



HERITAGE NEW ZEALAND
POUHERE TAONGA

5-15 Victoria Road Devenport Meeting 1 Notes

Fast Track Pre-lodgement meeting:

**HNZPT Participants: Stuart Bracey/Alex
Vakhrousheva**

Date:

18/11/2025

Venue: AC

HNZPT Discussion Notes:

1. The meeting was organised by AC as a pre-lodgement meeting with the applicant. The meeting included a range of experts for the applicant and Council.
2. The project focus is;
 - A mixed-use development with residential activity on the upper floors of the high-rise buildings and commercial activity on the ground floors.
 - Victoria Road frontage supported by laneways and courtyards to the rear of the buildings, open to the public but security-controlled after-hours. This will result in the rear of the heritage buildings being 'revealed', allowing them to stand separate from the proposed new buildings.
 - The fine grain heritage features behind the Victoria Road frontage are to be highlighted and are to be a key feature of the design outcome
 - The higher rise modern buildings are to be in the centre of the development block, resulting in what the applicant believes to be a 'mitigated' visual bulk/dominance by introducing set-backs from the heritage buildings along Victoria Road
 - Clarence/Victoria Road corner is to be developed to 'bookend' the development with the Esplanade Hotel forming the coastal edge bookend.
 - Proposed reference to the demolished ASB building with an arched façade providing access to a lane entrance.
 - Working with Ngāti Paoa
3. HNZPT is interested in the development of the corner site of Clarence and Victoria. Early design concept plans show a rounded building to be developed for this corner site. HNZPT believes this new 'bookend' to the Clarence/Victoria Road edge of the development is a key feature of the new development and the relationship between this building and the street edge needs to be considered carefully. Introducing rounded or amorphous buildings on corner sites can result in the loss of the historic, angular/linear edges of the block which were clearly defined when originally established. HNZPT is happy to assist with this key outcome in a design review function.
4. HNZPT think the ASB façade laneway entrance has merit but again needs careful design to ensure it is not simply read as mimicking what was there before. Again, HNZPT is happy to assist with this key outcome in a design review function.
5. HNZPT support horizontal cuts through the rear of the site to reveal the rear heritage buildings.



6. HNZPT agree with the Council officers general concern around the bulk and scale of the proposed development in relation to the wider context in this location. HNZPT is particularly concerned about effects on the cultural heritage values of the Maunga, Takarunga (Mount Victoria). The height and bulk of the proposed new buildings (up to 29m?) risk compromising cultural heritage values.
7. HNZPT wish to emphasise that some heritage features within the site, such as the bakery/brick oven, will need considerable restoration prior to actively increasing public access to this area, from both a sustainable restoration and a health and safety point of view.
8. HNZPT support greater public access through the site and the proposed public courtyard open space. HNZPT seeks legal assurances that some of these spaces remain open to the public (subject to security requirements). HNZPT suggest that at least one of the laneways and the central courtyard be covered by a covenant requiring these spaces remain open to public use, unobstructed by any physical building impediments, into the future. As HNZPT staff point out this situation is currently playing out at the Victoria Park Markets site. Once again, HNZPT is happy to assist with this key outcome in a covenant drafting review function.
9. HNZPT point out that materials used throughout the development will require considerable thought particularly to incorporate the rear heritage buildings into the vision proposed by the applicant. This will need careful design to avoid a binary development with two faces; a heritage face to Victoria Road and a confused non-descript face to Wynyard and Clarence Roads.
10. AUP Policies and Objectives in relation to Historic Heritage.

HNZPT note that the AUP has Policies relating to consideration of new development which require regard to adjoining historic heritage places and the use of incentives to support, maintain and repair scheduled heritage places. HNZPT is keen to understand how these policies will be applied to this development proposal and is happy to work with the parties to identify approaches regarding incentive measures. The most relevant policies are listed below.

AUP Regional Plan B5.2.2 Policies

(8) Encourage new development to have regard to the protection and conservation of the historic heritage values of any adjacent significant historic heritage places.

AUP D17 Historic Heritage Overlay

D17.3 Policies

(2) Encourage and support maintenance and repair appropriate to scheduled historic heritage places through such measures as:

(a) reducing or waiving consent application costs;

(b) providing funding, grants and other incentives; or

(c) providing expert advice.