

Appendix 3.12.1

DEVELOPMENT OF THE AUCKLAND UNITARY PLAN PRE-1944 DEMOLITION CONTROL OVERLAY

David Bade
Specialist – Built Heritage
27 August 2013

1. Boffa Miskell maps (27 November 2012)

Boffa Miskell consultants were commissioned to create maps of the Auckland region showing pre-1944 settlement. They based their maps on building age data obtained from council rating records and limited research on areas that were developed prior to 1945. They also overlaid local business zones onto these maps to get a picture of older centres. Boffa Miskell considered that the maps gave an element of certainty as to areas that did not contain any pre-1945 buildings. However, as they did not “ground truth” this information, they advised Auckland Council to undertake site visits to the areas that may be located within or adjacent to dwellings dating from pre-1915 or 1915-1945.

These maps were transferred into the Unitary Plan draft map viewer and used for the March draft of the maps (Figure 1).

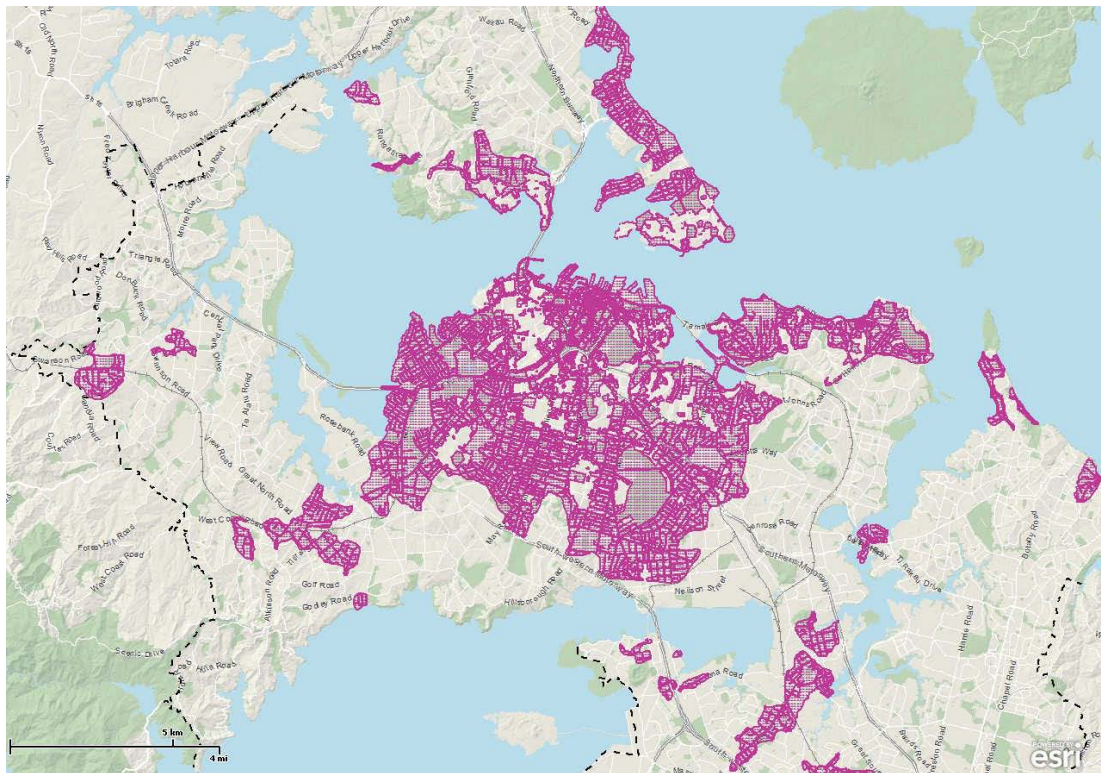


Figure 1. The March draft pre-1944 demolition control overlay.

2. Additions and reductions of areas (February/March/April 2013)

The Built & Cultural Heritage Policy team noticed that a number of pre-1944 settlements (often in rural areas) were not covered in the Boffa Miskell overlay. During March/April 2013 the team sought to extend the overlay in a number of areas, using a range of indicators of building age.

Process:

- Examined the Boffa Miskell maps to locate areas that could potentially have pre-1944 buildings
- Consulted the *History of Auckland's Urban Form* (prepared by the Social and Economic Research and Monitoring team, Auckland Regional Council, April 2010) maps of the built up area of Auckland in 1945
- Compared 1940 aerial photographs with the Boffa Miskell areas on the draft unitary plan viewer. Auckland Council currently holds 1940 aerial photographs covering central and parts of west Auckland.
- Used Google Street View and recent aerial photographs to check for pre-1944 buildings
- Heritage specialists in the Built & Cultural Heritage Team reviewed the overlay to discount or highlight areas which needed further investigation. We went through each Boffa Miskell map one at a time.
- Undertook field trips to Waiuku (28 February), Howick and Beachlands (7 March) and Papatoetoe/Otara (9 April) to do drive-by surveys of streets to look for concentrations of pre-1944 buildings which were not already in a pre-1944 area.
- Used all these methods to delineate specific areas on the draft unity plan viewer map which were pre-1944 areas but were not historic character areas or covered under the existing pre-1944 demolition control layers. If there were 2 or more extant pre-1944 buildings in close proximity to each other then they were defined for inclusion in the layer.
- CHI (Cultural Heritage Inventory) dots on the GIS were also used to identify places of early settlement.

Although this work did increase the accuracy of the pre-1944 overlay, it was not possible to achieve 100% accuracy. For example, houses or other buildings which were pre-1944 could have been inadvertently missed (either on maps, aerial photographs, google street view, or street survey). The areas covered by the 1940 aerial photographs (western and central Auckland) are the most accurate.

Places where areas were added included: Blockhouse Bay, Wellsford, Puhoi, Riverhead, Hobsonville, Henderson, Glen Eden, Avondale, Laingholm, Otahuhu, Pukekohe and Waiuku.

In addition, some areas were removed from the overlay because they already had some level of protection. These included: the CBD, scheduled historic heritage places and areas, and historic (now special) character areas.

A new working map was produced according to these changes (Figure 2).

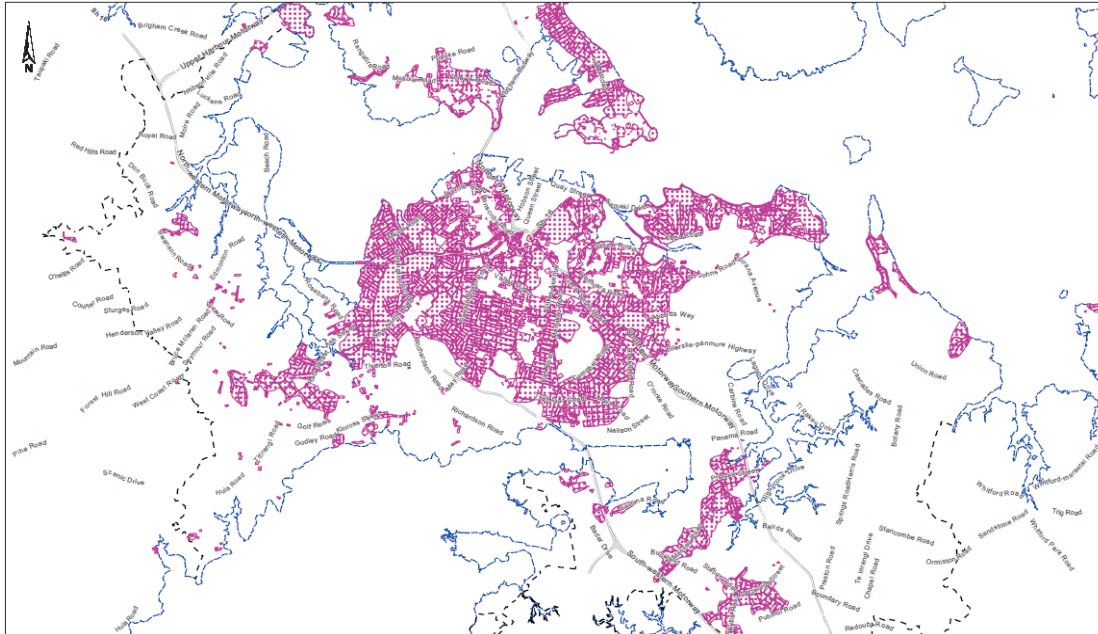


Figure 2. The pre-1944 overlay in mid-June 2013 as a result of additions and reductions during February, March and April.

3. Further refining (July/August 2013)

The Built & Cultural Heritage Policy team identified that the overlay covered a number of areas and places that were not settled prior to 1944 or included properties where pre-1944 buildings had been demolished. In July and August 2013 extensive historic aerial photograph analysis was done to further refine the overlay. Areas that either no longer had (or had never had) pre-1940 buildings (using the 1940 aerial) or pre-1959 buildings (using the 1959 aerial for places not covered by the 1940 aerial) were removed. The following general areas were also removed from the overlay:

- All motorways
- All reserves
- All railways
- All character/conservation areas (already done)
- All places already scheduled
- Areas under the heavy industry zoning
- Housing New Zealand areas
- Ngati Whatua owned land

We also found additional pre-1944 buildings not covered by the overlay. A final overlay for the notified Unitary Plan was produced as a result of these changes (Figure 3).

Process (Instructions):

1. Set up in draft Unitary Plan Viewer (<http://intermaps.aklc.govt.nz/plans/>)

Click on draft Unitary Plan (Working version)

Order of layers:

- Base layer (aerials and street numbers on)
- UP Zone (50% transparency)
- UP Overlays – Pre-1944 overlay (50% transparency)
- 1940 aerial map

2. Analysis

- Compare 1944 and 2010 aerials in places where there is the pre-1944 overlay
- Using the “redlining” tool, place a red dot over buildings that remain from 1940.
- Where there are areas that either no longer have (or have never had) pre-1940 buildings, create a green polygon. This represents areas which can be released from the layer.
- If unsure, use Google Maps or Street View to verify the age of the building

*To simplify and speed up the process, for many areas we did not use red dots, but focused on creating green polygons.

3. Areas located outside the span of the 1940s aerial (north, North Shore, south Auckland, east Auckland, south)

- Use the 1959 aerial. Use a blue triangle rather than a red dot for these areas. Will need to take a conservative approach with reducing the layer in these areas.

4. Areas located outside of the 1959 aerial (Pukekohe, Waiuku and far north)

- We will have to use Google Street View. Waiuku has already been done with a street survey. Will need to take a conservative approach with reducing the layer in these areas.

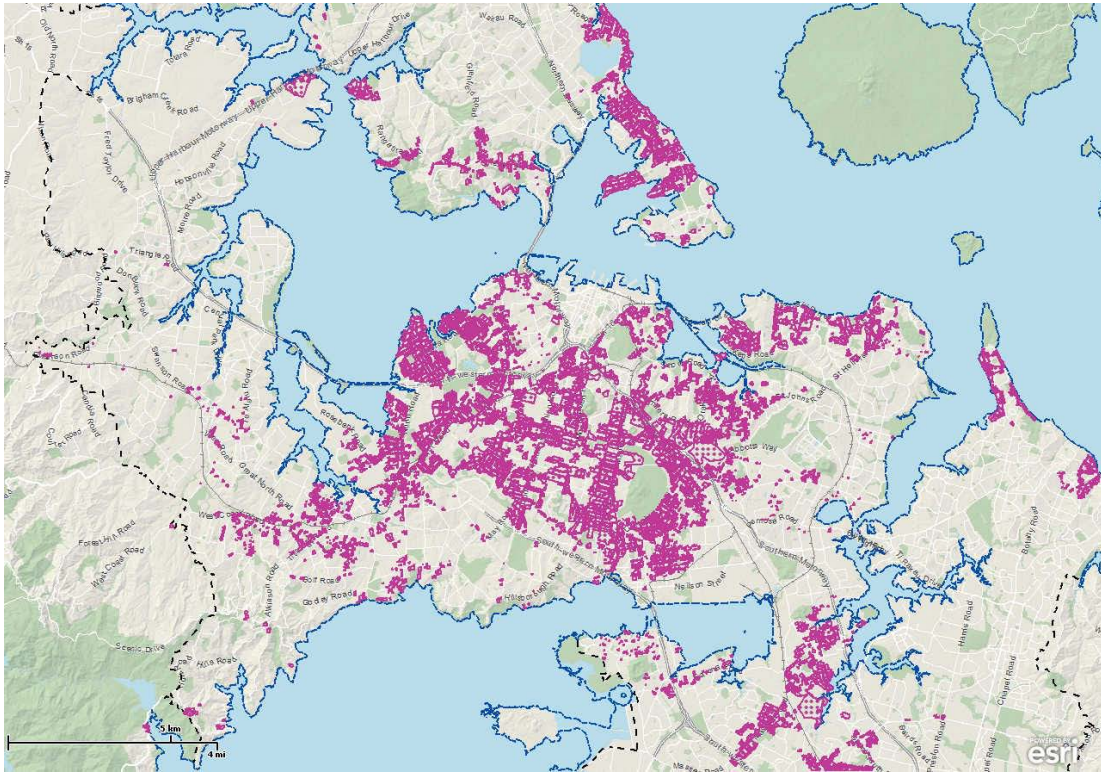


Figure 3. The notified version of the pre-1944 demolition control overlay.