



DEVELOPMENT GUIDELINES FOR HERITAGE PLACES

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This policy is used by the National Trust of Fiji to provide advice on heritage place development in the city of Suva and other municipalities in Fiji.

1.0 POLICY BASIS

- The NTF values the importance of cultural and natural heritage places to Fiji.
- The NTF agrees to the protection and conservation of heritage sites and for new development to respect the integrity of places of cultural and natural heritage significance.

2.0 OBJECTIVES

2.1 Overall

- To conserve the unique cultural heritage of Fiji's cities and towns to ensure its future conservation and continued relevance to the community.
- To retain significant view lines and vistas of sites of cultural heritage significance and to the low rise surrounding the Suva skyline.
- To educate the community and promote the importance of appropriate conservation.
- To promote the heritage of Fiji's cities and towns.

2.2 Conservation

- To conserve the historic fabric of places of cultural heritage significance including buildings, streetscapes, gardens and archaeological sites.
- To ensure that heritage places can be viable places for users without compromising the cultural heritage significance of the place or the amenity of surrounding uses.

2.3 Additions and New Works to Existing Buildings

- To conserve the historic quality of heritage places through careful consideration of proposed additions and works.

2.4 Infill Development

- To ensure that new development respects the scale, height and set backs of streetscapes of cultural heritage significance.

2.5 Non Indigenous Archaeological Sites

- To record and conserve archaeological places of significance in a manner that allows future generations to interpret them.
- To acknowledge the particular historical significance that the cities and towns of Fiji have played in the history and development of Fiji.
- To facilitate community knowledge and learning from sites of archaeological significance.

3.0 LOCAL PLANNING POLICIES

3.1 Municipality Scheme Statements

- Municipality scheme statements provide a list of buildings and heritage places of heritage significance to the municipality.
- The Suva City Scheme Statement provides a list of Grade A and Grade B category of buildings. Grade A buildings are of local importance. Grade B buildings are of national importance.
- It is a policy under the Suva City Scheme Statement that:
 - Grade A buildings cannot be demolished and are classified as conditional development in regards to alterations, additions or new development.
 - Grade B buildings are classified as conditional development in regards to demolition, alteration and new development.

4.0 NTF CONSERVATION GUIDELINES

4.1 Conservation: All Heritage Places

4.1.1 Demolition of a heritage place, should not be permitted unless:

- the heritage place has no heritage value; and/ or
- the heritage place has been changed beyond recognition of its original or subsequent contributory architectural character(s); and
- it does not contribute to the heritage character of the streetscape; and
- it does not form part of a group of similar buildings, historic streetscape or collection of historic buildings; and
- the proposed replacement development generally meets the provisions of this policy.

The derelict state of a heritage place should not, in itself, be a reason for permitting demolition.

4.2 Removal of Architectural features and details

4.2.1 The demolition or removal of original contributory features and details from a heritage place should not normally be permitted unless:

- that intervention does not negatively impact upon the cultural heritage significance or architectural character of the heritage place; and
- the intervention cannot be seen from the street.

4.3 Original Location

4.3.1 The moving of all or part of an individual building, tree or object of cultural heritage significance from its original location should not normally be permitted unless:

- the location is not an important component of the cultural heritage significance of the heritage place; or
- it can be shown that the relocation is the only reasonable means of ensuring the survival of the heritage place.

4.4 Historic Plantings and Gardens

4.4.1 The removal of any important trees or plantings in a heritage place or the removal of any contributory trees or plantings in a heritage place should not normally be permitted unless:

- they are causing structural damage to an existing structure; and/ or
- they cannot be seen from the street.

4.4.2 The removal of or alterations to historic garden layouts will not normally be permitted unless the historic garden has changed beyond recognition of its original or subsequent contributory character(s).

4.5 Reconstruction

4.5.1 Encourage the reconstruction of a building, road, laneway or architectural element if:

- the reconstruction is carried out according to good heritage architecture/ conservation practice and will not detract from the heritage significance of the streetscape or building ; and
- evidence exists to support the accuracy of the reconstruction.

4.5.2 Encourage the sensitive reconstruction of the following original or contributory features where they have previously been removed:

- front fences;
- verandahs;
- roofing;
- windows;
- road/ laneway surface details; and
- other architectural details and features.

4.6 Painting

- 4.6.1 Encourage the careful removal of paint (with an approved non destructive process) from originally unpainted masonry surfaces.
- 4.6.2 Discourage the sand blasting of render, masonry or timber surfaces of heritage places.
- 4.6.3 Discourage the painting of previously unpainted surfaces.

4.7 Use of a Heritage Place

- 4.7.1 Encourage new work, in cases where a prohibited use may be permitted that
 - is substantially reversible and does not require reconstruction; and/ or
 - requires minimal impact to the culturally significant fabric; and/ or
 - the provisions of this policy are generally met.

4.8 Additions and New Works: All Heritage Places

- 4.8.1 Encourage design that:
 - may be contemporary;
 - avoids 'reproduction' architecture;
 - will not be confused with the original historic fabric;
 - will ensure that the original historic fabric remains intact;
 - will not visually dominate an existing heritage place or street in terms of size, height and bulk when viewed from surrounding streets;
 - considers the architectural integrity of the heritage place;
 - reflects the particular rhythm, spatial characteristics and character of the surrounding historic streetscape;
 - avoids blank walls at ground and upper floor levels when viewed from surrounding streets;
 - retains original bluestone road/ laneway materials and details.
- 4.8.2 Encourage setbacks that result in new additions and works that are not visible when viewed from surrounding streets.
- 4.8.3 Encourage a façade height that conforms to the same height as the adjacent building frontages in the street.
- 4.8.4 Consider proposals for structures that exceed the height of adjacent buildings if the new structures are located at the rear of sites and will not visually dominate surrounding heritage places.
- 4.8.5 Encourage building orientation to the street that conforms to the same pattern as the existing buildings in the street (where there is a dominant subdivision pattern).
- 4.8.6 Encourage any additions and new works to heritage places to:

- not obscure principal viewlines to heritage buildings or their features (such as verandahs, towers, porticos);
- not obscure principal viewlines to existing or significant architectural features (such as verandahs, towers, porticos);
- not obscure principal viewlines to existing significant signage; and
- respect the context of an adjacent contributory heritage building.

4.8.7 Encourage additions and new works to respect historic trees, plantings and historic garden layouts through siting proposed new development at a distance that ensures the ongoing health of the tree or planting and that does not negatively impact upon an historic garden layout or context.

4.9 Carports, car parks, garages and other additions

4.9.1 Any car ports, car parks, garages and other additions proposed within front or side gardens should not normally be permitted unless:

- existing frontage set backs on the street are irregular; and
- the new works are setback behind principal architectural features, particularly in the case of works within side gardens; and
- the new works will not obscure viewlines to the façade or viewlines of adjacent buildings from the street frontage; and
- the design of the new works complements the associated heritage place but does not replicate the heritage features.

4.9.2 Any additions and new works should conceal ancillaries such as satellite dishes, access ladders, air conditioning plants, wall and roof top mounted lighting, solar heating systems, roof top gardens, water meters and rubbish bins.

4.9.3 The height and design of new front fences and gates should normally:

- not obscure views to heritage places from surrounding streets
- be a maximum of 1.2 metres high if solid or 1.5 metres high if more than 50% transparent; and
- be consistent with the architectural period of the building; and

4.10 Additions and New Works: Residential Heritage Places

4.10.1 New upper storey additions should normally be permitted where:

- the higher section is hidden from the street (such as behind an existing parapet wall); or
- if the existing building is a terrace style or attached house, the higher section is setback at least the depth of two rooms from the front wall of the dwelling to ensure the preservation of the existing historic ridge line and chimney; or
- In exceptional circumstances, new upper storey additions that do not comply with the above criteria may be permitted on sites that are exceptionally small

4.11 Additions and New Works: Industrial and Commercial Heritage Places

4.11.1 Discourage the following additions and new works:

- contemporary balconies;
- promotion signs;
- roof top mounted signs;
- roof top gardens;
- pedestrian entrance canopies and other ancillary structures; and
- reflective glass to windows.

4.11.2 The additions and new works listed above may be acceptable in exceptional circumstances if:

- they do not negatively impact upon the significance or architectural character of the place; and/ or
- they cannot be seen from the street.

4.11.3 It is policy that new upper storey additions should normally be permitted where :

- the higher section is hidden from the street; and/ or
- the higher section is hidden behind an existing parapet wall; and/ or
- the higher section meets the other requirements of this policy.

4.12 Infill Development: All Heritage Places

4.12.1 Encourage design that:

- may be contemporary;
- avoids 'reproduction' architecture;
- will not be confused with the original historic fabric;
- ensures that the original historic fabric remains in-tact;
- does not visually dominate an existing heritage place or street in terms of size, height and bulk from the surrounding street;
- considers the architectural integrity of the heritage place;
- reflects the particular rhythm, spatial characteristics and character of the surrounding historic streetscape;
- avoids blank walls at ground and upper floor levels when viewed from the surrounding streets; and
- retains original bluestone road/ laneway materials and details.

4.12.2 Encourage setbacks from the principal street frontage that are similar to the setbacks of adjacent building lines.

4.12.3 Encourage façade heights that conform to the same height as the adjacent building frontages in the street.

4.12.4 Consider proposals for structures that exceed the height of adjacent buildings if the new structures are located at the rear of the site and will not visually dominate surrounding heritage places.

4.12.5 Encourage building orientation that conforms to the same pattern as the existing buildings in the street (where there is a dominant subdivision pattern).

4.12.6 Encourage infill development that:

- does not obscure principal viewlines to heritage buildings or their features (such as verandahs, towers, porticos);
- does not obscure principal viewlines to existing or significant architectural features (such as verandahs, towers, porticos);
- does not obscure principal viewlines to existing significant signage;
- respects the context of an adjacent contributory heritage building.

4.12.7 Encourage subdivision that:

- conforms to the existing street pattern (where there is a dominant subdivision pattern);
- reflects the rhythm of the surrounding historic streetscape;
- does not diminish the significance of the site by destroying the historical, aesthetic and functional relationship between any separate components of a place.

4.13 Carports, car parks, garages and other additions

4.13.1 Any car ports, car parks, garages and other additions proposed within front gardens of sites should not normally be permitted unless :

- existing frontage setbacks on the street are irregular; and
- the proposed works will not obscure viewlines to the façade or viewlines of adjacent buildings from the street frontage; and
- the design of the new works complements the associated heritage place.

4.13.2 Infill development should conceal ancillaries such as satellite dishes, access ladders, air conditioning plants, wall and roof top mounted lighting, solar heating systems, roof top gardens, water meters and rubbish bins.

4.13.3 The height and design of new front fences and gates should normally:

- not obscure views to heritage places from surrounding streets.
- be a maximum of 1.2 metres in height if solid or 1.5 metres in height if more than 50% transparent; and
- be consistent with the architectural period of the building; and

4.14 Non Indigenous Archaeological Sites

4.14.1 Conservation

- 4.14.1a Any new development or works should not violate archaeological sites of cultural heritage significance.
- 4.14.1b All archaeological sites should be appropriately marked or sign posted on site within public view.
- 4.14.1c Site specific guidelines should be required for maintaining particular aspects of a place that need interpretation.
- 4.14.1d Where archaeological relics are discovered, appropriate measures should be taken to protect the physical evidence.

4.14.2 Collection of Evidence & Historical Information

- 4.14.2a An archaeological assessment in relation to development proposals where there is a known or potential site of archaeological significance.
- 4.14.3b A Statement of Significance, details, maps and other records of the archaeological remains.

4.15 Alternative Uses

- 4.15.1 Where the Fiji Museum has decided that new work over archaeological sites must not damage historical evidence and that this should be left in-situ, new building works may be sited above these remains.
- 4.15.2 Where the Fiji Museum has decided that archaeological sites have low significance, or depending on the nature of the development proposal, archaeological remains may be removed or built over provided that they are recorded first.