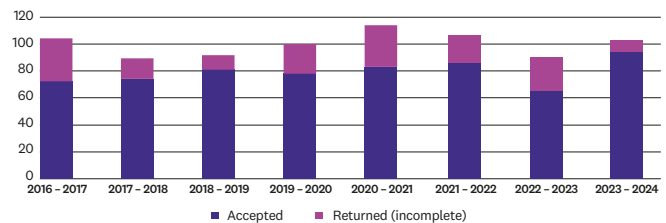
General – activities that will or may modify or destroy the whole or any part of a site or sites within a specified area of land.

Minor effects – where the effect on the archaeological site will be no more than minor.

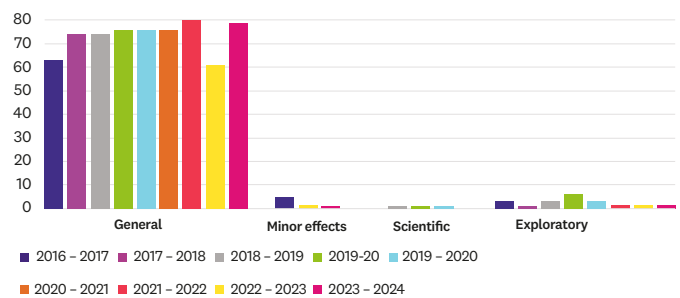
Scientific – to carry out a scientific investigation. For example, for research purposes.

Exploratory investigation – an exploratory investigation could be utilised to determine the nature and/or extent of a site to inform development and/or appropriate outcomes (such as to facilitate avoidance and protection).

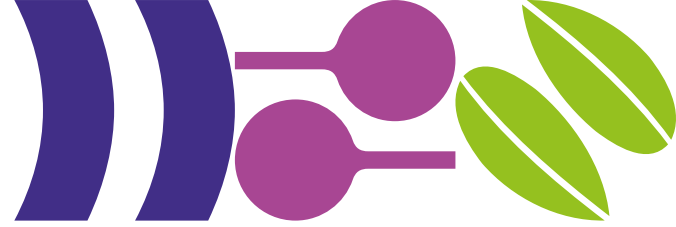
Heritage authority applications for Auckland



Type of HNZPT applications processed in Auckland



Although these statistics are not separated into known and potential sites, a number of authorities relate specifically to the potential for unidentified sites, where known sites have been identified and avoided but the potential exists for associated unidentified extents or additional features to be affected. HNZPT is unable to require an exploratory investigation to inform these processes, but they do promote exploratory investigation, in certain circumstances, as best practice.

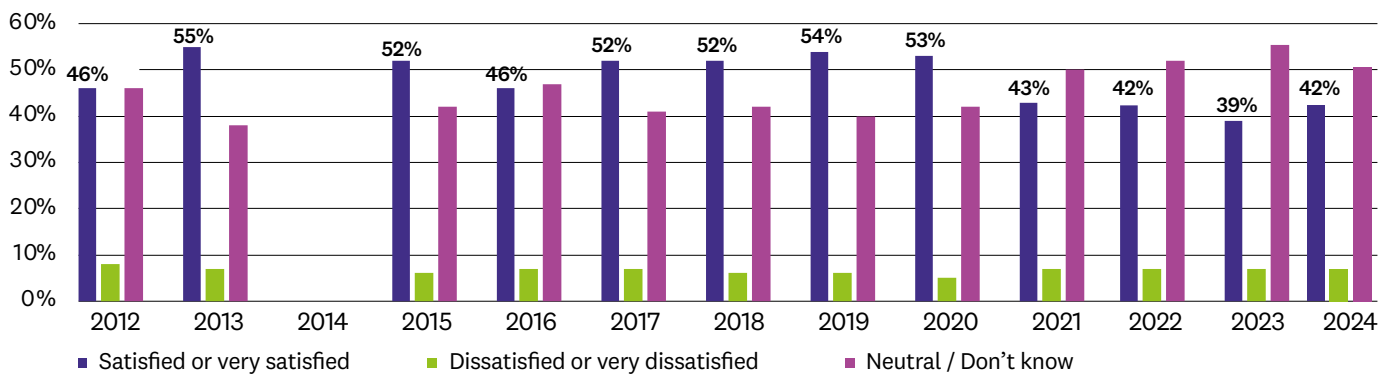


Aucklanders are generally satisfied with the overall management of heritage in Auckland



Since 2012, around half of all surveyed Aucklanders have remained satisfied with the overall management of heritage in Auckland⁵

Community satisfaction



⁵ Auckland Residents Survey 2012 – 2020. This survey was not carried out in 2014. The sample size each year is approximately 4,000 people.



Image: Motukorea (Browns Island), Hauraki Gulf. An archaeological landscape of Māori and European origin. Photo taken looking towards “Motukorea stone working area/midden R11_565” (Category A, ID 02180). © Emma Rush (Heritage Unit, Auckland Council, 2024)

Heritage grants

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

Between 2015 and 2024

171 Auckland Council Local Board Heritage grants were awarded totalling \$683,805

Auckland Council Regional Historic Heritage Grants

Between 2015 and 2024

154 Auckland Council Regional Heritage grants were awarded totalling \$1,356,511

Lottery Environment and Heritage Fund

Between 2015 and 2024

49 Lottery Environment and Heritage Fund grants were awarded totalling \$12,345,819

Foundation North Grants

Between 2015 and 2024

72 Foundation North grants were awarded totalling \$3,447,952

Heritage New Zealand Grants

Between 2015 and 2023

19 National Heritage Preservation Incentive Fund grants (administered by Heritage New Zealand Pouhere Taonga) were awarded totalling \$815,200

Heritage EQUIP Grants

Between 2015 and 2021

6 Heritage EQUIP grants were awarded totalling \$2,214,678 (this fund no longer exists)



Image: Officers Mess (at Whenuapai Air Base) (Category B, ID 00232), built in 1939/40. © Rebecca Freeman (Heritage Unit, Auckland Council, 2024)

Research: What's special about Auckland's Special Character Areas?

This section summarises a report written by Joshua Howie, a postgraduate student at the University of Auckland (Masters in Architecture and Heritage Conservation) on Auckland's Special Character Areas (SCAs).

The report was commissioned by the Auckland branch of the New Zealand Founders Society.

The scope of this project was to:

- review existing literature on Auckland's SCAs
- identify the advantages and importance of such systems, and
- compare the contents of the SCAs to international instances of equivalent urban fabric.

For more detail, see the full report here: charactercoalition.org.nz/aucklands-special-character-areas.



Image: Ireland Street, Ponsonby, in the Isthmus A Special Character Area. © David Bade (Heritage Unit, Auckland Council, 2024)

The nature and location of special character areas in Auckland

At the most basic level, SCAs are an overlay mechanism used by Auckland Council to “retain and manage”⁸ specific demarcated areas of the city’s special character. Though linked to the practice of conservation of historic built heritage and understood to be part of historic heritage by the public, section 7c of the 1991 Resource Management Act categorises special character as ‘amenity’, distinct from historic heritage. The sum of many parts, the Resource Management Act defines amenity as “those natural or physical qualities and characteristics that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.” So, what is special character if not heritage? Auckland’s Unitary Plan further clarifies special character as, “collective and cohesive values, importance, relevance and interest” embodied by specific neighbourhoods of the city.

Contemporary Auckland is well-known for its ‘old’ timber architecture and urban fabric, comprising the cottage, villa, transitional villa and bungalow typologies, constructed on quarter acre lots in the first layers of Auckland’s urbanism beginning with initial suburban expansion in the 1870s (in the form of walking suburbs) and the concluding around 1940 as the impact of the second world war on New Zealand increased (these later layers enabled by the tram network and later, automobiles). These typologies feature prominently within the SCA system, contributing 71% of the total buildings within Auckland’s SCAs, concentrated in SCAs closer to the CBD – namely Isthmus A, B and C.

Nevertheless, Auckland’s 50 SCAs encompass a broad variety of eras, styles, materials and building uses from the city’s history, covering a total of 21,280 property parcels and a total land area of 14.8 km² (occupying just under 2.6% of the city’s urbanised area, and 0.3% of the Auckland Unitary Authority’s total land area). Auckland’s first two SCAs were implemented in the 1978 Auckland District Scheme, one in a demarcated business area around Vulcan Lane and High Street in the central city (mainly comprising masonry buildings), and the other in the 19th century near the western suburbs of Freemans Bay, Ponsonby and St Mary’s Bay (then known as the Residential A zone, mainly comprising timber villas and cottages). Coinciding with growing national and

global consciousness around built heritage conservation, legacy councils of the Auckland region implemented SCAs independently in varying degrees, which were maintained following Auckland’s 2010 amalgamation. The Auckland Unitary Plan (which first became operative in part in 2016) manages special character largely in the same manner as Auckland City Council did.

Advantages of Special Character Areas and similar systems across the world

Economic benefits

- Auckland’s SCAs have been consistently found to positively impact both property values and sale prices. David Bade et al. found houses located within SCAs had a 4.3% price premium over non-SCA houses sold in Auckland over a 10-year period between 2006 and 2016 (all being equal), suggesting that special character amenity and its preservation are attractive for home buyers.⁹
- Rossiter and Gu studied the impact of SCAs on general property values in the central suburbs of Freemans Bay and Onehunga. Taking into consideration specific housing and neighbourhood characteristics and employing a larger sample size not limited to houses that had been sold, they found SCA designated houses in Freemans Bay and Onehunga to be 33% and be 9% greater in value respectively than their respective non-designated counterparts. This contextualises previous estimates as rather conservative. Given that both study areas included significant areas with and without SCA designation, Rossiter and Gu were also able to identify a positive effect of designated areas of special character on adjacent blocks and streets.¹⁰
- Limited but definitive positive spillover to property prices in adjacent areas was also recorded in D Bade et al.’s study. Additionally, this trend is reflected in studies of England’s conservation districts. ‘Heritage effect’ in England is transferrable as ‘character effect’ in New Zealand. It is likely that prospective buyers of a designated special character area home will feel less like restrictions are a disadvantage where their neighbours also have restrictions.

Social benefits

- A London study found “green and peaceful residential environments” to be a desirable feature consistently listed by residents in every conservation area they studied, “no matter their location, level of deprivation or property premium.”¹¹ Residents of high deprivation conservation areas in central London noted despite crime and drug use, they felt very connected to their communities both spatially and socially.
- There are some common traits associated with conservation areas overseas that apply to Auckland's SCAs too. Streetscape, green space, and consistent character all provide a sense of calm that many people surveyed attested to.

Environmental benefits

- A 2011 survey by the United States by Preservation Green Lab of the National Trust for Historic Preservation, found that building reuse “almost always yields fewer environmental impacts than new construction when comparing buildings of similar size and functionality.”¹² Indeed, in the US cities of Portland, Oregon and Chicago, Illinois, they found reused single family homes had reduced climate change impacts when compared to equivalent new builds, by 7% and 10% respectively.¹³ New building construction is a costly process with regards to the environment. In Chicago and Portland, they estimate it would take 38 years and 50 years respectively for new energy efficient houses to overcome the carbon expended in their construction alone and begin to have a positive climate impact.

⁸Auckland Council, Auckland Unitary Plan Operative in part – D18 Special Character Areas Overlay – Residential and Business, 1. https://unitaryplan.aucklandcouncil.govt.nz/pages/plan/Book.aspx?exhibit=AucklandUnitaryPlan_Print.

⁹Bade, David, Jose Gabriel Castillo, Mario Andres Fernandez, and Joseph Aguilar-Bohorquez. “The price premium of heritage in the housing market: evidence from Auckland, New Zealand.” Land Use Policy 99, (2020). <https://doi.org/10.1016/j.landusepol.2020.105042>

¹⁰Rossiter, Lucy, and Kai Gu. “The Impact of Special Character Areas on Property Values and Homeowners’ Experiences: Cases from Auckland, New Zealand.” Land 12, no. 6 (2023): 1181. <https://doi.org/10.3390/land12061181>.

¹¹Gabriel M. Ahlfeldt, Nancy Holman and Nicolai Wendland, An assessment of the effects of conservation areas on value (commissioned by English Heritage, London: London School of Economics, 2012), 12.

¹²Preservation Green Lab, The Greenest Building: Quantifying the Environmental Value of Building Reuse (Washington DC: National Trust for Historic Preservation, 2011), 64.

¹³Preservation Green Lab, The Greenest Building, 84.

International comparisons

Methodology

I began my investigation broadly, by looking into urban settlements across the Americas, Afro-Eurasia and Oceania that I knew contained areas of timber urban fabric, ornate or otherwise, from the late 19th and early 20th centuries. From here, I expanded, using a combination of internet searching (with particular reference to Encyclopaedia Britannica, local blogs, and local and national government websites) and direct observation via Google Earth and its Street View feature. Following this method iteratively, each location building on the last, I completed a surface survey of the globe. I concluded my broad investigation by contacting heritage or local government representatives, as well as members of local independent historic or architecture societies, from those cities which faced similar architectural and urban selection pressures to Auckland during the late 19th and early 20th century (be it local weather conditions, availability of materials, regional and global architectural trends and/or European colonial influence, as well as degree of isolation, especially in the case of former colonial cities). In total, 27 people were contacted for 19 different urban areas, ranging from the remote colonial settlements of Jamestown, Saint Helena (United Kingdom) and Kingston, Norfolk Island (Australia), the Caribbean timber urbanism of Paramaribo, Suriname and Belize City, Belize, the urban character of San Francisco, New England and the Midwestern United States, timber vernacular in northeastern Europe centered around the Baltic in Vilnius and Riga, as well as Australia and the United Kingdom.

Auckland's urban character compared:

In an extensive survey of urban areas with fabric of a similar age, density and materiality to Auckland's SCAs, no direct equivalent was found anywhere in the world.

While it was highly informative to look beyond the Anglosphere, it is nevertheless impossible to deny that British colonial settlements constructed during the late Victorian and Edwardian eras across the world exhibit common characteristics in their architecture and broader urban fabric. This is certainly the case in Australasia, where the foundational influence of 18th century single or dual-room settler cottages remains clear beneath applied Victorian flamboyance and evolved planning articulation.

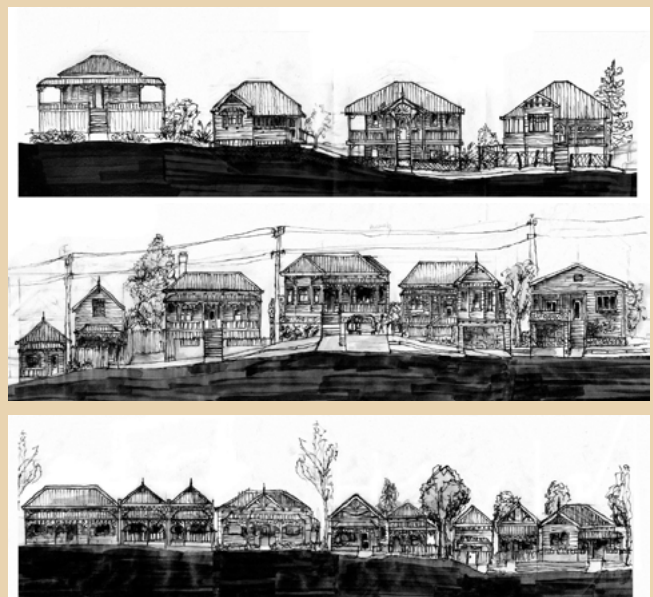
On careful inspection, however, there are clear regional differences on either side of the Tasman. While local kauri timber is the dominant construction material for these buildings in New Zealand, Australia has far more material variation in its houses, favouring stone and brick masonry during this era. There are two notable exceptions which share identifiably similar design language to Auckland's special character and timber construction: Brisbane and Melbourne. Additionally, I identified two areas of the US which embody less obvious similarities to Auckland's special character: urban Massachusetts and Chicagoland.

Brisbane, Australia

- Although a direct quantitative comparison of Auckland and Brisbane is not possible (due to a lack of data for Brisbane's character areas), through visual surveys via Google Earth satellite images and street view, clear distinctions between the quality of this character emerge. While the character of these two cities share similar architectural details, materiality, and age, Brisbane is far more varied, with lower quality of character retained.

Melbourne, Australia

- While timber defines the special character of Auckland, and plays an undeniable role in Brisbane, it generally took a backseat to brick and stone masonry throughout greater Melbourne during this era. Across the central suburbs, what are essentially rows of brick villas can be identified, with timber buildings dotted throughout, resulting in few true comparisons to Auckland's uninterrupted timber urban character.



Drawn comparison of streetscapes: Brisbane (top) Auckland (middle) and Melbourne (bottom) (drawn by Joshua Howie).

Chicago, United States of America (USA)

- Chicago's collection of Victorian and Edwardian timber workers cottages is vast, and similar to Auckland's vernacular timber architecture of the same era. However, the continued existence of Chicago's timber cottages is not guaranteed. Currently there are no character or heritage overlay mechanisms that acknowledge this kind of urban character, and their numbers are in steady decline as the city is redeveloped.

New Orleans, USA

- Just northwest of the French quarter of New Orleans, Louisiana, in the Tremé and Bayou St. John neighbourhoods, are rows and rows of weatherboarded timber "shotgun" houses from the late Victorian era. These houses feature similar turned and carved timber ornamentation to Auckland's villas and cottages, but their dimensioning is very different. Long and narrow in plan, these houses are characterised by their lack of corridors, instead comprising compact rooms placed in series. Unfortunately this unique urban character is even less documented than Chicago's workers cottages, and have no special character or heritage designation.

Greater Boston area, USA

- While Boston and its satellite cities like Salem, Massachusetts, have strong timber architectural tradition, my correspondences with their respective heritage teams revealed neither city's timber urban fabric was comparable to Auckland in era, scale or quality of preservation.

Conclusion

From this broad survey, we can say with confidence that Auckland is unrivalled in the scale and consistency of its areas of ornate timber colonial architecture, even when compared to Brisbane and Melbourne. Furthermore, this architecture and its streetscapes are in and of themselves endemic to Auckland, entirely unique globally, making Auckland's special character areas a taonga.

Auckland's special character areas encompass a rare gem in global urbanism, a taonga – a collection of documented and protected timber architecture from the 19th and 20th centuries unrivalled worldwide in scale and quality.

Economic benefits of Auckland's heritage

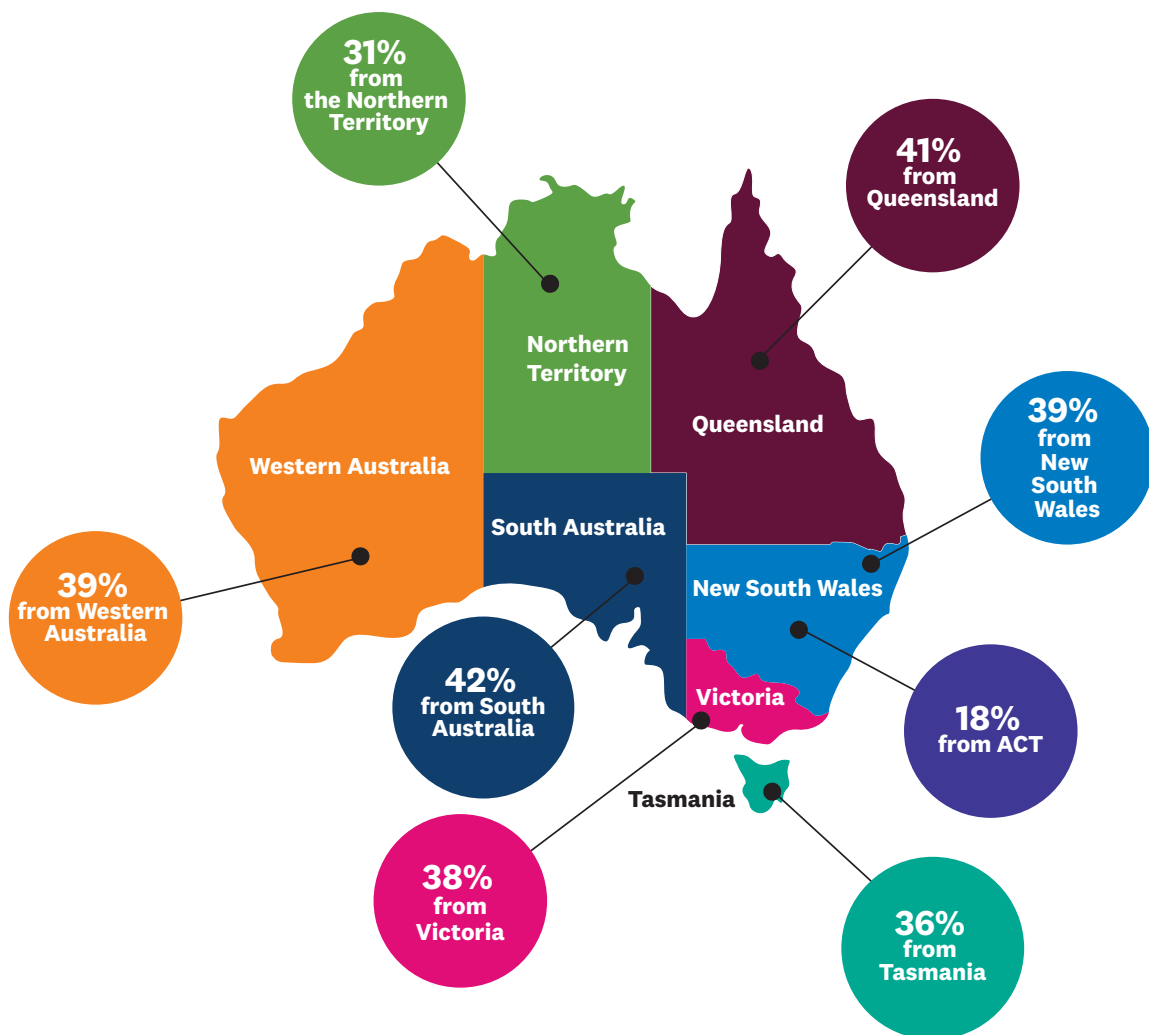
Many economic activities relate to heritage places, including tourism, heritage building restoration and archaeological investigation. This section includes statistics relating to heritage and the economy.

Heritage attracts visitors to Auckland¹⁴

39% of Australians who visited Auckland in 2023-24 associated “history/heritage” with Auckland. This was the third highest activity or experience after restaurants, cafes and bars (49%) and shopping (41%).

23% of New Zealand (domestic) visitors who visited Auckland in 2023-24 associated “history/heritage” with Auckland. More domestic visitors associated Auckland with “history/heritage” than walking and hiking (15%), wineries (14%) and scenic sightseeing (10%).

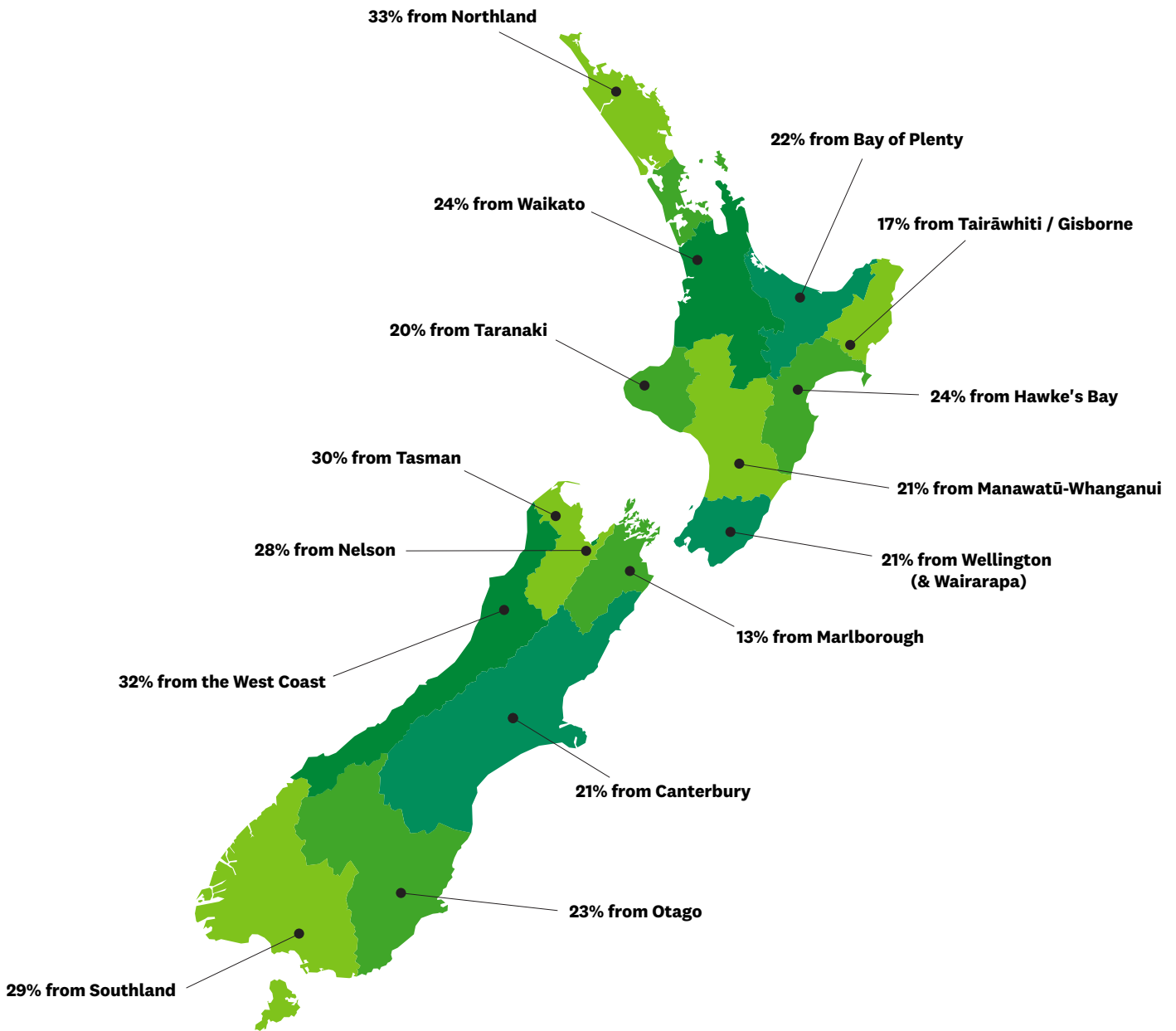
Australian visitors to Auckland who associate history/heritage with Auckland



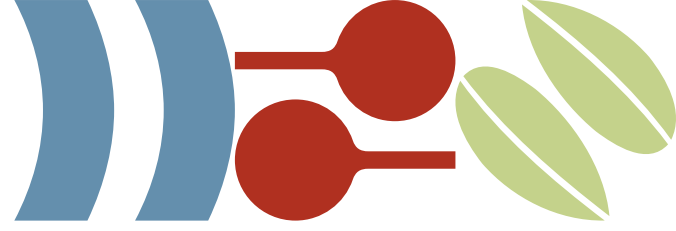
Age group	18-19 years	20-29 years	30-39 years	40-49 years	50-59 years	60-69 years	70+ years
Who associate history/heritage with Auckland	36%	29%	34%	37%	41%	45%	52%

¹⁴Angus & Associates, Visitor Insights Programme: Visitor Perceptions – Auckland, Year End June 2024.

New Zealand domestic visitors who associate history/heritage with Auckland



Age group	18-19 years	20-29 years	30-39 years	40-49 years	50-59 years	60-69 years	70+ years
Who associate history/heritage with Auckland	10%	14%	22%	25%	25%	26%	31%



He tohinga wāhi toronga tāngata i Tāmaki Makaurau

A selection of heritage attractions in Auckland



© Auckland Council

Alberton House

6,242

visits in 2023-24



an increase of 8% from last year. ↑



© Auckland Council

Auckland War Memorial Museum

958,394

visits in 2023-24



an increase of 8% from last year. ↑



© Auckland Council

Couldrey House

2,790

visits in 2023-24



an increase of 19% from last year. ↑



© Auckland Council

Howick Historical Village

32,567

visits in 2023-24



an increase of 33% from last year. ↑



© Auckland Council

Glenbrook Vintage Railway

75,580
visits in 2023-24



an increase of 58% from last year. ↑



© Auckland Council

Mansion House Kawau Island

3,959
visits in 2023-24



an increase of 7% from last year. ↑



© Auckland Council

Museum of Transport and Technology (MOTAT)

248,444
visits in 2023-24



an increase of 7% from last year. ↑



© Auckland Council

Pah Homestead

81,382
visits in 2022-23



an increase of 75% the previous year. ↑

Case study: Britomart Precinct, Central Auckland

This case study is based on the findings of Joy Park's doctoral thesis from the University of Auckland. The case study highlights how users of the Britomart area positively value the heritage precinct.¹⁵

The Britomart project involved the renewal of nine downtown street blocks and the full conservation of 18 heritage buildings.

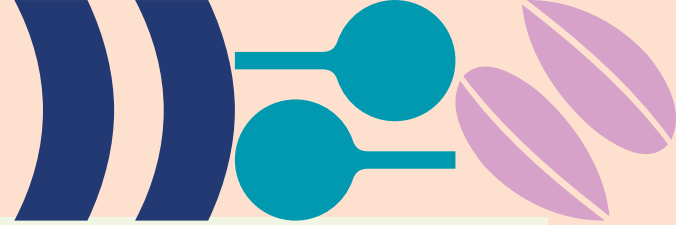
The area used to be a derelict part of the port, with an ensemble of 18 mercantile buildings. After their heyday from establishment in 1885 until the 1930s, the buildings suffered a gradual decline. By the 1980s, most of them were disused and served only as billboard stands. Several development proposals appeared for the area between 1988 and 1994. However, they involved the demolition of most of the heritage buildings in Britomart. As a result, these proposals faced fierce opposition from the public, who saw value in the old Britomart, despite its destitute condition. The demolition proposals were declined during the recession that followed the country's 1987 share market crash, and the precinct remained disused until the current regeneration program finally commenced in the early 2000s. Consistent with public opinion, the then newly elected Auckland City Council changed the direction of the brief to be more heritage-sensitive, and started a tender process for the project, conditional on the full conservation of the buildings.

The tender was won by the Britomart Consortium (now Cooper and Company) who went into a partnership with the council to run and manage the regeneration project. The outcome is a mixed-used precinct with the full conservation of 18 heritage buildings and the addition of new infill buildings, bustling with retail, transport, and commercial activities.



Image: Britomart precinct © David Bade (Heritage Unit Auckland Council, 2024)

¹⁵Park, J. (2022). Heritage Interpretation in the Urban Regeneration of Britomart, Auckland, New Zealand, University of Auckland, Doctoral thesis



Survey of people using the Britomart Precinct

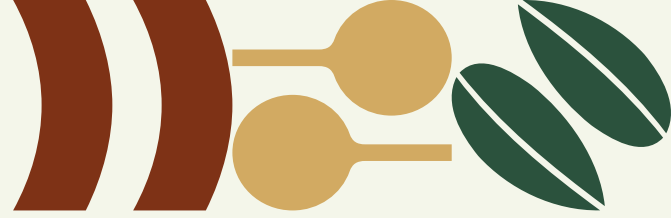
A survey of the public was conducted in mid-2021. A total of 91 people were surveyed. Most were in their 20s or 30s, lived or worked close by, and went there regularly.

It should be noted that due to the comparatively small size of the sample (91), the questionnaire findings are to be read as indicative only.

Question	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
“I appreciate Britomart more because of its heritage”	14%	38%	39%	9%	0%
“The spaces with the exposed old building fabric encourage me to spend time here and support the businesses by shopping and/or dining here”	11%	45%	31%	11%	1%
“I like the contrast between old and new building fabric”	28%	56%	14%	1%	1%
“[The heritage building fabric] helps me appreciate Britomart’s heritage more”	20%	42%	33%	4%	1%
“Spending time in this square makes me want to find out more about the area’s heritage”	4%	36%	43%	16%	1%
“I would like to see more squares like this, surrounded by both old and new buildings”	38%	48%	13%	2%	0%



Image: Britomart precinct © Auckland Council, 2024



Research: Heritage as a marketing tool

Pooja Prakash, Master of Heritage Conservation, University of Auckland, 2024

Find the full report [here](#).

This research report explores the strategic use of heritage buildings as marketing tools for Auckland businesses, challenging the notion that heritage preservation hinders economic progress. Sometimes seen as burdensome due to regulations and restoration costs, heritage buildings can be avoided in favour of modern structures. However, this study highlights cases where businesses integrate heritage buildings to enhance their brand identity, customer experience, and overall performance.

Despite challenges such as businesses' reluctance to participate in interviews and the early implementation stages of some cases, the study shows significant economic and cultural benefits of heritage conservation.

Case studies

The case studies in this summary are located in heritage buildings on lower Queen Street, Central Auckland.

Everybody's Building - 48 Queen Street

Everybody's Building at 48 Queen Street is a notable example of primary high-end retail choosing to integrate within a heritage-listed building, reflecting a blend of historical preservation and modern commercial use. This Category B Historic Heritage Place in the Auckland Unitary Plan and Category 2 Historic Place with Heritage New Zealand Pouhere Taonga hosts prestigious tenants such as Louis Vuitton, which took tenancy in the late 20th century and has maintained its flagship showroom here. Everybody's Building started in 1866 as a two-storey brick building on site. It is one of the oldest remaining structures on Queen Street.

The Smeaton's Building (former) - 75 Queen Street

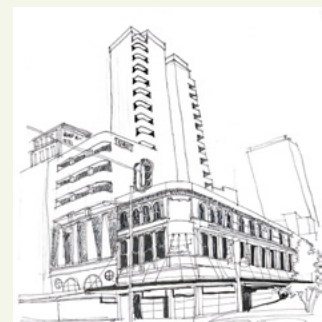
Smeaton's Building at 75 Queen Street currently houses luxury retailers Bulgari, Patek Philippe, and Partridge Jewellers. The high-end tenant Bulgari, established in the northernmost tenancy, saw its fitout executed by DPA Architects from Devonport. Partridge Jewellers, which opened in 2021, had its fitout designed by Izzard Design from Freemans Bay. Both tenants have undertaken external and internal alterations on the ground and first floors to enhance the building's functionality while preserving its heritage values.

Imperial Hotel Building (former) - 66 Queen Street & 4 Fort Street

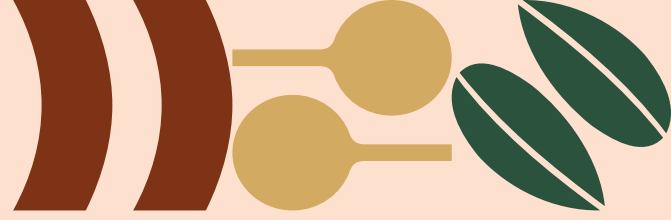
The Imperial Hotel Building at 66 Queen Street and 4 Fort Street has been chosen as the selling point by the international brand Cartier for 2025, demonstrating the integration of luxury commerce within a heritage-listed site. The Imperial Hotel building (former) has a rich history that reflects its enduring importance and evolving role in Auckland's commercial landscape.

Imperial Building - 44 and 48 Queen Street

The Imperial Building at 48 Queen Street in Auckland holds a rich history dating back to the late 1850s. It is Category 2 heritage listed in Heritage New Zealand Pouhere Taonga and Category B Historic Heritage Place in the Auckland Unitary Plan. In 1911, the Elliot brothers purchased part of the building and commissioned the construction of the current Imperial Building. Over the years, the Imperial Building underwent numerous modifications to suit different commercial purposes. In 1911, the Elliot brothers purchased part of the building and commissioned the construction of the current Imperial Building. Over the years, the Imperial Building underwent numerous modifications to suit different commercial purposes. The current retail tenancy of Gucci and Partridge occupies approximately half of the Imperial buildings' ground floor and opens directly onto Queen Street. The upper four storeys are home to office and food and beverage tenancies, accessed through a central open courtyard or off Fort Lane at the rear.



Sketches by Pooja Prakash (2024).



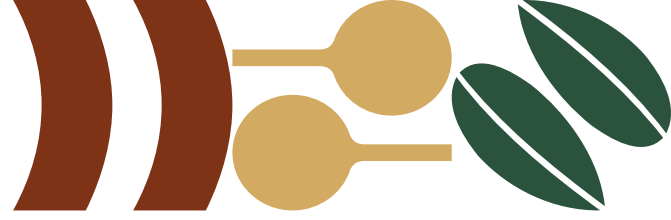
Conclusion

The cases show how businesses and historic buildings benefit each other: prestigious brands like to be in historic buildings to look good, and these buildings get new life with high end stores moving in.

Unique old buildings with interesting stories and economic benefits make businesses want to use them in their plans for the future. Everybody's Building, Smeaton's Building, the Imperial Building, and Queen's Arcade exemplify how thoughtful renovations can preserve historical allure while enhancing functionality for contemporary needs. These examples underscore heritage's role in enhancing business appeal, ensuring continuity of historical significance, and fostering deeper cultural connections.

These insights underscore the importance of heritage in enhancing business appeal, ensuring historical continuity, and fostering a deeper connection to cultural identity. The careful preservation of these heritage buildings and their adaptive reuse demonstrate how historical significance can be successfully integrated with contemporary commercial needs.





Social benefits of Auckland's Heritage

In this section, statistics are presented relating to Aucklanders' engagement with heritage, such as through social media, the Auckland Heritage Festival, heritage societies, and heritage trails.

Aucklanders engage with heritage online

There were **21,170** page views of the **Auckland Council Heritage website** in the past year. That is up **2%** from last year and has nearly doubled since 2016-17. **1,950** people have signed up to the Heritage Unit's **Te Kāhu - Focus on Heritage eNewsletter**. That is up **21%** from 2016-17.

A number of podcasts with heritage content were popular over the past year in the collection of podcasts offered by Ngā Pātaka Kōrero Auckland Council Libraries including **Real Gold - Taonga** from the Heritage Collections (**1287 views**).

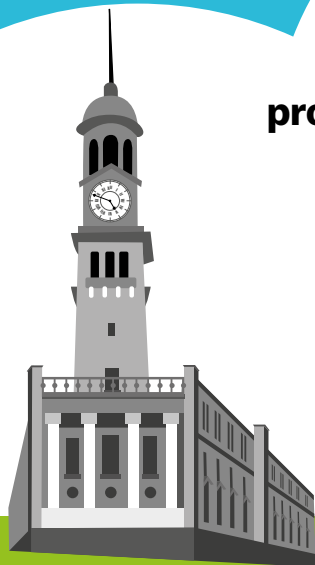
There are approximately **1.8 million** records in **Heritage and Research databases, managed by Auckland Council Libraries**. The **Kura Heritage Collections Online** launched in January 2019, has **1,543,822** records with more being added all the time.

There are **6,873** followers of the **Auckland Heritage Facebook page**, up **267** since last year.

There are **1,987** followers of the **Auckland Heritage Instagram page**. This is up by **190** from last year.



Image: Auckland Domain Grandstand (Category A, ID 01636), constructed in 1898. © David Bade (Heritage Unit, Auckland Council, 2024)



Auckland Council
provides detailed, informative guides for
60 heritage trails in Auckland

Journey through historic
points of interest in your
local area **here**
or click on the links below.



- **Auckland Literary Heritage Trail: A guide to literary sites around Auckland**
- **Auckland's Original Shoreline Walk**
- **Avondale Te Whau Heritage Walks**
- **Balmoral & Sandringham Heritage Walks**
- **Blockhouse Bay Heritage Walks**
- **Browns Bay Heritage Walk**
- **Downtown, Midtown, Uptown Auckland Heritage Walk**
- **Duder Regional Park: Our history**
- **Ellerslie Town Heritage Walk**
- **Engineering Heritage of Auckland**
- **First World War Heritage Trail**
- **Grafton Heritage Walk**
- **Henderson Heritage Trail**
- **Hobsonville Walk**
- **Monte Cecilia Park**
- **Mt Eden area Maungawhau Heritage Walks**
- **North Shore Literary Walks**
- **Northcote Point Heritage Walk**
- **Onehunga Art and Heritage Walks**
- **Onehunga Heritage Trail**
- **Otuataua Stonefields Historic Reserve**
- **Owairaka - Mt Albert Heritage Walks**
- **Papatoetoe Heritage Trail**
- **Ports of Auckland's Red Fence - an Auckland legacy**
- **Remuera Heritage Walk**
- **St Heliers Village Heritage Walk**
- **Symond Street Cemetery: Hobson Walk**
- **Symond Street Cemetery: Rose Trail**
- **Symonds Street Cemetery: Bishop Selwyn's Path Waiparuru Nature Trail guide**
- **Takapuna - Milford Heritage Walk**
- **Tawharanui: Our history**
- **Te Maketu: Our history**
- **The Old Devonport Walk**
- **The University of Auckland architecture and heritage trail**
- **Three Kings Heritage Trail**
- **Wenderholm Regional Park: Our history**
- **Whatipu: Our history**
- **Auckland Peace Heritage Walk**
- **Warkworth Heritage Trails**
- **Shakespeare Regional Park Heritage Trail**
- **Waiuku Heritage Trail**
- **Chelsea Heritage Path**
- **Rangitoto Ships' Graveyard**
- **Mutukaroa/Hamlins Hill - Mount Wellington**
- **Wynyard Quarter - Auckland Waterfront Walk**

Heritage provides a sense of place and identity

Nearly
30,000
people attended the
160 events of the 2023
Auckland Heritage Festival.



There are
95
heritage/historical
societies in Auckland

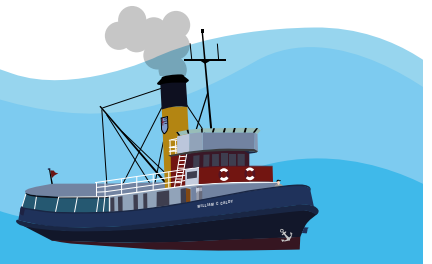


Image: Auckland War Memorial Museum (Category A, ID 01640), built in 1929. © David Bade (Heritage Unit, Auckland Council, 2024)

In 2023, over

70,000

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



Image: Pearson House, Parnell (Category A, ID 01892), built 1926 © David Bade (Heritage Unit, Auckland Council, 2024)

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



**HERITAGE NEW ZEALAND
POUHERE TAONGA**
**Heritage New Zealand
Pouhere Taonga**
3,400 (24%) are Auckland members.



**ICOMOS Aotearoa
New Zealand**
63 (36%) are
Auckland members.



**Professional Historians'
Association of
New Zealand/Aotearoa**
36 (20%) are Auckland members.



**NEW ZEALAND
ARCHAEOLOGICAL
ASSOCIATION**
**New Zealand
Archaeological Association**
98 (24%) are Auckland members.

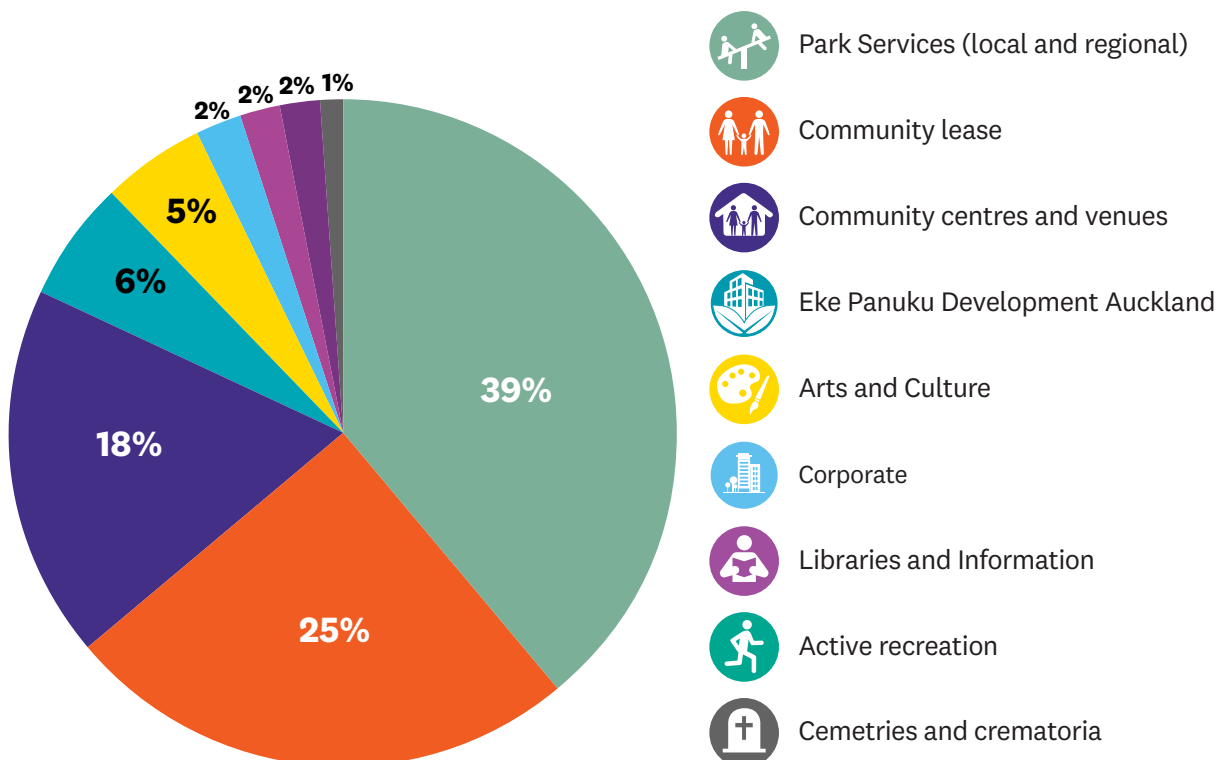


**National Oral History
Association of New Zealand**
30 (19%) are Auckland members.

Heritage buildings are used for a variety of community functions

Auckland Council owns and manages approximately 345 heritage buildings and over 4,000 other heritage places (both protected and unprotected). Auckland Council's heritage buildings are used for a variety of other community services, as shown in the diagram below:

Distribution of Auckland Council heritage buildings in community service/lease



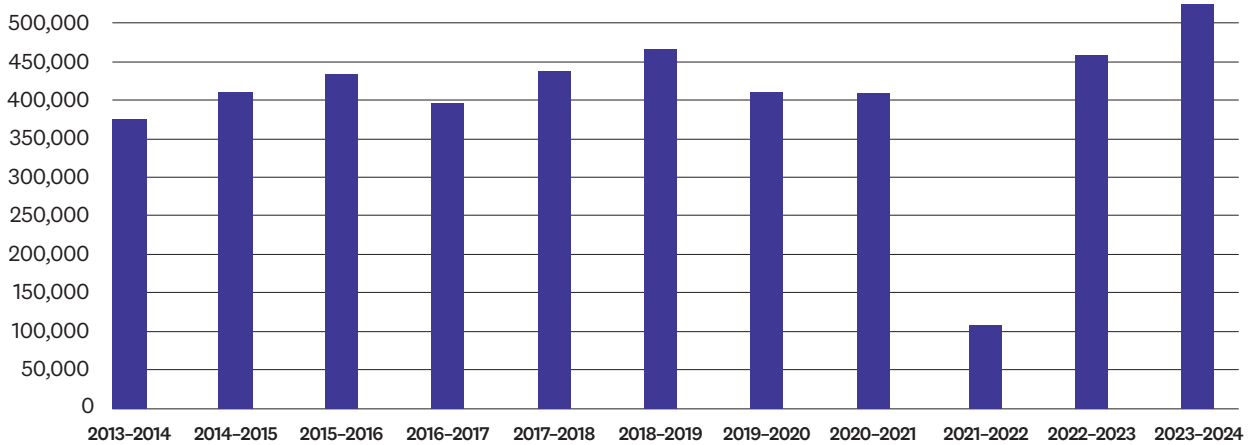
Community groups and members of the public can book **Auckland Council-owned venues** for meetings and events.

Between 2013 and 2024
there were over

4.45 million visits

to Auckland Council-owned heritage venues.

Attendees of events/meetings in Auckland Council-owned heritage buildings 2013-2024*



*The numbers are based on "expected attendance" at the point of booking, not the actual attendees.



Image: Nathan Homestead and gardens, Hill Park (Category A, ID 01447), constructed 1928. An Auckland Council-owned heritage building, available to book for meetings and events © Auckland Council

Aucklanders choose to book venues because they are heritage

In 2023/24, 6% of those who booked Auckland Council community centres and venues chose the venue specifically for its "heritage / historical value".

The top three Auckland Council-owned heritage buildings booked for heritage reasons:



Ferndale House. © Auckland Council

48%
of bookers in 2023/24
chose the building because it is heritage



Nathan Homestead. © Auckland Council

20%
of bookers in 2023/24
chose the building because it is heritage



Ellen Melville Centre. © Auckland Council

11%
of bookers in 2023/24
chose the building because it is heritage

Environmental benefits of Auckland's Heritage

Acknowledgement: Tommy McKinnon, Auckland Council graduate planner, 2024

The environmental benefit of heritage is a developing area of research. Much of the literature relates to the re-use and embodied carbon of heritage buildings. This section provides a short overview of the literature, acknowledging that indicators relating to Auckland's heritage are yet to be established.

When a building is built, millions of tons of carbon emissions are used in the manufacturing, transport and construction of materials (as well as the demolition and disposal of materials, if a building is demolished beforehand).¹⁶ The building industry accounts for nearly 40% of all carbon dioxide emissions, which means that reducing embodied carbon emissions is an effective and immediate way to take action against climate change.¹⁷ Therefore, retaining a heritage building and retrofitting it uses far less carbon than demolishing and constructing a new building. The following quotes from the literature highlight the environmental benefits of retaining a heritage building:

- **“The greatest opportunities to reduce whole of life embodied carbon and operational carbon are at the planning and design phases of a project. At the beginning phase of identifying a business need, you can significantly reduce carbon by considering other options that do not result in a new building”¹⁸**
- **“The conclusion stands that adaptive reuse of cultural heritage buildings is a win for the environment.”¹⁹**
- **“In contrast to the activities of demolition and construction of new buildings, rehabilitation brings environmental, social and economic advantages”²⁰**
- **“The amount of energy used in building construction and building operations is often represented as either embodied energy or embodied carbon – measures of the amount of energy or carbon dioxide used in the materials and in the construction of the building. Of course if a building is demolished that energy or carbon is wasted; constructing a new building will then require further energy”²¹**
- **“The greenest building is the one that already exists”²²**
- **“The best way and the most sustainable way to lower cost and increase energy effectiveness is to reuse existing buildings, and avoiding demolition or reconstruction”²³**



Image: City Destructor Buildings (former), including boiler room, depot perimeter buildings, generator room, battery house, chimney, stables, and destructor building on Victoria Street West, Auckland Central (Category A, ID 02074). It is now used for galleries, workshops, studios, offices, restaurants and retail shops © David Bade (Heritage Unit, Auckland Council, 2024)

¹⁶Weir, M., A. Rempher, R. Esau (2023). “Embodied Carbon 101: Building Materials”, Rocky Mountain Institute, accessed [here](#).

¹⁷University of Washington (2020). “Embodied carbon environmental impact”, accessed [here](#).

¹⁸Ministry of Business, Innovation & Employment (2021). Procurement guide to reducing carbon emissions in building and construction: a practical guide”, accessed [here](#).

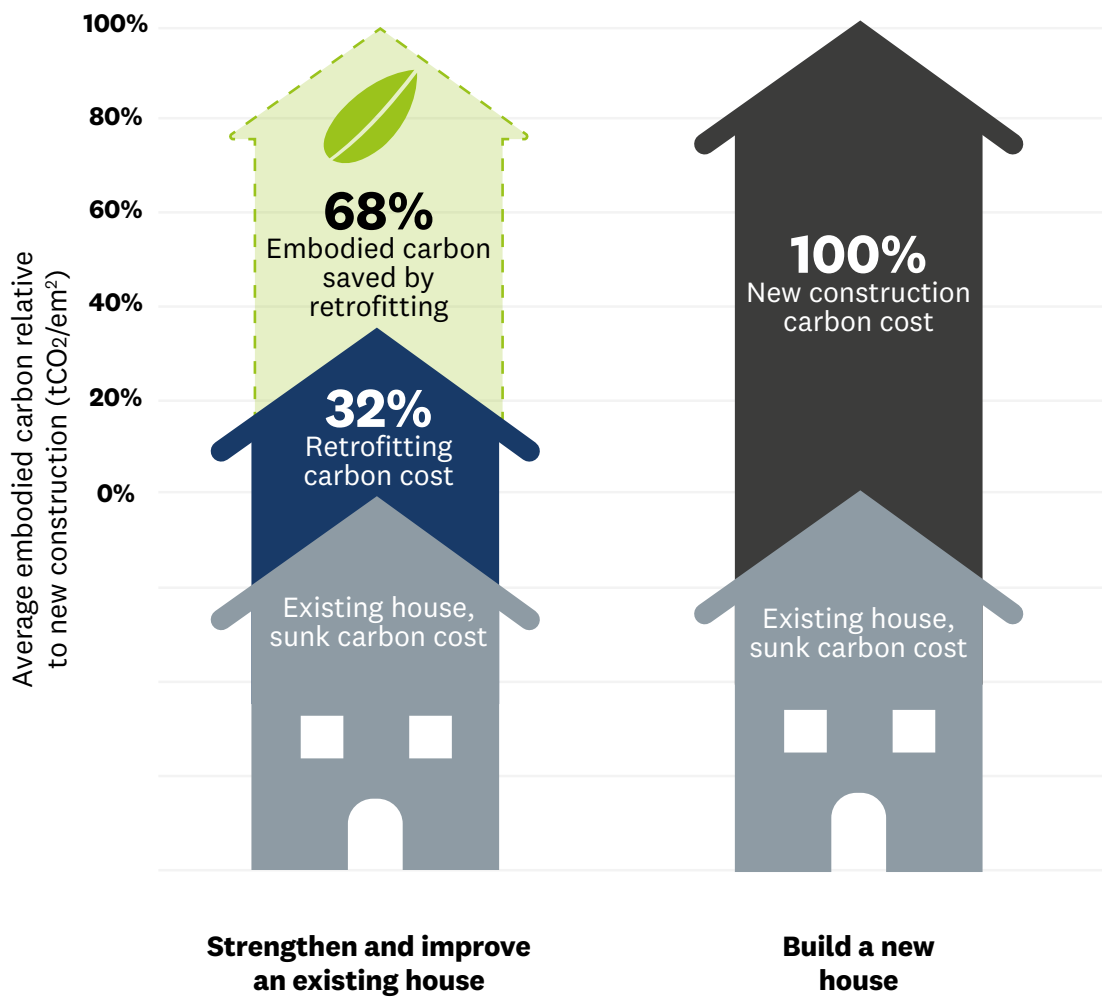
¹⁹Foster, G. (2020). ‘Circular economy strategies for adaptive reuse of cultural heritage buildings to reduce environmental impacts’, Resources, Conservation and Recycling, Vol. 152 (January 2020), accessed [here](#).

²⁰Munarim, U. and E. Ghisi (2016). ‘Environmental feasibility of heritage buildings rehabilitation’, Renewable and Sustainable Energy Reviews, Vol. 58 (May 2016).

²¹Clark, K. 2011. “Only connect - the social, economic and environmental benefits of heritage in Australia”, essay commissioned by the Australian Heritage Council, accessed [here](#).

²²Quote from Carl Elefante, former president of the American Institute of Architects. Adam, R. (2019). ‘The greenest building is the one that already exists’, Architects’ Journal, (24 September 2019), accessed [here](#).

²³Hoang, V. (2021). ‘The benefits of preserving and promoting cultural heritage values for the sustainable development of the country’, Web of Conferences (234: 00076), accessed [here](#).



Based on an infographic from: Schroeder, M. and L. Foulkes (2024). To meet our global climate ambitions, we must tackle embodied carbon, Nature and Biodiversity, accessed [here](#).

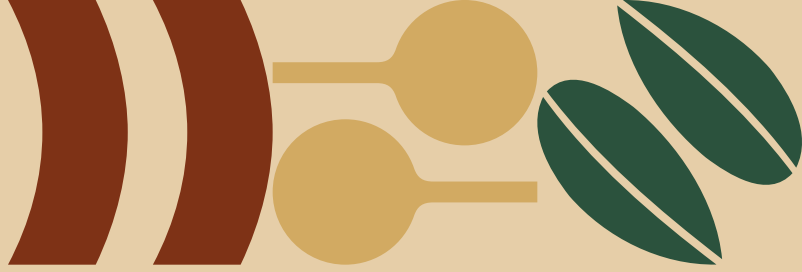
Other fields of research relating to the environmental benefits of heritage:

There is also a growing field of literature on **archaeology and climate change** – how we can use knowledge from past cultures to be more sustainable, and on **attachment to place and sustainability**.²⁵ One paper suggests that if there is greater attachment to a heritage site, tourists are more inclined to behave in a manner that results in greater benefits for the environment.²⁶

²⁴Build Change (2023). Saving Embodied Carbon Through Strengthening Existing Housing. Denver, CO, accessed [here](#).

²⁵Such as: Rockman, M. and C. Hritz (2020). ‘Expanding use of archaeology in climate change response by changing its social environment’, PNAS, 117 (15), accessed [here](#).

²⁶Marie, M. and H. Zaki (2018), ‘Enhancing Pro Environmental Behavior at Heritage Sites: The Effect of Place Attachment’, IAJFTH, Vol. 4 (1), accessed [here](#).



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Front cover: St Stephens Chapel, Parnell, built 1856 (Category A).
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