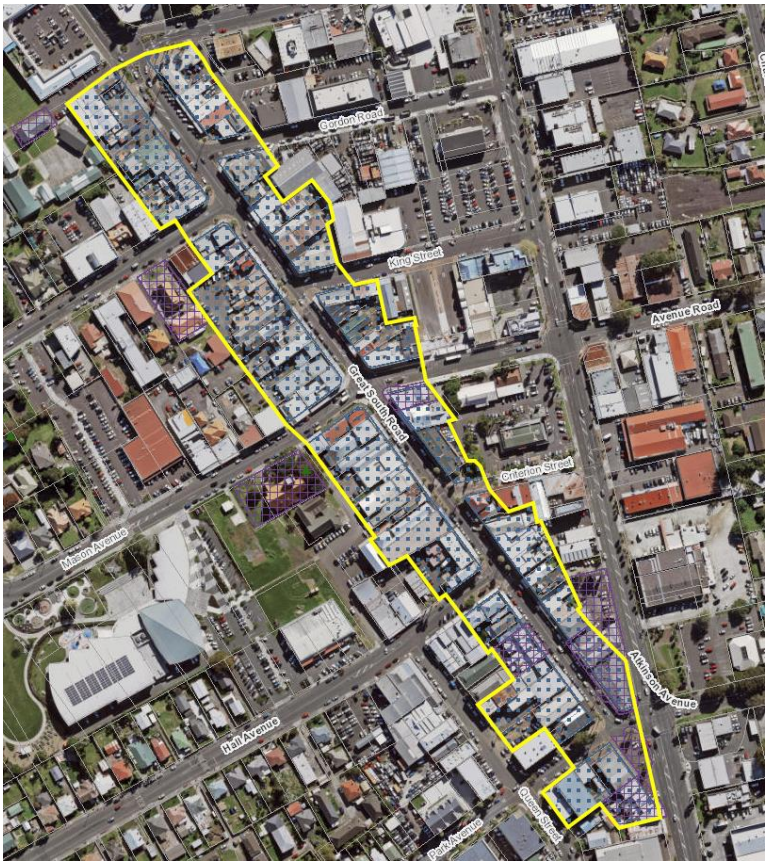


SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

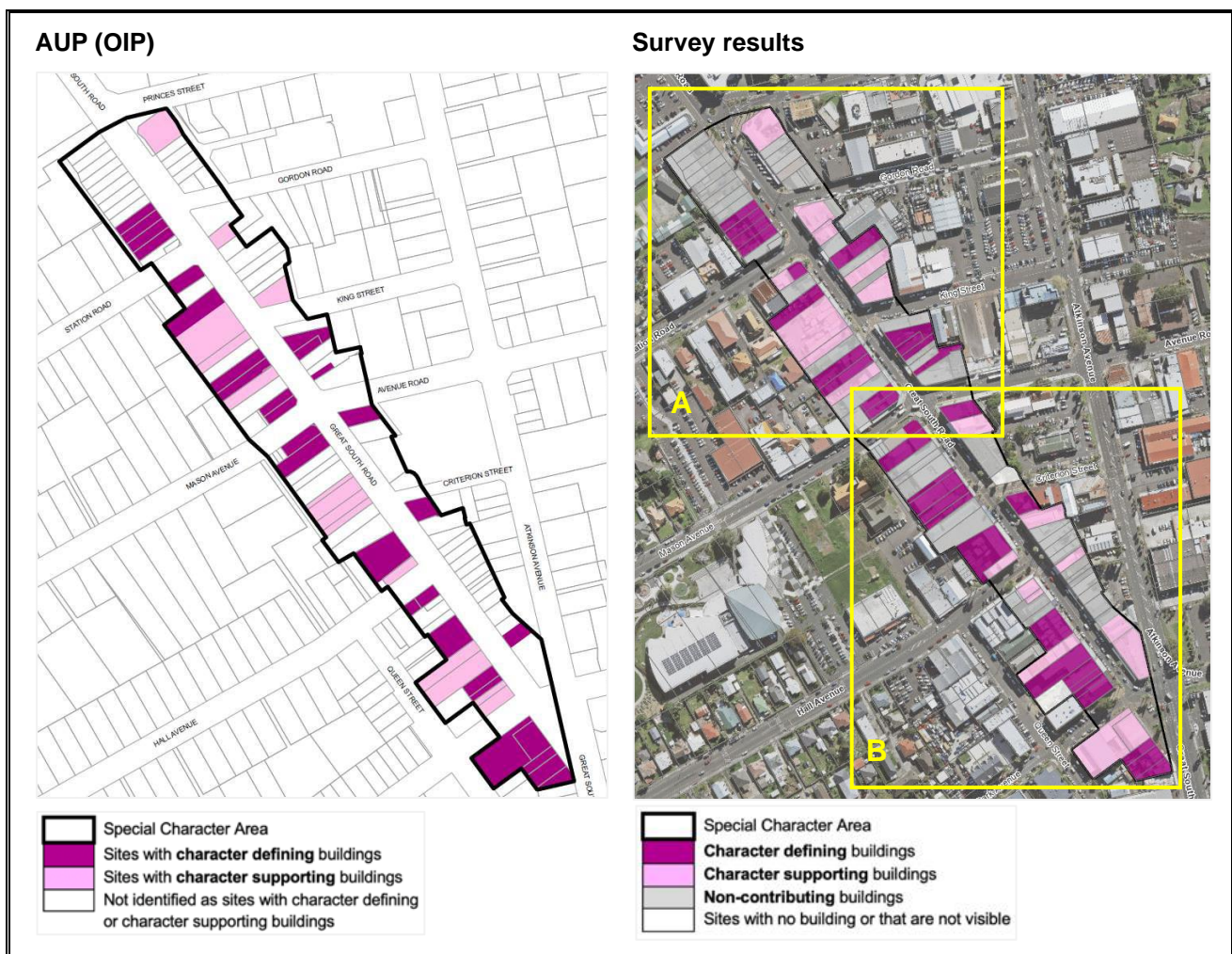
Name	ŌTĀHUHU
Suburb(s)	Ōtāhuhu
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)).
Development pattern(s) and/or historical theme(s)	Traditional (linear) town centre shopping strip
Key period(s) of significance	Victorian, Edwardian, Interwar and part WWII-Post war periods (1870-1940s) (Secondary phase ¹ : Part WWII-Post war period (1950s) and 1960s)
AUP (OIP) Historic heritage places	Bank of New Zealand (former) (ID 2573); Star Hotel (ID 2574); Progressive Buildings (ID 2575); Central Buildings (ID 2576)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Business – Mixed Use Zone (a couple of southern sites)
Heritage New Zealand Pouhere Taonga listings	None
<p>Spatial extent and context</p> <p>The map shows the AUP (OIP) spatial extent of the Ōtāhuhu Special Character Areas Overlay – Business (SCA).</p> <p>The area is located on Great South Road, which runs roughly northwest to southeast and extends from the Princes Street intersection in the north to just beyond the Atkinson Avenue/High Street/Park Avenue intersection in the south.</p> <p>The SCA is predominantly surrounded by commercial and mixed-use development, with some residential development beyond.</p>	

¹ A secondary phase of development has been added to align with the two key periods of significance identified in Schedule 15 of the AUP (OIP) (15.1.6.18. Special Character Areas Overlay – Business: Ōtāhuhu). In Ōtāhuhu, buildings from this later period of development have the potential to *support* the character of the area due to their historical associations with the centre's commercial expansion and financial growth. However, to be assigned 'character supporting', the buildings also need to demonstrate the physical and visual qualities that characterise the area, with greater emphasis placed on integrity, architectural quality and building type/use.

Key survey data

Survey date(s)		August 2021			
Level of survey	Field survey	N/A			
	Desk top survey	100%			
Total number of records		89			
Total number of buildings		81			
Breakdown	Street-facing buildings		80		
	Contributing² buildings	AUP (OIP)	37	Character defining	24
		Survey results	42	Character defining	24
				Character supporting	13
			Character supporting	18	
Number of variations between AUP (OIP) and survey results		20 ³			
Number of historic heritage flags⁴		6 places (marked ★ on maps)			
Historic heritage area flag⁵		Not at this time ⁶			

Comparisons: mapping 'contribution'



² Identified as 'character defining' or 'character supporting' buildings.

³ This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

⁴ Buildings identified as being of potential historic heritage significance.

⁵ Does the area or part of the area have potential to be a historic heritage area?

⁶ Whilst the area continues to exhibit the historical values and physical and visual qualities associated with its special character, it was previously evaluated and considered as part of the Proposed Auckland Unitary Plan hearing process. It has therefore not been prioritised for a historic heritage area evaluation at this time. This can be revisited in the future as resources allow.

In comparing the AUP (OIP) with the survey results, 20 variations have been identified. Of these, 14 buildings (or sites) are found to have an increased level of contribution⁷ while six buildings are found to have a reduced level of contribution⁸. The variations are largely attributed to the following issues: differences in assessment, as a result of changes to the building, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- Contributing (character defining or character supporting) buildings feature throughout the sub-area and are located in the lower southern half of the area and distributed on both the east and west side of Great South Road.
- Non-contributing buildings also feature throughout the sub-area, with clusters focussed at the northern end. These buildings are either highly modified or post-date the area's period of significance.
- Overall, in the north block the concentration of contributing and non-contributing buildings identified in the survey results largely correspond with those identified in the AUP (OIP). Four buildings elevated in their contribution with two recognised as having a lesser contribution.

Variations

1	230 Great South Road	'Not identified' to 'Character supporting' (Corner building from primary period of significance with shop front modifications)
2	Pearsons Buildings 293 Great South Road (6 Station Road) ⁹	'Character defining' to 'Character supporting' (Split lot. Building fronts secondary street but occupies same site as a character defining building. Makes a moderate contribution)
3	Lynton Building 250 Great South Road	'Not identified' to 'Character defining' (Commercial building from primary period of significance)
4	Atkinson's Building (former) 256 Great South Road	'Not identified' to 'Character supporting' (Architect-designed commercial building from secondary phase of development that makes a moderate contribution)

⁷ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁸ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

⁹ When more than one building share an address (as shown in GeoMaps), a bracketed number/street name has been included to denote the physical street number of the building in question.

5	288-290 (288) Great South Road	‘Not identified’ to ‘Character defining’ <i>(Forms part of the same building on neighbouring site. From period of significance, and possibly one of the earliest buildings in town centre)</i>
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Sub-area B: Southern blocks



Observations

- The greatest concentration of contributing buildings in this sub-area are located along the western side of Great South Road.
- Non-contributing buildings are spread throughout the sub-area with the largest concentration focussed at the lower eastern side of Great South Road. These primarily post-date the period of significance.
- Overall, in the southern block the concentration of contributing and non-contributing buildings identified in the survey has some variation to those identified in the AUP (OIP) with ten buildings elevated in their contribution and five buildings recognised as making a lesser contribution.

Variations

6	349 Great South Road (6 Mason Avenue)	‘Character defining’ to ‘Non-contributing’ <i>(Split lot and fronts secondary street. Modified building from secondary phase of development that occupies same site as a character defining building)</i>
7	312 Great South Road	‘Not identified’ to ‘Character supporting’ <i>(Building from secondary phase of development that contributes to the visual/physical qualities of the area)</i>
8	Trinity Building 371 Great South Road	‘Character supporting’ to ‘Character defining’ <i>(Commercial building from primary period of significance, makes a greater than moderate contribution)</i>
9	373 Great South Road	‘Character supporting’ to ‘Character defining’ <i>(Commercial building from primary period of significance, makes a greater than moderate contribution)</i>
10	Grinter’s Building 375-377 and 381 Great South Road	‘Character supporting’ to ‘Character defining’ <i>(Commercial building from primary period of significance, makes a greater than moderate contribution)</i>
11	346 Great South Road	‘Not identified’ to ‘Character supporting’ <i>(Architect-designed commercial building from secondary phase of development)</i>

12	Commercial Bank of Australia (former) 352 Great South Road	'Not identified' to 'Character supporting' <i>(Bank building from secondary phase of development and associated with a period of investment in the area)</i>
13	411 Great South Road (6 Hall Avenue)	'Character defining' to 'Non-contributing' <i>(Split lot and fronts secondary street. Modified building from secondary phase of development that occupies same site as a character defining building)</i>
14	Auckland Gas Company Building (former) 411 Great South Road	'Character defining' to 'Character supporting' <i>(Upper-level modifications to parapet and fenestration)</i>
15	Acklam Building 415 Great South Road	'Not identified' to 'Character supporting' <i>(Designed by well-known local builder, with some modifications)</i>
16	Star Hotel 388-392 (388) Great South Road	'Character defining' to 'Character supporting' <i>(One of the earliest buildings in town centre, but highly modified)</i>
17	Star Hotel 388-392 Great South Road	'Not identified' to 'Character supporting' <i>(Later additions that form part of the Star Hotel, which has been identified as a character supporting building (above))</i>
18	Civic Buildings 443 Great South Road	'Character supporting' to 'Character defining' <i>(Commercial building from primary period of significance, makes a greater than moderate contribution)</i>
19	Victory Buildings 455-461 Great South Road	'Character supporting' to 'Character defining' <i>(Commercial building from primary period of significance, makes a greater than moderate contribution)</i>
20	State Insurance Building (former) 469 Great South Road and 2-6 Park Avenue	'Character defining' to 'Character supporting' <i>(Architect-designed commercial building from the secondary phase of development that contributes to the physical/visual character of the area)</i>

Review of special character values

Extent of area	The AUP (OIP) extent of the Ōtāhuhu SCA captures buildings within the area of the underlying Business – Town Centre Zone and Business – Mixed Use Zone that reflect the suburb's historic commercial core and the area that most strongly conveys its special character values.
Special character values present	<p>Historical: The Ōtāhuhu SCA has significance for its comparatively early establishment within Auckland as an important commercial centre. The area demonstrates sustained development from the late nineteenth century to the mid-twentieth century and reflects important periods of growth in the 1920s and again in the 1950s to 1960s.</p> <p>The area's proximity to the Tamaki River and Manukau Harbour made it an area of strategic importance to Māori. From 1848 Ōtāhuhu was developed as a European Fencible settlement, with commercial development established along Great South Road, which was the main arterial route south from Auckland. During the 1920s there was an increase in residential and industrial development, largely facilitated by the opening of the Ōtāhuhu Railway Workshops, leading to the area's growth in population and further commercial development along Great South Road. The construction of the Southern Motorway in the mid-1950s was a catalyst for additional development, with a number of commercial buildings and local and central government offices built around this time.</p> <p>Physical and visual qualities: The physical and visual qualities of buildings in the Ōtāhuhu SCA overlay area are significant for reflecting the building types,</p>

	<p>architectural styles and materials associated with its two key development periods of the late-nineteenth to early-twentieth century and 1950s-1960s. Buildings represent the typical pattern of commercial retail development, in a consistent but diverse range of styles, from Stripped Classical to Modern, constructed along Great South Road. Buildings are typically built to the street boundary, are predominantly one- to two-storeys in height with tall parapets and with sheltering continuous verandahs.</p>	
<p>Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?</p>	<p><i>Built form</i></p>	<p>Yes. The area continues to demonstrate in its built fabric the significant development that occurred from the late 1880s, with major periods of construction in the 1920s and again in the 1950s to 1960s. Both single and double-storeyed traditional commercial buildings are prevalent and run along both sides of Great South Road to form a continuous retail strip.</p> <p>The SCA continues to exhibit a traditional main street configuration, with more substantial and defining corner buildings creating physical 'book ends' to each block at street intersections. There is a strong street enclosure enhanced by verandahs that provide footpath coverage and a continuous retail edge that is orientated towards the street, with openings and glazing providing activation to the street.</p> <p>The survey results found that almost all of the buildings identified in the Character Statement as 'major features and buildings' continue to contribute to the character of the area. The Star Hotel at 388-392 Great South Road is the exception, which has decreased in its contribution (from defining to supporting) due to a high level of modification.</p> <p>There continues to be exceptions to the characteristic built form. For example, the scale of built form diminishes at the northern end of the strip with a large site occupied by carparks and warehousing.</p>
	<p><i>Architectural values</i></p>	<p>Yes. The area continues to reflect the two phases of development, the first occurring from the late nineteenth to early twentieth century and the second occurring from the 1950s to 1960s. Street-facing buildings generally continue to demonstrate the range of architectural styles associated with the area's key periods of development, with some having been designed by well-known architects.</p> <p>Buildings from the first period of development are generally one or two-storeys, designed in the Stripped Classical style with the use of simplified classical detailing, high parapets, and are of painted plastered brick construction. Changes are generally limited to below-verandah shop fronts (where there has been a high level of modification, however the original modulation is often retained) and some first-floor window units.</p> <p>Buildings from the second period of development reflect developments in New Zealand modernism following World War II, with asymmetrical façade arrangements, horizontally proportioned window openings with large expanses of glazing and a reduction of ornament. These buildings are generally of a similar scale to the earlier buildings but utilise a more diverse range of materials and construction methods, with reinforced concrete being the main structural material.</p>
	<p><i>Urban structure</i></p>	<p>Yes. The area retains the form of a traditional town centre main street. The buildings reflect the narrow lot widths in response to the underlying early subdivision configuration, and there is a strong sense of enclosure created by the continuous building frontages and verandahs.</p>

Overall findings

As shown in the above maps and review of character values, the Ōtāhuhu SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP).

While these values are evident throughout the area, they are most prevalent within the lower portion of the northern blocks and western side of the southern blocks.

Buildings that do not actively contribute to these values have a higher concentration in the northernmost end of the area, on the eastern side of Great South Road and rear buildings that front secondary streets. Opportunities may therefore exist to modify the Ōtāhuhu SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.

Representative photographs (desk-top survey results)

‘Character defining’ buildings



Figure 1: Progressive Buildings, 423-433 Great South Road (Google Street View, August 2020)



Figure 2: Kent's Building, 391-401 Great South Road, (Google Street View, August 2020)



Figure 3: Kingsway House, 293 Great South Road (Google Street View, August 2020)



Figure 4: Civic Buildings, 443 Great South Road (Google Street View, August 2020)

‘Character supporting’ buildings



Figure 5: State Insurance Building (former), 469 Great South Road (and 2-6 Park Avenue) (Google Street View, August 2020)



Figure 6: Star Hotel, 388-392 Great South Road (Google Street View, August 2020)



Figure 7: Auckland Gas Company Building (former), 411 Great South Road (Google Street View, August 2020)



Figure 8: 303-317 Great South Road (Google Street View, November 2020)

‘Non-contributing buildings



Figure 9: 387 Great South Road (Google Street View, August 2020)



Figure 10: 289 Great South Road (Google Street View, August 2020)



Figure 11: 269-271 Great South Road (Google Street View, November 2020)

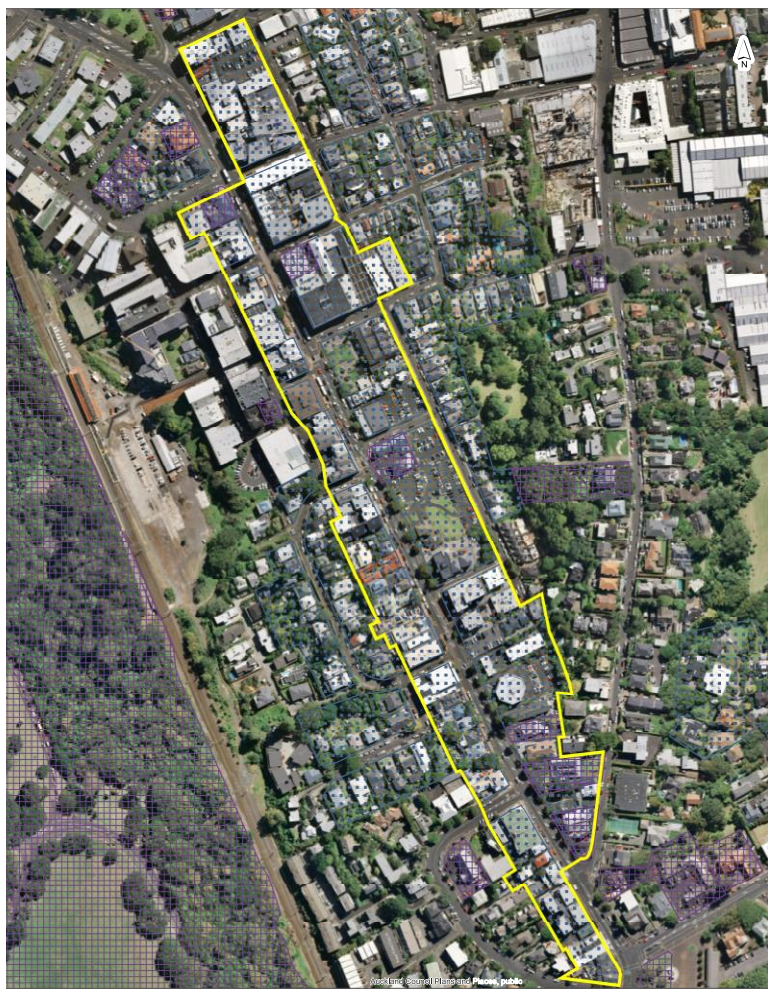


Figure 12: 259 Great South Road, (Google Street View, November 2020)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	PARNELL
Suburb(s)	Parnell
NPS-UD priority	City Centre and RTN Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)).
Development pattern(s) and/or historical theme(s)	Traditional (linear) suburban commercial main street.
Key period(s) of significance	Colonial, Victorian, Edwardian and Interwar periods (pre-1870-1939)
AUP (OIP) Historic heritage places	Exchange Tavern (ID 1787); Windsor Castle Hotel (former) (ID 1788); St John the Baptist Church and Convent (ID 1789); Whitby Lodge (former) (ID 1790); Hulme Court (ID 1791); Parnell Library and hall (former) (ID 1792)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Open Space – Informal Recreation zone (a couple of sites)
Heritage New Zealand Pouhere Taonga listings	Windsor Castle Hotel (No. 7406); Church and Convent of St John the Baptist (Catholic) (No. 562); Whitby Lodge (No. 2640); Hulme Court (No. 19); Parnell Branch Library (No. 547)
<p>Spatial extent and context</p> <p>The map shows the AUP (OIP) spatial extent of the Parnell Special Character Areas Overlay – Business (SCA).</p> <p>The SCA is focussed on Parnell Road, a principal thoroughfare that runs roughly north-south from Earle Street to Birdwood Crescent. Directly to the east and west of the area are residential streets, some of which are covered by the Special Character Areas Overlay – Residential: Isthmus A. Further west, beyond the railway line and station, is the Auckland Domain historic heritage place (ID 01566).</p> <p>A large portion of the SCA is covered by the Historic Heritage and Special Character: Auckland War Memorial Museum Viewshaft Overlay.</p>	

Key survey data

Survey date(s)		June and July 2021			
Level of survey	Field survey	100%			
	Desk top survey	N/A			
Total number of records		109			
Total number of buildings		101			
Breakdown	Street-facing buildings		97		
	Contributing ¹ buildings	AUP (OIP)	49	Character defining	13
		Survey results	47	Character supporting	36
				Character defining	27
			Character supporting	20	
Number of variations between AUP (OIP) and survey results		27 ²			
Number of historic heritage flags ³		6 places (marked ★ on maps)			
Historic heritage area flag ⁴		Not at this time ⁵			

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.
² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
³ Buildings identified as being of potential historic heritage significance.
⁴ Does the area or part of the area have potential to be a historic heritage area?
⁵ Whilst the area continues to exhibit the historical values and physical and visual qualities associated with its special character, it has not been prioritised for a historic heritage evaluation at this time. This can be revisited in the future as resources allow.

In comparing the AUP (OIP) with the survey results, 27 variations have been identified. Of these, 20 buildings are found to have an increased level of contribution⁶ while seven have a reduced level of contribution⁷. The variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and/or the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Despite the relatively high number of variations identified between the AUP (OIP) and survey results, the overall number of 'contributing' buildings is largely unchanged. The main difference is the increased number of character defining buildings identified as part of the survey, which amounts to twice the number of those in the AUP (OIP), and thereby a reduced number of character supporting buildings.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- Contributing (character defining or character supporting) buildings feature throughout the sub-area but are principally located between Garfield and Ruskin streets (eastern side of Parnell Road) and between Heather and Tilden streets (western side).
- Non-contributing buildings also feature throughout the sub-area but are most prevalent in the northern-most and southernmost blocks and on the secondary streets, to the east of Parnell Road. All post-date the area's period of significance with the majority being of large-scale construction dating from 1960-present.
- Differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of the level of contribution attributed. A number of character supporting buildings in the AUP (OIP) are considered to make a greater level of contribution to the character of the SCAB, and as such have been assigned character defining.
- Buildings with historic heritage flags include 123 Parnell Road and 'Heards Building', 162-168 Parnell Road.

Variations

- | | | |
|---|--------------------|--|
| 1 | G+/66 Parnell Road | 'Character supporting' to 'Character defining'
(Greater than moderate contribution) |
| 2 | 100 Parnell Road | 'Character supporting' to 'Non-contributing'
(Post period of significance, earlier building replaced) |

⁶ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁷ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

3	45 Bath Street	'Not identified to 'Character supporting (Residential building (villa) from period of significance on secondary street, supports the character of the area)
4	Markham Building 107-111 Parnell Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
5	113-119 Parnell Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
6	137-141 Parnell Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
7	Hearde Building 162-168 Parnell Road	'Character supporting' to 'Character defining' (Landmark, corner building with greater than moderate contribution)

Sub-area B: Mid blocks



Observations

- The greatest concentration of contributing buildings in this sub-area is along the western side of Parnell Road. A small cluster is also located on the eastern side between Denby Street and Scarborough Lane, which form part of a larger, more open site associated with St John the Baptist Church and Convent.
- Non-contributing buildings are interspersed throughout the sub-area, but the greatest concentration is on the eastern side of Parnell Road where many are of comparatively large-scale construction. All post-date the area's period of significance.
- Like Sub-area A, differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of an increased level of contribution attributed.
- Buildings with historic heritage flags include the 'G. E. Webster Building', 217-221 Parnell Road and 244 Parnell Road.

Variations

8	3-5 (3) ⁸ Scarborough Terrace	'Not identified' to 'Character supporting' (Residential building (bungalow) from period of significance on secondary street that supports the character of the area)
9	196 Parnell Road	'Character supporting' to 'Non-contributing' (Post period of significance)
10	203-207 Parnell Road	'Not identified' to 'Character supporting' (Commercial building from period of significance (with some changes) that supports the character of the area)
11	2B Gibraltar Crescent	'Character defining' to 'Non-contributing' (Post period of significance, on same site as character defining building)

⁸ When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number of the building in question.

12	223 Parnell Road	'Character supporting' to 'Non-contributing' (Post period of significance)
13	St John the Baptist Convent 212-244 (218) Parnell Road	'Character supporting' to 'Character defining' (Notable building type and part of a scheduled historic heritage place with a greater than moderate contribution)
14	214-244 (244) Parnell	'Character supporting' to 'Character defining' (Greater than moderate contribution)
15	237-245 (237-239) Parnell Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
16	252 Parnell Road	'Not identified' to 'Character supporting' (Residential building (bungalow) from period of significance that supports the character of the area)
17	251-253 Parnell Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
18	279 Parnell Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
19	283-289 Parnell Road	'Character supporting' to 'Non-contributing' (Post period of significance)
20	283-289 Parnell Road (corner)	'Character supporting' to 'Character defining' (Greater than moderate contribution)

Sub-area C: Southern blocks



Observations

- Contributing buildings are located throughout this sub-area. They include a group of single-storey villas that have been adapted to accommodate commercial and retail uses in the sub-area's north-western block, and two landmark buildings (the former Parnell Library and hall and the former Kemp's Department Store) that stand at the area's southern gateway.
- A smaller number of non-contributing buildings are interspersed throughout the sub-area, and again post-date the area's period of significance.
- Differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of an increased level of contribution attributed.
- Buildings with historic heritage flags include the 'Te Awamutu Masonic Lodge (former)', 2 Birdwood Crescent and 'Kemp's Department Store (former)', 413-427 Parnell Road.

Variations

21	Posada 340 Parnell Road	'Character supporting' to 'Non-contributing' (Post period of significance)
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22	363 Parnell Road	'Character supporting' to 'Character defining' (Traditional two-storey commercial building with greater than moderate contribution)
23	367-371 Parnell Road	'Character supporting' to 'Character defining' (Traditional two-storey commercial building with greater than moderate contribution)
24	367-371 Parnell Road (rear)	'Not identified' to 'Character supporting' (Residential building (villa) from period of significance, but located to the rear of the site)
25	373-379 Parnell Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
26	401-403 Parnell Road	'Character supporting' to 'N/A – Not visible' (Character supporting building recently demolished, now a vacant site)
27	405-411 Parnell Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)

Review of special character values

Extent of area	The AUP (OIP) extent of the Parnell SCA closely aligns with the underlying Business – Town Centre Zone. The extent includes the earliest parts of the town centre that most closely reflect the area's special character values and also encompasses groups of non-contributing buildings, particularly to the north and along the area's eastern edge.	
Special character values present	Historical: The Parnell SCA is of significance as one of Auckland's earliest established suburban commercial main streets. Its progressive pattern of development from the mid-nineteenth to the early twentieth century is demonstrated in the collection of residential, commercial and religious buildings that date from the suburb's initial settlement and its concentration of commercial buildings from the 1880s to 1920s that reflect improved transport networks and are a time when Parnell was becoming Auckland's largest inner-city suburb. The area's collection of varying building types, including groups of villas now in commercial and retail uses, also demonstrates the important connection between the development of the town centre and its residential neighbourhood.	
	Physical and visual qualities: The Parnell SCA is of significance for its collection of buildings that reflect the types and architectural styles associated with its progressive development. Of particular note are the buildings associated with the colonial period of development within the Auckland context, and those that reflect the ongoing development and consolidation of the commercial area during the early decades of the twentieth century.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	Yes. The key periods of development are still evident in the contributing buildings that date from the 1840s to 1930s and particularly between the 1880s and 1920s. However, the survey results found that the 1940s do not form part of this key date range as identified in the AUP (OIP) character statement. Only three buildings in the Parnell SCA date from the WWII-Post War period, none of which appear to date from the 1940s. The key date range is therefore considered to be 1840s to 1930s (rather than 1840s to 1940s).
		Despite some taller buildings, single and two-storeyed traditional commercial and residential buildings are the most prevalent. There is a predominance of two-storeyed commercial buildings from the late nineteenth and early twentieth century that generally appear in groups along the western side of Parnell Road, with some notable examples on corner sites. Two clusters of residential buildings adapted for commercial and retail uses are also located on the western side of Parnell Road. The eastern side of the road features a greater level of diversity in building forms and types, including residential, religious, community and commercial buildings, which reflect the area's long period of development. The northern portion of the area, particularly on

		<p>the western side of Parnell Road, continues to exhibit greater visual coherence due to the similar age, scale and design qualities of the buildings that create a continuous building line that reflects the narrow lots of early subdivision patterns. The southern portion has a more varied development pattern, which contributes to an understanding of the area's development.</p> <p>The Parnell SCA also includes areas of more recent development, which are located throughout the area but are particularly prevalent on the eastern side of Parnell Road and on secondary streets. In these areas, buildings have a mix of uses, are generally set within larger sites, and often exceeding two storeys in height.</p>
	Architectural values	<p>Yes. Collections of buildings continue to demonstrate the range of architectural styles associated with the area's key periods of development and reflect those typically found in traditional commercial and residential areas. These include the Victorian and Edwardian Italianate style and the interwar Classical and Stripped Classical styles for commercial buildings, and the late Georgian Regency style and classical influences for residential buildings. The built fabric predominantly comprises timber or plastered brick construction. Changes to commercial buildings are generally limited to below-verandah shop fronts and the replacement of some first-floor window units. A number of villas have been adapted for commercial use, but still maintain their residential form. Modern buildings display various stylistic influences and feature various claddings. Some are more sympathetic to the form, proportions and styles of the area's older buildings than others.</p>
	Urban structure	<p>Yes. The form of development within the SCA is that of a traditional suburban commercial main street located on a principal thoroughfare. Despite modifications, the existence of groups of residential buildings (some now in commercial or retail use) demonstrates the historical evolution and development of the area from the late nineteenth to the early twentieth centuries. With a mix of uses and different building types focussed on Parnell Road, there is variation of streetscape character throughout the area. Whilst there are some areas of continuous shop fronts that provide a consistent streetscape rhythm on the western side of Parnell Road, greater variation is apparent on the eastern side. Here, pockets of landscaped areas, car parking and more recent office and apartment buildings have developed.</p> <p>The existence of small reserves, street trees, plantings and mature trees (typically those associated with surviving early dwellings, including a notable Norfolk pine) and westerly views towards the heavily-vegetated Auckland Domain, contribute to the character of the area.</p>
Overall findings	<p>As shown in the above maps and review of character values, the Parnell SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). However, the survey results have shown that its period of significance extends to the 1930s, rather than the 1940s as outlined in the AUP (OIP).</p> <p>These values are evident throughout the area. The pockets of contributing buildings on the western side of Parnell Road provide a generally more cohesive streetscape appearance, whilst the largely standalone buildings of varying ages and types on the eastern side provide a more varied streetscape. This mixed built and urban form reflects the area's progressive development and contributes to its distinctive character.</p> <p>Buildings that do not actively contribute to these values also appear throughout the area, but are most prevalent on the eastern side of Parnell Road, particularly in the northernmost block, the southern portion of the mid-block, and on secondary streets.</p> <p>Opportunities may therefore exist to modify the Parnell SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.</p>	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: 123 Parnell Road



Figure 2: 'Heards Building', 162-168 Parnell Road



Figure 3: 212-244 (244) Parnell Road



Figure 4: Kemp's Department Store (former), 413-427 Parnell Road

'Character supporting' buildings



Figure 5: 167-171 Parnell Road



Figure 6: 225-229 Parnell Road



Figure 7: 259-267 Parnell Road



Figure 8: 305 Parnell Road

'Non-contributing' buildings



Figure 9: 100 Parnell Road



Figure 10: 149-155 Parnell Road



Figure 11: 258 Parnell Road

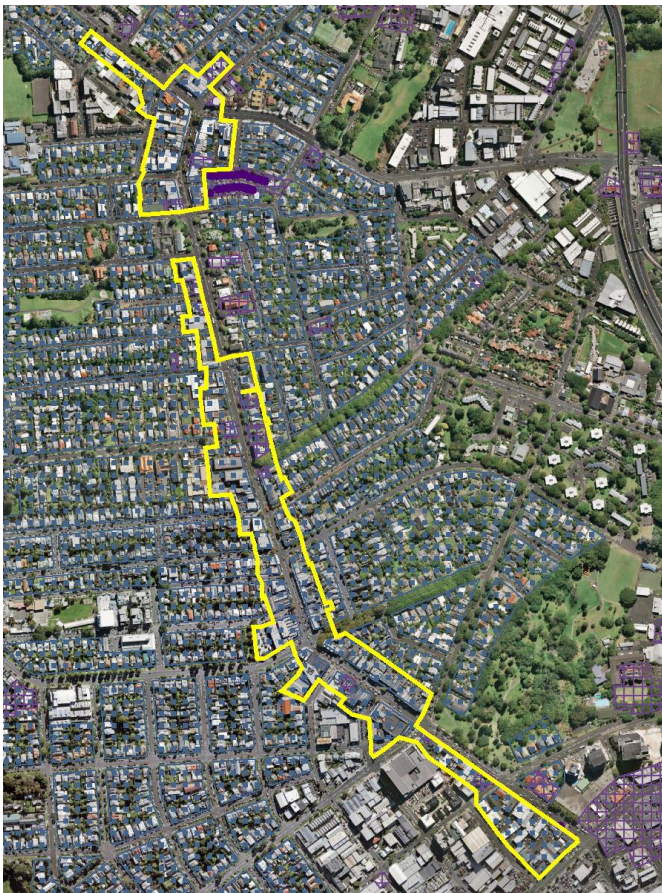


Figure 12: 308-318 Parnell Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

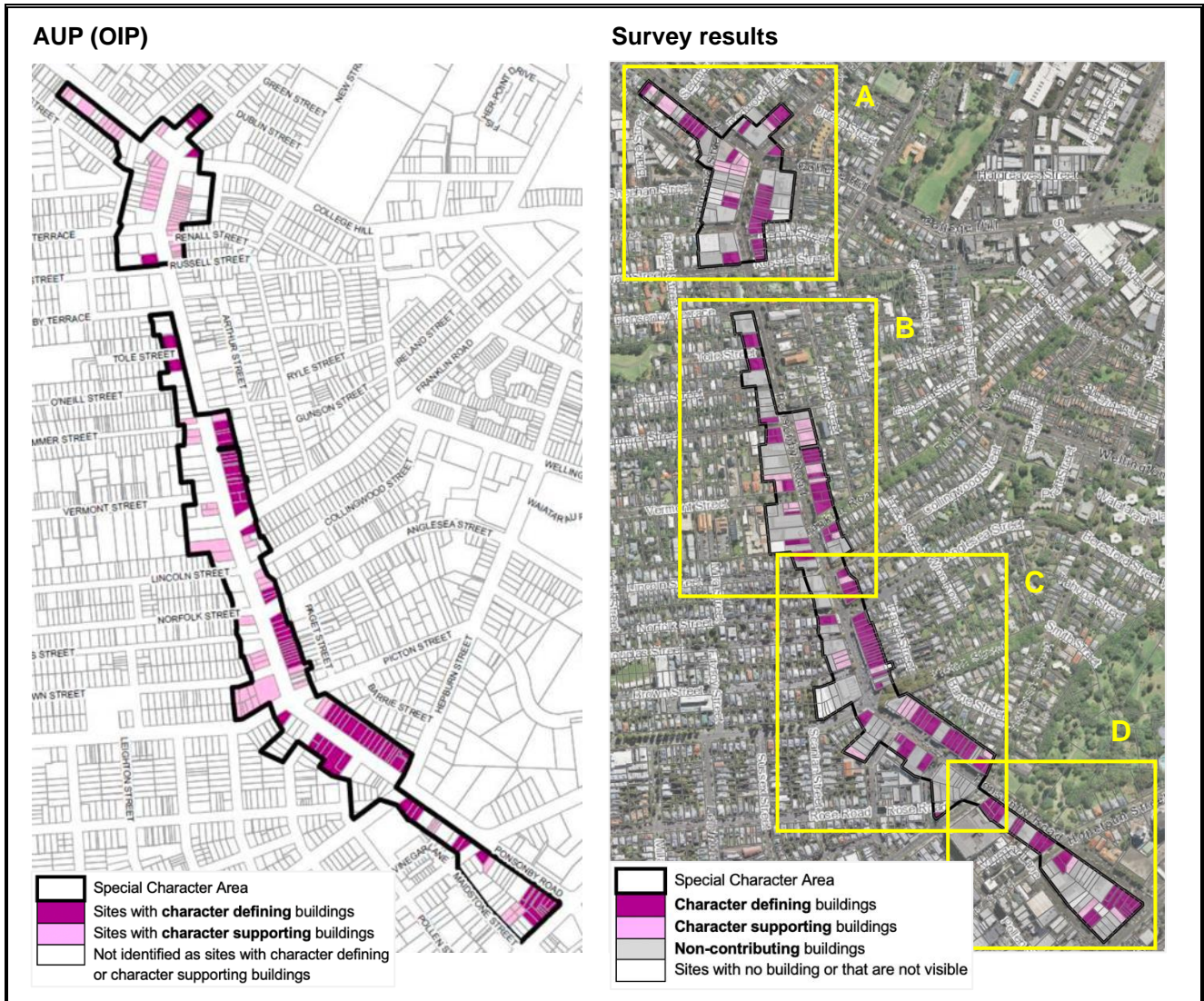
Area details

Name	PONSONBY ROAD
Suburb(s)	Freemans Bay, Grey Lynn, Herne Bay, Ponsonby
NPS-UD priority	City Centre Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Traditional (linear) suburban commercial main street. Early transport route and suburban shopping centre.
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939)
AUP (OIP) Historic heritage places	Britannia Theatre (former) (ID 1812); Ponsonby Post Office (ID 1861); Leys Institute Gymnasium and Public Library (ID 1863); Shops (ID 1813); Shops (ID 1811); Shops (ID 1810); Shops and residences (ID 1807); Commercial building (ID 1802); Grey Lynn Council Offices (former) (ID 1903); Shop and residence (ID 1801); Allendale (ID 1800); Terrace houses (ID 1806); Holmdene (ID 1805); Shop (ID 1804); Shop and residence (ID 1803)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Business – Mixed Use Zone (a few sites at northern edge)
Heritage New Zealand Pouhere Taonga listings	Ponsonby Post Office (Former) (No. 628); Leys Institute Gymnasium (No. 612); Leys Institute Public Library Building (No. 613); Gluepot Tavern (No. 7218); Gloucester Court Flats (No. 582); Council Chambers and Fire State (Former) (No. 572); 50 Ponsonby Road (No. 4581)
<p>Spatial extent and context</p> <p>The map shows the AUP (OIP) spatial extent of the Ponsonby Road Special Character Areas Overlay – Business (SCA).</p> <p>The business area is focussed on Ponsonby Road, a principal thoroughfare that runs roughly north-south through several of Auckland's well-established inner-city residential suburbs, and extends to the north-west, along part of Jervois Road.</p> <p>The SCA is predominantly surrounded by residential streets, the majority of which are covered by the Special Character Areas Overlay – Residential: Isthmus A.</p> <p>Adjacent to its north-eastern boundary is the Renall Street historic heritage area (ID 2512), and at its south-eastern edge is the Karangahape Road historic heritage area (ID 2739).</p>	

Key survey data

Survey date(s)		June and July 2021			
Level of survey	Field survey	100%			
	Desk top survey	N/A			
Total number of records		200			
Total number of buildings		186			
Breakdown	Street-facing buildings		180		
	Contributing¹ buildings	AUP (OIP)	122	Character defining	54
		Survey results	108	Character defining	80
				Character supporting	68
			Character supporting	28	
Number of variations between AUP (OIP) and survey results		70 ²			
Number of historic heritage flags³		22 places (marked ★ on maps)			
Historic heritage area flag⁴		Yes (in part)			

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.
² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
³ Buildings identified as being of potential historic heritage significance.
⁴ Does the area or part of the area have potential to be a historic heritage area?

In comparing the AUP (OIP) with the survey results, 70 variations have been identified. Of these, 42 buildings (or sites) are found to have an increased level of contribution⁵ while 28 have a reduced level of contribution⁶. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP), differences in assessment, changes to the building or site, and/or the way in which sites/buildings have been recorded. Further details are provided in the outcomes below.

Despite the high number of variations identified between the AUP (OIP) and survey results, the difference in the overall number of 'contributing' buildings is not significant. Whilst the AUP (OIP) has a greater overall number of contributing buildings when compared to the survey results, less than 50% of these are identified as character defining. In contrast, the survey results have determined that 75% of the contributing buildings are character defining.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks (Three Lamps)



Observations

- Contributing (character defining or character supporting) buildings feature throughout the northern blocks but are most prevalent along the western side of Jervois Road and the eastern side of Ponsonby Road (between College Hill and Russell Street).
- Non-contributing buildings are principally located on secondary streets but are also interspersed along the western side of Ponsonby Road. They generally post-date the area's period of significance.
- Differences between the survey results and the AUP (OIP) in this area are mainly a result of the level of contribution attributed. A large proportion of character supporting sites in the AUP (OIP) are considered to have a greater level of contribution and as such have been assigned character defining.

Variations

1	72 Jervois Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
2	1A Blake Street	'Character supporting' to 'Non-contributing' (Split lot. Post period of significance)
3	34-36 Jervois Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
4	30-32 Jervois Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)

⁵ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁶ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

5	26-28 Jervois Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
6	22-24 Jervois Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
7	18-20 Jervois Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
8	Le Quesne's Pharmacy 2-6 Jervois Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
9	334-336 Ponsonby Road	'Character supporting' to 'Non-contributing' <i>(Post period of significance)</i>
10	332 Ponsonby Road	'Character supporting' to 'Non-contributing' <i>(Post period of significance)</i>
11	328 Ponsonby Road	'Character supporting' to 'Non-contributing' <i>(Post period of significance)</i>
12	R. & W. Hellabys 320 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Notable building associated with well-known Auckland business – greater than moderate contribution)</i>
13	314 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
14	15-17 Jervois Road	'Character supporting' to 'Character defining' <i>(Former Auckland Savings Bank, good example of type from period of significance – greater than moderate contribution)</i>
15	14 St Marys Road	'Not identified' to 'Character supporting' <i>(From period of significance but with some changes)</i>
16	299-303 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
17	293-297 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
18	Ponsonby Buildings 285-291 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Notable building with greater than moderate contribution)</i>
19	Britannia Theatre 283 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Landmark building, scheduled as a historic heritage place)</i>
20	R. Cotterall Chemist 277-281 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
21	275 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
22	273 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
23	Audair Buildings 267-271A Ponsonby Road	'Character supporting' to 'Character defining' <i>(Conspicuous corner building and notable example of its style)</i>
24	265 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
25	259-263 (263) ⁷ Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
26	259-263 (259-261) Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>

⁷ When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

Sub-area B: Mid blocks (northern)**Observations**

- The greatest concentration of contributing buildings in this sub-area is along the eastern side of Ponsonby Road. A lesser number are located on the western side of the road and are largely interspersed with non-contributing buildings.
- The western side of Ponsonby Road has the greatest concentration of non-contributing buildings, which primarily post-date the area's period of significance.
- Overall, the contributing buildings identified in the survey results for this sub-area largely correspond with those identified in the AUP (OIP), though some differences are apparent in the level of contribution attributed. A collection of single-storey villas (with modifications) on the eastern side of the road, for example, have been reduced to character supporting, whilst a larger number of commercial buildings on the western side of the road have been elevated to character defining.

Variations

27	244-246 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Designed by architectural firm, Wade and Bartley – greater than moderate contribution)</i>
28	Tollemarche Buildings 234-242 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Two-storey, free-standing row of interwar shops with greater than moderate contribution)</i>
29	226 Ponsonby Road	'Not identified' to 'Character supporting' <i>(Two-storey villa (with some changes) from period of significance)</i>
30	218-224 Ponsonby Road	'Not identified' to 'Character defining' <i>(Notable corner building from period of significance and scheduled as a historic heritage place)</i>
31	218-224 Ponsonby Road (3 Vermont Street)	'Not identified' to 'Character supporting' <i>(Villa from period of significance (forms part of the same site as the neighbouring scheduled building, but outside extent of place))</i>
32	210-212 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
33	190-198 (198) Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
34	190-198 (190) Ponsonby Road	'Character supporting' to 'Non-contributing' <i>(Post period of significance)</i>
35	190-198 (198A) Ponsonby Road	'Character supporting' to 'N/A - Not visible' <i>(Split lot. Rear building, likely from period of significance but not visible)</i>

36	186-188 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Intact two-storey commercial building, greater than moderate contribution)</i>
37	217 Ponsonby Road	'Character supporting' to 'Non-contributing' <i>(highly modified residential building (two-storey villa))</i>
38	215 Ponsonby Road	'Character defining' to 'Character supporting' <i>(Residential building (single-storey villa) with some changes)</i>
39	213 Ponsonby Road	'Character defining' to 'Character supporting' <i>(residential building (single-storey villa) with some changes)</i>
40	211 Ponsonby Road	'Character defining' to 'Character supporting' <i>(Residential building (single-storey villa) with some changes)</i>
41	201 Ponsonby Road	'Character defining' to 'Character supporting' <i>(Residential building (single-storey villa) with some changes)</i>
42	195-197 (197) Ponsonby Road	'Character defining' to 'Character supporting' <i>(Residential building (single-storey villa) with some changes)</i>
43	177 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
44	175 Ponsonby Road	'Character supporting' to 'Non-contributing' <i>(Split lot. Post period of significance)</i>
45	10/2 Collingwood Street	'Not identified' to 'Character supporting' <i>(Not highly visible from the street, but supports the history of the area)</i>
46	169 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Conspicuous corner building, greater than moderate contribution)</i>

Sub-area C: Mid blocks (southern)



Observations

- The eastern side of Ponsonby Road within this sub-area contains a considerably intact group of contributing buildings from the area’s period of significance, several of which are identified as being of potential historic heritage value. These largely correspond with the contributing buildings identified in the AUP (OIP).
- A lesser number of contributing buildings are located on the western side of Ponsonby Road, which features a greater concentration of buildings that post-date the area’s period of significance.
- The special character area’s boundary cuts through the rear portion of a character defining building on the corner of Ponsonby Road and Williamson Avenue (circled yellow).

Variations		
47	Bailey's Buildings 166-170 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution despite some changes)</i>
48	1 Brown Street	'Character supporting' to 'Non-contributing' <i>(Post period of significance)</i>
49	4 Brown Street (136-146 Ponsonby Road)	'Character supporting' to 'Non-contributing' <i>(Post period of significance)</i>
50	4 Brown Street	'Character supporting' to 'Non-contributing' <i>(c. 1960s offices, post period of significance)</i>
51	4 (6) Brown Street	'Character supporting' to 'Non-contributing' <i>(c. 1960s warehouse, post period of significance)</i>
52	4 Brown Street (vacant)	'Character supporting' to 'N/A – Not visible' <i>(Vacant portion of broader site, used as car park)</i>
53	70 MacKelvie Street	'Not identified' to 'Character supporting' <i>(Two-storey villa from period of significance)</i>
54	108-128 Ponsonby Road (63 MacKelvie Street)	'Character defining' to 'Non-contributing' <i>(Post period of significance, located to the rear of, and on the same site as, defining buildings)</i>
55	108-128 (114) Ponsonby Road	'Character defining' to 'Non-contributing' <i>(Post period of significance, located on the same site as defining buildings)</i>
56	Grey Lynn Council Officer (former), 1 Williamson Avenue	'Not identified' to 'Character defining' <i>(Landmark building, scheduled as a historic heritage place)</i>
57	161 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution despite some changes)</i>
58	109-113 Ponsonby Road (4A Paget Street)	'Character supporting' to 'N/A – Not visible' <i>(Split lot. Rear building, not visible)</i>
59	107 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Traditional timber residential shop, greater than moderate contribution)</i>
60	97-101 Ponsonby Road	'Character supporting' to 'Character defining' <i>(Traditional timber residential shop, greater than moderate contribution)</i>
61	97-101 Ponsonby Road (2 Picton Street)	'Character supporting' to 'Non-contributing' <i>(Post period of significance)</i>
62	81 Ponsonby Road	'Character defining' to 'Character supporting' <i>(Modified building with moderate contribution)</i>
63	63 Ponsonby Road	'Character defining' to 'Non-contributing' <i>(c. 1990s structure, post period of significance)</i>
64	33-35 Ponsonby Road	'Character defining' to 'Non-contributing' <i>(Post period of significance)</i>
65	2 Hepburn Street	'Character defining' to 'Character supporting' <i>(Residential building (single-storey villa) on side street)</i>

Sub-area D: Southern blocks



Observations

- The survey results for the southern blocks largely correspond with those identified in the AUP (OIP), though some differences are apparent in the level of contribution attributed.
- A series of contributing buildings, some identified as being of potential historic heritage value, intersperse the non-contributing buildings along Ponsonby Road, with one cluster marking the southern gateway into the centre.
- The number of non-contributing buildings in this sub-area outweigh the contributing buildings, with the greatest concentration of non-contributing buildings located along Maidstone Street and in the centre of the Crummer Road and Great North Road block.

Variations

66	64-66 Ponsonby Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
67	62 Ponsonby Road	'Character supporting' to 'Character defining' (Greater than moderate contribution)
68	1A Maidstone Street	'Character supporting' to 'N/A – Not visible' (Split lot. Rear vacant lot used as car park)
69	Buchanan's Terrace 1-7 Maidstone Street	'Character supporting' to 'Character defining' (Notable example, greater than moderate contribution)
70	29-45 Great North Road	'Character supporting' to 'Non-contributing' (Post period of significance car sales building/yard – formerly an Edwardian building on site)

Review of special character values

Extent of area	The extent of the Ponsonby Road SCA currently comprises two areas: the northern portion known as 'Three Lamps', which is based around the intersection of Ponsonby Road with Jervois Road, St Marys Road and College Hill, and the southern 'spine', which extends southwards along Ponsonby Road to Great North Road. The buildings that front Jervois and Ponsonby roads most strongly convey the area's special character values, but as the area largely corresponds with the underlying AUP (OIP) Town Centre Zone/legacy provisions, the SCA also encompasses parts of secondary streets that mainly comprise non-contributing buildings.
Special character values present	<p>Historical: The Ponsonby Road SCA is of significance as one of Auckland's earliest suburban commercial main streets. A main western transport route from the city and important terminal during the late nineteenth and early twentieth centuries, Ponsonby Road developed to serve and support the early residential suburbs of Ponsonby and Freemans Bay. The area's collection of building types (shops, civic buildings, residences, etc.) demonstrates the connection between the development of the centre and its residential neighbourhoods.</p> <p>Physical and visual qualities: The Ponsonby Road SCA is of significance for its expansive grouping of buildings that reflect the types and architectural styles associated with the area's key period(s) of development – particularly between the 1880s and 1930s. Although these values are apparent throughout the SCA, they are especially prevalent along the eastern side of Ponsonby Road.</p>

<p>Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?</p>	<p>Built form</p>	<p>Yes. The key period(s) of development is still evident in the number of contributing buildings that date from the 1880s to 1930s. Despite some taller buildings, single and two-storeyed traditional commercial buildings continue to be most prevalent and create a strong sense of enclosure and visual coherence. A high density and pattern of development is especially apparent at Three Lamps and in the consistent rows of commercial buildings along the eastern side of Ponsonby Road. Whilst the area is strongly defined by the survival of traditional residential shops and commercial buildings, its values are reinforced by the existence of other building types such as civic buildings and (some substantial) residences from its period of significance. Exceptions include areas of more recent infill development along the western side of Ponsonby Road and in parts of secondary streets, such as Redmond, MacKelvie and Maidstone streets, where the built form features mixed-use buildings some of which exceed two storeys.</p>
	<p>Architectural values</p>	<p>Yes. Almost two-thirds of the street-facing buildings continue to demonstrate the range of architectural styles associated with the area's key period(s) of development (particularly Victorian and Edwardian) and are predominantly built of brick (exposed or plastered). Whilst ongoing development has occurred along parts of Ponsonby Road, the large groupings of late nineteenth and early twentieth century buildings (many of which are scheduled or have the potential to have historic heritage value) reinforce the area's physical qualities and define its distinctive character. Changes are generally limited to below-verandah shop fronts (though their modulation is often retained), the replacement of some first-floor window units and, in some cases, the recladding of façades.</p>
	<p>Urban structure</p>	<p>Yes. The fine grain subdivision and traditional streetscape frontage is legible, particularly along the Ponsonby Road ridgeline and at Three Lamps. The relatively long, uninterrupted blocks of buildings of a similar age and scale, especially along the eastern side of Ponsonby Road, strongly contribute to the distinct built character of the area's streetscape. Many corner sites are still occupied by prominent two-storey buildings from the area's period of significance. The urban structure is more varied on sites occupied by different building types, particularly residences, and where larger-scaled, modern development has occurred. This creates some breaks in the continuity of building frontages and resultant sense of enclosure. Although urban in character, some mature trees and plantings exist in, and just beyond, the area in residential gardens, on neighbouring residential streets and at Western Park.</p>
<p>Overall findings</p>	<p>As shown in the above maps and review of character values, the Ponsonby Road SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Despite the reduced number of contributing (character defining or supporting) buildings in the survey results, a greater number have been identified as character defining.</p> <p>Whilst these values are evident throughout the area, they are especially prevalent along eastern side of Ponsonby Road, which features cohesive blocks of contributing buildings that reflect the area's early commercial development.</p> <p>Buildings that do not actively contribute to these values are generally concentrated along the secondary streets and are interspersed along the western side of Ponsonby Road, and mainly post-date the area's period of significance. Opportunities may therefore exist to modify the Ponsonby Road SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.</p> <p>As one of Auckland's earliest suburban main streets, evident in its largely intact rows of commercial buildings and landmark structures from the late nineteenth and early twentieth centuries, parts of the Ponsonby Road SCA also have potential to be of significance as a historic heritage area.</p>	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: 72 Jervois Road



Figure 2: 203-209 Ponsonby Road



Figure 3: Auckland Savings Bank (former), 15-17 Jervois Road



Figure 4: 78-82 Ponsonby Road

'Character supporting' buildings



Figure 5: 226 Ponsonby Road



Figure 6: 215 Ponsonby Road



Figure 7: 85 Ponsonby Road



Figure 8: 109-113 Ponsonby Road

'Non-contributing' buildings



Figure 9: 103-105 Ponsonby Road



Figure 10: 3 Redmond Street



Figure 11: 1-3 Pompallier Terrace



Figure 12: 17 Maidstone Street

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

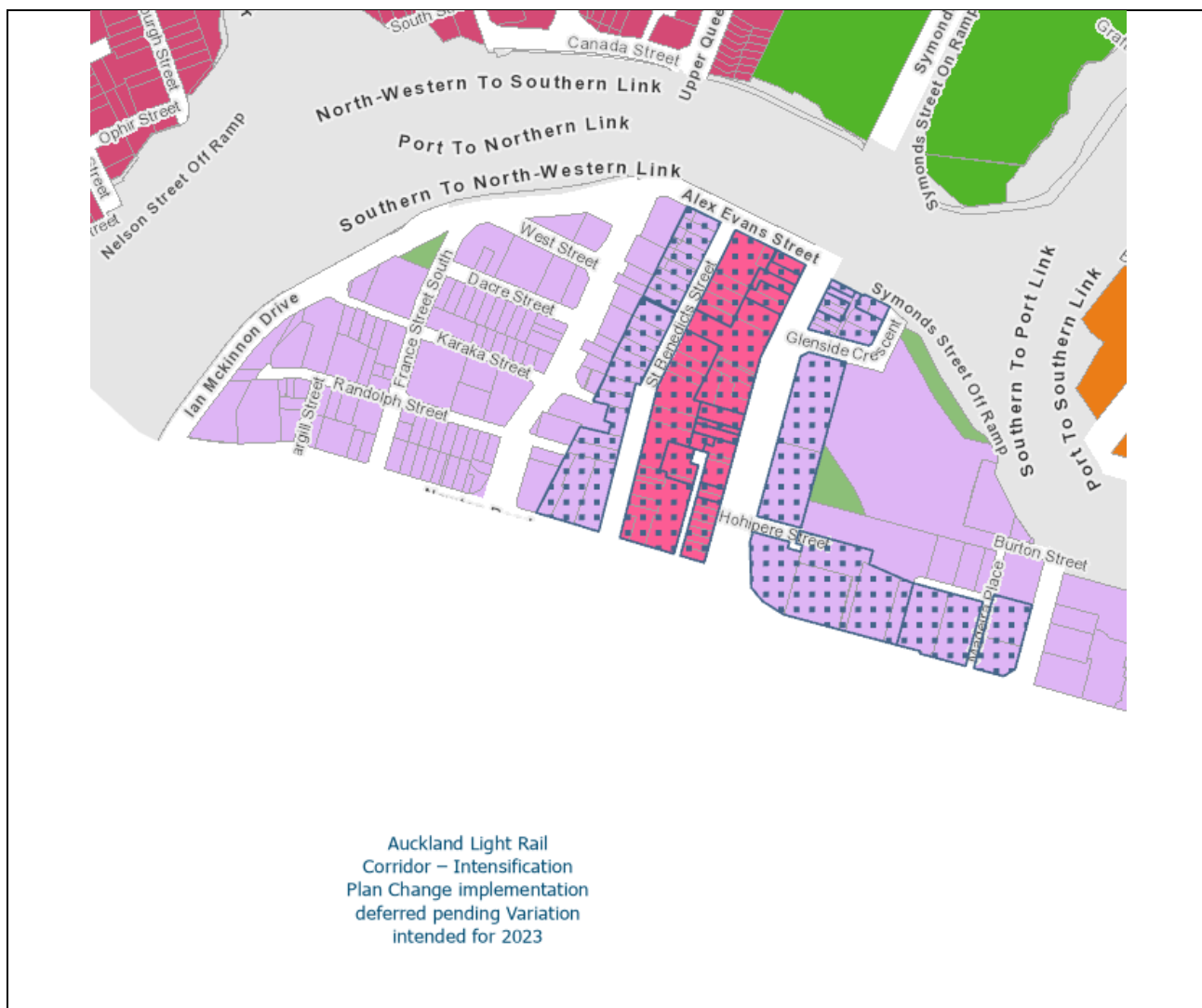
Area details

Name	Upper Symonds Street
SCA Overlay	Special Character Business

PLEASE NOTE:

Only part of this area is subject to Proposed Plan Change 78, as shown on the map below. Properties that are within the Auckland Light Rail Corridor (shown in white below) continue to be subject to the provisions of the Special Character Areas Overlay in the Unitary Plan (Operative in Part).

Updated: August 2022



Please note where the map in this report differs from the map in the Plan Viewer, the map in the Plan Viewer takes precedence.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	UPPER SYMONDS STREET
Suburb(s)	Auckland Central, Eden Terrace, Grafton, Mount Eden, Newton
NPS-UD priority	City Centre and RTN Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Early city fringe suburban centre. Traditional shopping strip (with secondary streets).
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939)
AUP (OIP) Historic heritage places	St Benedict's Catholic Church and Presbytery (ID 01596); The Stables (ID 01847); Grafton Library (former) (ID 01739); Holy Sepulchre Church and hall (ID 01709); St David's Presbyterian Church (ID 02804); Orange Ballroom (ID 01767)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Business – Mixed Use Zone (eastern, western, southern edges)
Heritage New Zealand Pouhere Taonga listings	Upper Symonds Street Historic Area (No. 7367) St Benedict's Church and Presbytery Complex (Catholic) (No. 640); Stables (Former) (No. 7425); Church of the Holy Sepulchre and Hall (No. 98)

Spatial extent and context

The map shows the AUP (OIP) spatial extent of the Upper Symonds Street Special Character Areas Overlay – Business (SCA).

The area is located on the southern fringe of Auckland's Central Business District (CBD), physically separated by the southern motorway. It is centred on the southern portion of Symonds Street and encompasses part of Khyber Pass Road to the east, St Benedict's Street and parts of Newton Road and Dundonald Street to the west. It is also located on parts of Mount Eden and New North roads to the south.

The area is principally surrounded by modern, mixed-use development.



Key survey data

Survey date(s)		June 2021			
Level of survey	Field survey	100%			
	Desk top survey	N/A			
Total number of records		153			
Total number of buildings		132			
Breakdown	Street-facing buildings		128		
	Contributing¹ buildings	AUP (OIP)	67	Character defining	61
				Character supporting	6
		Survey results	68	Character defining	56
			Character supporting	12	
Number of variations between AUP (OIP) and survey results		35 ²			
Number of historic heritage flags³		26 places (marked ★ on maps)			
Historic heritage area flag⁴		Yes (in part)			

Comparisons: mapping 'contribution'

AUP (OIP)

¹ Identified as 'character defining' or 'character supporting' buildings.

² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

³ Buildings identified as being of potential historic heritage significance.

⁴ Does the area or part of the area have potential to be a historic heritage area?



Survey results



In comparing the AUP (OIP) with the survey results, 35 variations have been identified. Of these, 16 buildings or sites are found to have an increased level of contribution⁵ while 17 are found to have a reduced level of contribution⁶. Two further differences have been identified where the AUP (OIP) map has attributed more than one level of contribution to a single site occupied by a single building. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP), differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Despite the variations, the overall number of 'contributing' buildings within the special character area remain largely unchanged.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

⁵ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁶ From 'character defining' to 'character supporting', 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- The greatest concentration of contributing (character defining or character supporting) buildings is located on the western side of Symonds Street. These buildings form a visually cohesive group that extends beyond the Symonds Street/Newton Road/Khyber Pass Road intersection and make up the area's historic commercial core (see also Sub-area B: Mid blocks).
- Smaller clusters of contributing buildings are located on either side of Symonds Street at the area's northern edge, and individual examples are scattered along St Benedicts Street, some of which have been identified as having potential historic heritage value.
- The eastern side of Symonds Street (south of Glenside Crescent) and a large proportion of St Benedicts Street have the greatest concentration of non-contributing buildings, which generally post-date the area's period of significance.

Variations

- | | | |
|----------|------------------------|--|
| 1 | 2 St Benedicts Street | 'Not identified' to 'Character defining'
(Forms part of the site occupied by a character defining building) |
| 2 | 124 Symonds Street | 'Character defining' to 'Non-contributing'
(Post-period of significance) |
| 3 | 123-125 Symonds Street | 'Not identified' to 'Character defining'
(Traditional commercial building from period of significance) |
| 4 | 132 Symonds Street | 'Not identified' to 'Character defining'
(Forms part of the site occupied by a character defining building) |
| 5 | 11 St Benedicts Street | 'Not identified' to 'Character supporting'
(Residential building from period of significance) |
| 6 | 16 St Benedicts Street | Part 'Not identified' and part 'Character defining' to 'Non-contributing'
(Post-period of significance, set back on site) |

7	20 St Benedicts Street	'Character defining' to 'N/A / Not visible' <i>(Vacant site used as car park)</i>
8	22 St Benedicts Street	'Character defining' to 'N/A / Not visible' <i>(Vacant site used as car park)</i>
9	149 Symonds Street	'Character supporting' to 'Non-contributing' <i>(Post-period of significance, set back slightly)</i>
10	21 St Benedicts Street	'Not identified' to 'Character supporting' <i>(Residential building from period of significance)</i>
11	24 St Benedicts Street	'Not identified' to 'Character defining' <i>(Auckland Masonic Temple – an imposing building from period of significance and associated with social history of area)</i>
12	20A St Benedicts Street	'Character defining' to 'N/A / Not visible' <i>(Rear vacant site used as car park)</i>
13	151-155 Symonds Street	'Character defining' to 'Non-contributing' <i>(Modified)</i>
14	157-159 Symonds Street	'Character defining' to 'Non-contributing' <i>(Post-period of significance)</i>
15	167 Symonds Street	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>
16	29 (27) ⁷ St Benedicts Street	'Character defining' to 'Non-contributing' <i>(Post-period of significance multi-residential building, on larger site occupied by a character defining building)</i>
17	29 St Benedicts Street (70 Randolph Street)	'Character defining' to 'Non-contributing' <i>(Pair of post-period of significance multi-residential buildings located to the rear of a larger site occupied by a character defining building)</i>
18	22 Stable Lane	'Not identified' to 'Character supporting' <i>(Former horse feed store from period of significance but with some changes, possibly associated with the adjacent scheduled building)</i>
19	128 Newton Road	'Not identified' to 'Character supporting' <i>(Spanish mission style flats from period of significance)</i>
20	207-209 Symonds Street	'Character supporting' to 'Character defining' <i>(Greater than moderate contribution)</i>

⁷ When more than one building share an address (as shown in GeoMaps), a bracketed number/street name has been included to denote the physical street number of the building in question.

Sub-area B: Mid blocks



Observations

- The Symonds Street/Newton Road/Khyber Pass Road intersection forms the historic commercial core of the special character area. This commercial core extends to the Mount Eden Road and New North Road junction and contains a considerably intact group of contributing buildings from the area's period of significance, many of which are identified as being of potential historic heritage value.
- A small number of contributing buildings are also evident close to the area's eastern and western edges, which predominantly comprise community buildings (churches and halls) associated with the area's social history. Some of these buildings are identified in the AUP (OIP) as significant historic heritage places⁸.
- The greatest concentration of non-contributing buildings is located along the northern side of Khyber Pass Road, at the area's eastern edge, and along Dundonald Street. All these buildings post-date the area's period of significance and are generally of a scale, mass and with materials that are incompatible with the character of the area.
- Note that a portion of the special character area's boundary currently cuts through the rear portion of the site at the corner of Newton Road and Dundonald Street (highlighted yellow, above).

Variations

21	70 Khyber Pass Road	'Not identified' to 'Character supporting' <i>(Church hall, from period of significance but modified)</i>
22	29 Khyber Pass Road	'Not identified' to 'Character defining' <i>(Former Auckland Savings Bank, good example of type from period of significance)</i>
23	210 Symonds Street	'Character defining' to 'Character supporting' <i>(On same site as a character defining building, but separate structure with moderate contribution)</i>
24	224 Symonds Street	'Character supporting' to 'Character defining' <i>(Former Post Office, good example of type from period of significance and greater than moderate contribution)</i>
25	226-228 Symonds Street	'Character defining' to 'N/A / Not visible' <i>(Part of a larger vacant site used as a car park)</i>

⁸ AUP (OIP) Schedule 14.1 Schedule of Historic Heritage.

26	73 Khyber Pass Road	'Not identified' to 'Character supporting' (Different building type from period of significance)
27	257-259 Symonds Street	'Character supporting' to 'N/A / Not visible' (Vacant lot)

Sub-area C: Southern blocks



Observations

- Contributing buildings in the area's southern blocks mainly form three small clusters – one is located on the corner of Mount Eden Road and New North Road (which reads as part of the area's historic commercial core); one is positioned on Mount Eden Road at the area's south-easternmost edge; and another is located on New North Road near the area's south-westernmost edge.
- The interrelationship between these clusters is visually interrupted by groupings of non-contributing buildings mid-way along both Mount Eden and New North roads, which generally post-date the area's period of significance.
- Note that the special character area's boundary currently cuts through part of the southernmost site (and character defining building) on Mount Eden Road (highlighted yellow) and incorporates the small portion (hatched yellow) of a substantial site on Burleigh Street that is largely located outside the area.

Variations

28	25 New North Road	'Character defining' to 'Non-contributing' (Post-period of significance – built c.1953)
29	2 New North Road	'Character defining' to 'Non-contributing' (Post-period of significance, modern building set back on site)
30	59 New North Road	'Not identified' to 'Character defining' (Forms part of a character defining building on neighbouring lots)

31	45 New North Road	'Character defining' to 'Character supporting' (Dates from period of significance but highly altered)
32	66-70 New North Road	'Not identified' to 'Character defining' (Good example of commercial building from period of significance)
33	47 Mount Eden Road	'Not identified' to 'Character supporting' (Residential style building from period of significance)
34	57-63 Mount Eden Road	'Not identified' to 'Character defining' (Forms part of the site occupied by a character defining building)
35	67-71 Mount Eden Road	'Not identified' to 'Character defining' (Good example of commercial building from period of significance)

Review of special character values

Extent of area	Whilst the majority of the streets in the Upper Symonds Street SCA feature some contributing buildings, the greatest concentration is located in the area's historic commercial core, which is largely covered by the underlying Business – Town Centre Zone. This area extends along Symonds Street, incorporating its historic intersection with Newton and Khyber Pass roads and to the junction with Mount Eden and New North roads, and most strongly conveys the area's special character values.	
Special character values present	<p>Historical: The Upper Symonds Street SCA is of significance as one of Auckland's earliest and, for a time, most prosperous suburban centres. Established between the late nineteenth and early twentieth centuries, its progressive development into a vibrant commercial and community centre is evidenced in its strong collection of buildings of varying types (shops, churches, public buildings, etc.) that served both local residents and commuters along the city's early transport routes.</p> <p>Physical and visual qualities: The Upper Symonds Street SCA is of significance for its grouping of buildings that reflect the types and architectural styles associated with the area's consolidation and development during its key period(s) of development – particularly between the 1880s and 1920s.</p> <p>Although these values are largely apparent throughout the Upper Symonds Street SCA, they are especially prevalent in the area's historic commercial core.</p>	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	Yes. The key period(s) of development is still evident in the number of contributing buildings that date from the early 1880s to 1930s. Despite some taller buildings, two-storeyed traditional commercial buildings continue to be most prevalent and create a strong sense of enclosure and visual coherence particularly along the western side of Symonds Street and at its intersections with Newton and Khyber Pass roads and Mount Eden and New North roads. Exceptions generally include development along the eastern side of Symonds Street, the northern side of Khyber Pass Road and along sections of the secondary streets, particularly Dundonald and St Benedicts streets, where the built form mainly comprises post-1960s, larger-scaled development.
	Architectural values	Yes. Just over half of the street-facing buildings continue to demonstrate the range of architectural styles associated with the area's key period(s) of development (with a particular emphasis on Victorian and Edwardian buildings) and are predominantly built of brick (plastered or painted). Changes are generally limited to below-verandah shop fronts (though their modulation is often retained) and the replacement of some first-floor window units. Large billboards screen the architectural detailing of a small number of buildings.
	Urban structure	Yes. The fine grain subdivision and traditional streetscape frontage is legible, particularly within the historic commercial core. Here, there is a relatively long, uninterrupted block of buildings of a similar age and scale that strongly contribute to the distinct built character

	<p>of the streetscape. The urban structure is more varied on sites occupied by different building types (e.g. churches, halls, etc.) and where post-1960s development has occurred, creating breaks in the continuity of building frontages and resultant sense of enclosure. Landscape features such as mature trees and stone walls, particularly in the vicinity of the churches, remain, and basalt kerbing exists throughout.</p>
<p>Overall findings</p>	<p>As shown in the above maps and review of character values, the Upper Symonds Street SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). This is despite the slightly reduced number of contributing (character defining or supporting) buildings in the survey results.</p> <p>While these values are evident throughout the area, they are most prevalent within the historic commercial core. This relatively compact urban environment features a strong and cohesive collection of contributing buildings that reflects the progressive commercial development of the area and the establishment of infrastructure and local industries to support its growing community during the late nineteenth and early twentieth centuries.</p> <p>Buildings that do not actively contribute to these values are generally concentrated along the eastern side of Symonds Street (between Glenside Crescent and Khyber Pass Road), the northern side of Khyber Pass Road, Dundonald Street, and portions of St Benedicts Street and Mount Eden and New North roads.</p> <p>Opportunities may therefore exist to modify the Upper Symonds Street SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.</p> <p>As one of Auckland's earliest suburban centres, evident in its relatively intact collection of important and quality buildings from the late nineteenth and early twentieth centuries, parts of the Upper Symonds Street SCA (particularly its commercial core) also has potential to be of significance as a historic heritage area.</p>

Representative photographs (survey results)

'Character defining' buildings



Figure 1: 132 Symonds Street



Figure 2: Part of the Victoria Buildings, 223-231 Symonds Street



Figure 3: Mount Eden Baptist Church, 8 Mount Eden Road



Figure 4: Former ASB Bank, 29 Khyber Pass Road

'Character supporting' buildings



Figure 5: 187-191 Symonds Street



Figure 6: 22 Stable Lane



Figure 7: 128 Newton Road



Figure 8: 11 St Benedicts Street

'Non-contributing' buildings



Figure 9: 31 St Benedicts Street



Figure 10: 145 Symonds Street



Figure 11: 39 Mount Eden Road



Figure 12: 3 Basque Road


Prepared by: Carolyn O'Neil, Heritage Consultant
Date: November 2021

Managerial sign off: Megan Patrick, Team Leader Heritage Policy
Date: 29 November 2021

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

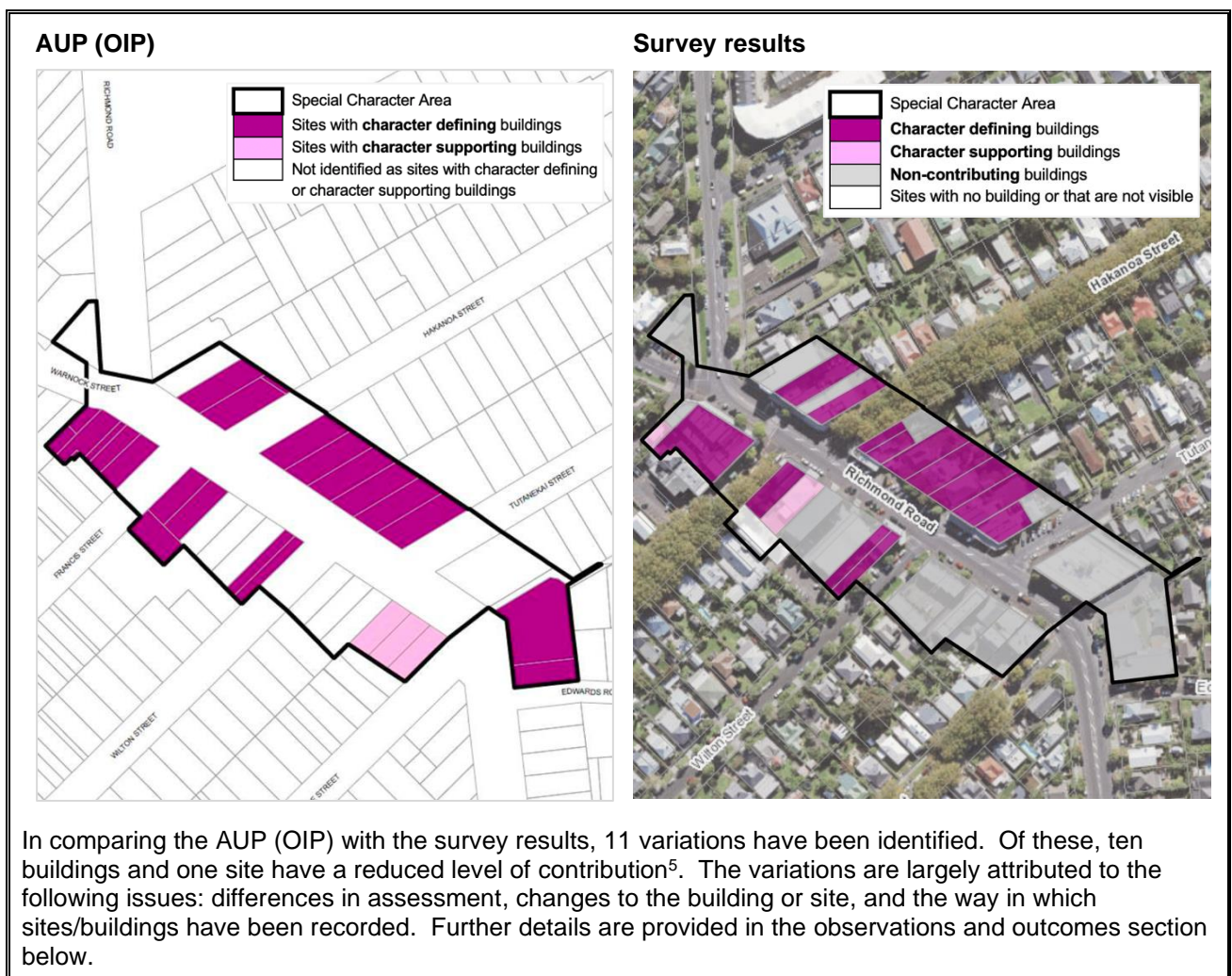
Area details

Name	WEST LYNN
Suburb(s)	Grey Lynn
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Traditional local suburban shopping centre (small-scale), associated with tram suburbs.
Key period(s) of significance	Edwardian and Interwar periods (1901-1939)
AUP (OIP) Historic heritage places	Richmond Building (ID 01833)
AUP (OIP) Zone(s)	Business – Local Centre Zone (principal) Residential – Single House Zone (part lots on Francis Street)
Heritage New Zealand Pouhere Taonga listings	None
<p>Spatial extent and context</p> <p>The map shows the AUP (OIP) spatial extent of the West Lynn Special Character Areas Overlay – Business (SCA).</p> <p>The area is focussed on Richmond Road, a principal thoroughfare that runs roughly north-west to south-east through the well-established inner residential suburb of Grey Lynn.</p> <p>The scheduled historic heritage place is located on the north-western edge of the area. Part of a notable group of London Plane trees on Hakanoa Street (ID 692, outlined green) is also located within the area.</p> <p>The SCA is surrounded by residential streets, several of which (north-east, north-west and south-west) are covered by the Special Character Areas Overlay – Residential: Isthmus A.</p>	

Key survey data

Survey date(s)		June and July 2021			
Level of survey	Field survey	100%			
	Desk top survey	N/A			
Total number of records		32			
Total number of buildings		30			
Breakdown	Street-facing buildings		27		
	Contributing¹ buildings	AUP (OIP)	23	Character defining	20
				Character supporting	3
	Survey results		14	Character defining	12
			Character supporting	2	
Number of variations between AUP (OIP) and survey results		11 ²			
Number of historic heritage flags³		2 places (marked ★ on maps)			
Historic heritage area flag⁴		Yes			

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.
² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
³ Buildings identified as being of potential historic heritage significance.
⁴ Does the area or part of the area have potential to be a historic heritage area?
⁵ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes



Observations

- The greatest concentration of contributing (character defining or character supporting) buildings is along the northern side of Richmond Road and at its intersection with Francis and Hakanoa streets – the area’s historic centre. These buildings comprise a mixture of commercial and residential structures, including an existing historic heritage place and places flagged as having potential historic heritage value.
- Non-contributing buildings are interspersed throughout the area, with a cluster at its southern end. The majority of these buildings are comparatively large-scale structures (in scale and/or mass), built within the last three decades and providing a mix of commercial, residential and community uses.
- When comparing the AUP (OIP) with the survey results, the differences in the level of contribution attributed are most evident in the area’s southeastern corner and on sites where infill or rear development has occurred.

Variations

- | | | |
|---|--|---|
| 1 | 401-413 (401) ⁶ Richmond Road | ‘Character defining’ to ‘Non-contributing’
(Post period of significance. Built mid-2000s) |
| 2 | 401-413 (401B) Richmond Road | ‘Character defining’ to ‘Character supporting’
(Modest utilitarian structure to rear (but still visible) from period of significance and associated with Richmond Building, makes a moderate contribution) |

⁶ When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

3	428-440 (436) Richmond Road	'Character defining' to 'Non-contributing' <i>(Post period of significance. Built mid-2000s replacing a villa on the site)</i>
4	442-446 Richmond Road (1A and 1B Hakanoa Street)	'Character defining' to 'Non-contributing' <i>(Split lot. Post period of significance. Two (attached) townhouses built to the rear of a street-facing site)</i>
5	433 Richmond Road	'Character defining' to 'Character supporting' <i>(Residence with attached shop from period of significance, but frontage largely rebuilt in early 2000s following a fire. No greater than moderate contribution)</i>
6	2 Francis Street	'Character defining' to 'N/A – Not visible' <i>(Vacant lot. Previously formed part of a larger site occupied by a church and church hall)</i>
7	476-480 Richmond Road (2C Tutaneikai Street)	'Character defining' to 'Non-contributing' <i>(Split lot. Post period of significance. Built early 2000s in a traditional 'colonial' style (with differing proportions), to the rear of a street-facing site)</i>
8	475 Richmond Road	'Character supporting' to 'Non-contributing' <i>(Residence from period of significance, but highly modified)</i>
9	481 Richmond Road	'Character supporting' to 'Non-contributing' <i>(Post period of significance. Three-storey building built in late 2000s replacing a traditional shop on the site)</i>
10	483 Richmond Road	'Character supporting' to 'Non-contributing' <i>(Post period of significance. Built in late 2000s replacing a cottage on the site)</i>
11	Grey Lynn Community Centre 510 Richmond Road	'Character defining' to 'Non-contributing' <i>(Post period of significance. Built in 2000)</i>

Review of special character values

Extent of area	The AUP (OIP) extent of the West Lynn SCA closely aligns with the underlying Business – Local Centre Zone. Whilst this extent includes the earliest blocks of the town centre and may have once captured the area that most closely conveyed the area's special character values, new development and changes mean that the extent also captures buildings that make no contribution to these values.
Special character values present	<p>Historical: The West Lynn SCA is of significance as an example of a small-scale suburban centre that developed in the early decades of the twentieth century in conjunction with expansion of the surrounding residential area and in response to the extension of the electric tram line. This is reflected in the collection of buildings around the Richmond Road intersection with Francis and Hakanoa streets that developed in the Edwardian and interwar eras to form the area's historic core.</p> <p>Physical and visual qualities: The West Lynn SCA is of significance for its physical and visual qualities as a small collection of buildings that reflects the types and architectural styles associated with its period of significance. Although some infill development has occurred, the area still retains the built form and urban patterns associated with its early establishment, ensuring that its small-scale, village-like character is maintained.</p>

<p>Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?</p>	<p><i>Built form</i></p>	<p>Yes. The key periods of development is still evident in the buildings that date from the 1900s-1930s. Two-storeyed commercial buildings constructed to the front boundary line continue to be most prevalent in the mid to northern portions of the area, including a number of prominent corner buildings that visually strengthen and maintain the centre's commercial scale. A group of single-storey traditional shops and dwellings on the northern side of Richmond Road also continue to contribute to the area. Although they have less visual presence, the buildings reinforce the village-like character of the area and its association with neighbouring residential streets. Contrasts are evident, particularly at the area's southern end, where more modern development dominates.</p>
	<p><i>Architectural values</i></p>	<p>Yes. A number of buildings continue to demonstrate the range of architectural styles associated with the area's key periods and types of development, including Edwardian Italianate and Stripped Classical styles. Commercial buildings from these periods are predominantly of brick construction with some timber examples, and exhibit a high level of integrity with the retention of early or original shop front detailing and first floor fenestration. The dwellings are largely intact examples of Victorian and Edwardian villas of timber construction. Modern buildings display various stylistic influences and feature various claddings. Some are more sympathetic to the form, proportions and styles of the area's older buildings than others.</p>
	<p><i>Urban structure</i></p>	<p>Yes. The fine grain subdivision and traditional streetscape frontage is legible. Residential buildings contribute to a diverse, yet traditional streetscape appearance. The fine-grained urban character of the centre is less apparent where new development has occurred, creating breaks in the continuity of buildings frontages and resultant sense of enclosure.</p> <p>The mature avenues of plane trees in Francis and Hakanoa streets, existing street trees and those in the front gardens of the villas continue to be a distinctive characteristic of the area and contribute to its visual qualities.</p>
<p>Overall findings</p>	<p>As shown in the above maps and review of character values, the West Lynn SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). This is despite the reduced number of contributing buildings in the survey results.</p> <p>These values are most apparent at the Richmond Road intersection with Francis and Hakanoa streets – the area's historic commercial core – and along the northern side of Richmond Road.</p> <p>Buildings that do not actively contribute to these values are visible throughout the area but are generally concentrated at its southern end.</p> <p>Opportunities may therefore exist to modify the West Lynn SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.</p> <p>The area is a representative example of a small-scale commercial centre that has a close and important association with Grey Lynn's early twentieth century residential development and, as such, may also have potential to be of significance as a historic heritage area.</p>	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: C. Norgrove Butcher building, 428-440 (438-440) Richmond Road



Figure 2: 453-455 Richmond Road



Figure 3: 470-474 Richmond Road



Figure 4: 458 Richmond Road

'Character supporting' buildings



Figure 5: 433 Richmond Road



Figure 6: 401-413 (401B) Richmond Road

'Non-contributing' buildings



Figure 7: 443 Richmond Road



Figure 8: 481 Richmond Road



Figure 9: 490 Richmond Road



Figure 10: Grey Lynn Community Centre, 510 Richmond Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name
Balmoral Shopping Centre
Eden Valley
Kingsland
Onehunga
Sandringham

PLEASE NOTE:

The areas listed above are **not** subject to Proposed Plan Change 78 (PC 78) because they are located entirely within the Auckland Light Rail Corridor. This area is not included in PC 78.

Some of the appended Summary of Area Findings Reports may indicate proposed changes to the spatial extent of these areas, however these changes will not be considered in PC 78.

Properties that are in the Light Rail Corridor continue to be subject to the provisions of the Special Character Areas Overlay within the Unitary Plan (Operative in Part).

If you would like a copy of these reports, please email heritage@aucklandcouncil.govt.nz

Updated: August 2022