IMPORTANCE BUILDINGS AND OBJECTS

Recognising the unique value of the architectural and historical heritage of the city, the council has prepared a comprehensive list of places and buildings which are important for their architectural, historical or artistic contribution to the general environment. The Council wishes to control the demolition and development of the identified items to ensure their proper conservation, and is desirous of providing encouragement and incentives through the relaxation of any provisions of the town planning scheme by special consent, where such relaxations are in keeping with the conservation objectives.

(1) (a) No person shall demolish all or part of an Important Building without the prior written approval of the City Engineer.

(b) No person shall alter or redecorate any Important Object which is listed in Appendix 7 without the prior written approval of the City Engineer.

(c) Any person aggrieved by a decision of the City Engineer under this clause may appeal to the City Council and if aggrieved by a decision of the City Council, to the Town Planning Appeals Board against such decisions.

(2) Notwithstanding any other provision of this scheme, the Council may, by special consent, relax any provision of this scheme in respect of the site upon which an Important Building or Object stands and the Important Building or Object itself provided that it can be shown to the Council’s satisfaction that such relaxation is necessary and will:

(a) ensure the conservation of either the architectural, historic or artistic value of the Important Building or Object.

(b) not reduce the architectural, historic or artistic value of the Important Building or Object; and

(c) not unduly interfere with the amenities of the neighbourhood existing or as contemplated by the scheme.

Provided further, that the Council’s authority and not its special consent shall be required where the proposed relaxation does not involve a change in use and will affect the adjoining property only and the written consent of the registered owner of such adjoining property has been obtained.