

Application Process

Lodge Building Application Form 4/22 with Levuka Town Council.

These are sent to Town & Country Planning (TCP) for approvals.

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.

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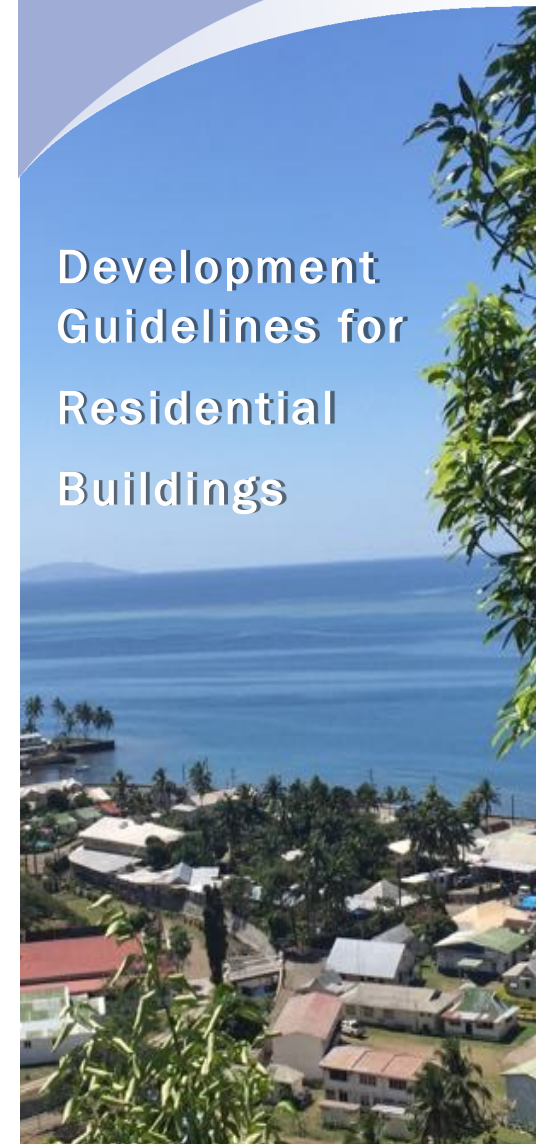


DEPARTMENT OF
HERITAGE & ARTS



Levuka World Heritage Information

Development Guidelines for Residential Buildings





1

→ Additions of New Residential Buildings

Permitted.

Encouraged in Residential B are.

New residential buildings should have similar scale, proportions, height and setback to the heritage buildings within its vicinity.

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



2

→ Position of buildings in the site, size & height

Residential areas are mostly set back from all boundaries.

Guidelines:

Maintain similar setbacks to the front boundary as neighbouring residential buildings.

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.

Residential accommodation should be one storey in principle.



3

Material & Style

→ Roof style should be small gable roof or hipped roof/entrance on long side. A large gable roof can be added to the hipped roof extension.

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

Lean to roofs can be put up but not more than 30% area of main building.

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 follows the same principle using timber, half timber, horizontal & vertical boards, weatherboards. Concrete wall structures use the same.

Insert at least one balcony in traditional form.

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

Ground surface should not be paved.