

Application Process

Discuss Project with LTC

Complete and Lodge Building Application Form provided by LTC Council.

Indicate demolition plan and cost.

Attach engineering report and an economic feasibility and options report.

This is sent to Town & Country Planning (TCP) for approval.

Aim

The aim of heritage conservation is to ensure that the cultural significance of heritage items is maintained over time.

Changes may be necessary to adapt heritage buildings for new uses.

However, achieve a balance : changes which will not compromise the heritage significance of the building or site.

Levuka Town Council

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Department of Heritage & Arts

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National Trust of Fiji

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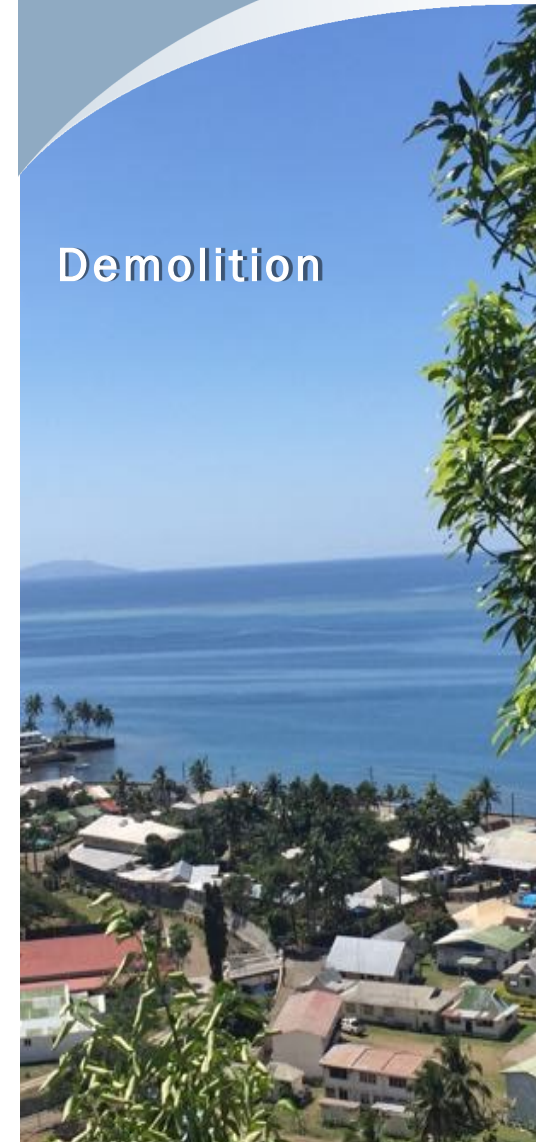


DEPARTMENT OF
HERITAGE & ARTS



Levuka World Heritage Information

Demolition





1

Conservation Code on Demolition

A heritage building will only be demolished in extraordinary circumstances, when all options for preservation have been exhausted and when approved by the Heritage Council.

The Council shall not delegate decisions on demolition.

Demolition of a heritage place destroys its significance and removes the opportunity for future generations to understand the place and its values. Demolition can sometimes be a short-term 'convenient solution' that is subsequently regretted.



2

Housing , Residential & Commercial Buildings

The demolition of any heritage residential & commercial building listed in Levuka Register will not be permitted except:

- in special circumstances wherein the demolition relates to an unsympathetic addition or extension which if demolished would go towards restoring the original building
- Or extraordinary circumstances approved by Council.

Demolition of a building for redevelopment which is economically attractive will not be accepted by Council as a justification for demolition.

Should any building become damaged or partially destroyed by fire, earthquake, tempest, or any other act of God, it shall be lawful to repair only to its original plan.



3

Extraordinary Circumstances

Demolition may be acceptable when a building or structure is considered to be 'beyond repair'. It may be structurally unsafe, may have been irreversibly damaged by fire or natural event.

All alternatives to demolition should be explored including new and compatible uses, repair and maintenance works, maintenance plans, and appropriate alterations and changes.

Demolition proposals should be informed by expert professional evidence, especially an engineering report prepared by a specialist heritage engineering professional and an economic feasibility and options report.

Any building or structure that will be demolished should be fully recorded and documented both prior to, and during the demolition process.

