

Application Process

Discuss project with LTC.

Complete and Lodge Building Application Form provided by LTC.

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.

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

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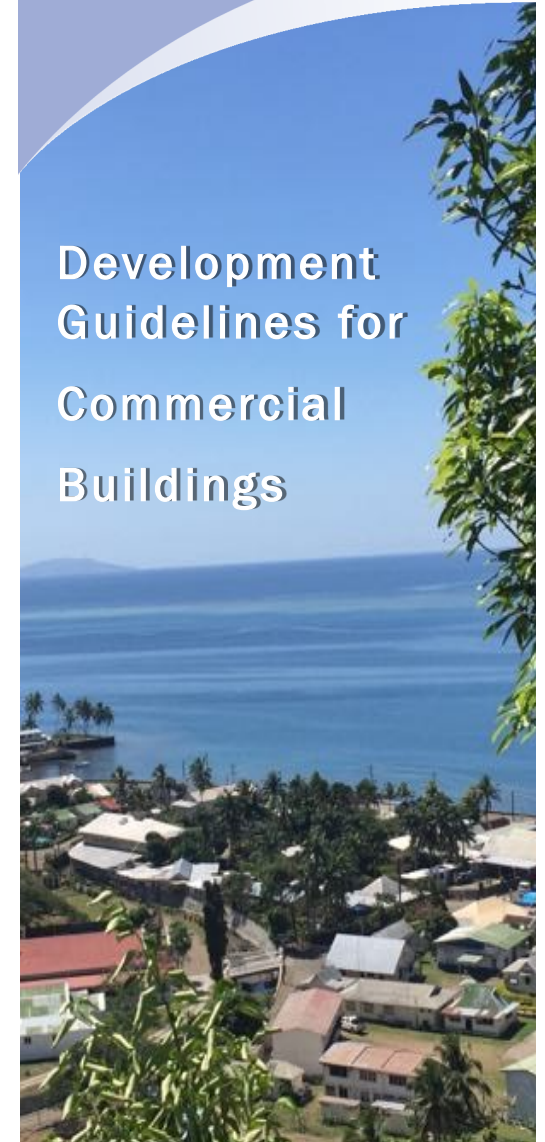


DEPARTMENT OF
HERITAGE & ARTS



Levuka World Heritage Information

Development Guidelines for Commercial Buildings





1

→ Additions/Extensions/ Maintenance/ Renovation of Commercial Buildings

The existing commercial establishments are adequate to cater for consumers on Ovalau and the nearby islands therefore there will be no rezoning for commercial purpose.

All commercial buildings within the core zone are protected and managed because of its visual and heritage importance.

Encourage shop-house architecture in Commercial Zone B.

New Warehouse type building should not be built unless there is a record of existence in the area.

Restoration of existing non-historic commercial buildings, new construction, additions and re-building of commercial buildings shall follow Standard of Adaptation.



2

→ Position of buildings in the site, size & height

Commercial buildings are mostly built along the road.

Enhance the buildings setting by setbacks and landscape that matches the surrounding.

Existing neighbouring buildings should retain their prominence.

The bulk of the new building should be around the same as the neighbours and not increase by more than 1/3 .

The scale and height of the new building should match the characteristics of the area.

Building height should be 7.5 m or less with one or two storeys.

For frontage of commercial buildings can put a parapet in case of gable roof entrance and make columns. Frontage of warehouse depends on the historical design.

Balcony should not be constructed on warehouse buildings. For other commercial shop style buildings can construct a traditional form on the 2nd floor of a 2 storey building.



3

Material & Style

→ Roof style should be gable roof with entrance on the gable wall side (or entrance also on the long side for warehouse). Possible to have hipped roof entrance on long side.

The slope of the roof should be similar to surrounding buildings but generally less than 45° .

Direction of ridge is usually parallel to coastline, road and creek.

Construct an arcade compatible with Beach Street.

Lean to roofs should not be constructed for warehouse.

Material used should match existing—wooden frame, concrete block, timber. IF concrete, concrete block or steel construction is used, these should be adapted to look as original construction type.

Exterior wall structure is according to the history of the lot.

Use coloured wooden picket fence or hedge. Wire fence can be placed behind hedge.