

RE-SURVEY DOCUMENTS

RE-SURVEY OF SPECIAL CHARACTER AREAS OVERLAY – RESIDENTIAL

The following documents are attached:

Name	Description
Birkenhead	Area 63 & 64
Narrow Neck	Area 70 & 71
Northcote	Area 65 & 66

The areas listed above were re-surveyed. The results of this re-survey work resulted in amendments to the area(s) to be identified as a qualifying matter. These amendments are shown in the updated Area Findings reports, dated August 2022.

The following areas were also re-surveyed, but the re-survey did not result in any amendments to the area(s) to be identified as a qualifying matter:

- Ōwairaka Isthmus C (Area 38 & 39)
- Stanley Point West (Area 67) and Stanley Point East (Area 67).

These re-survey reports are available on request.

To receive the additional re-survey reports or the raw re-survey data please email heritage@aucklandcouncil.govt.nz

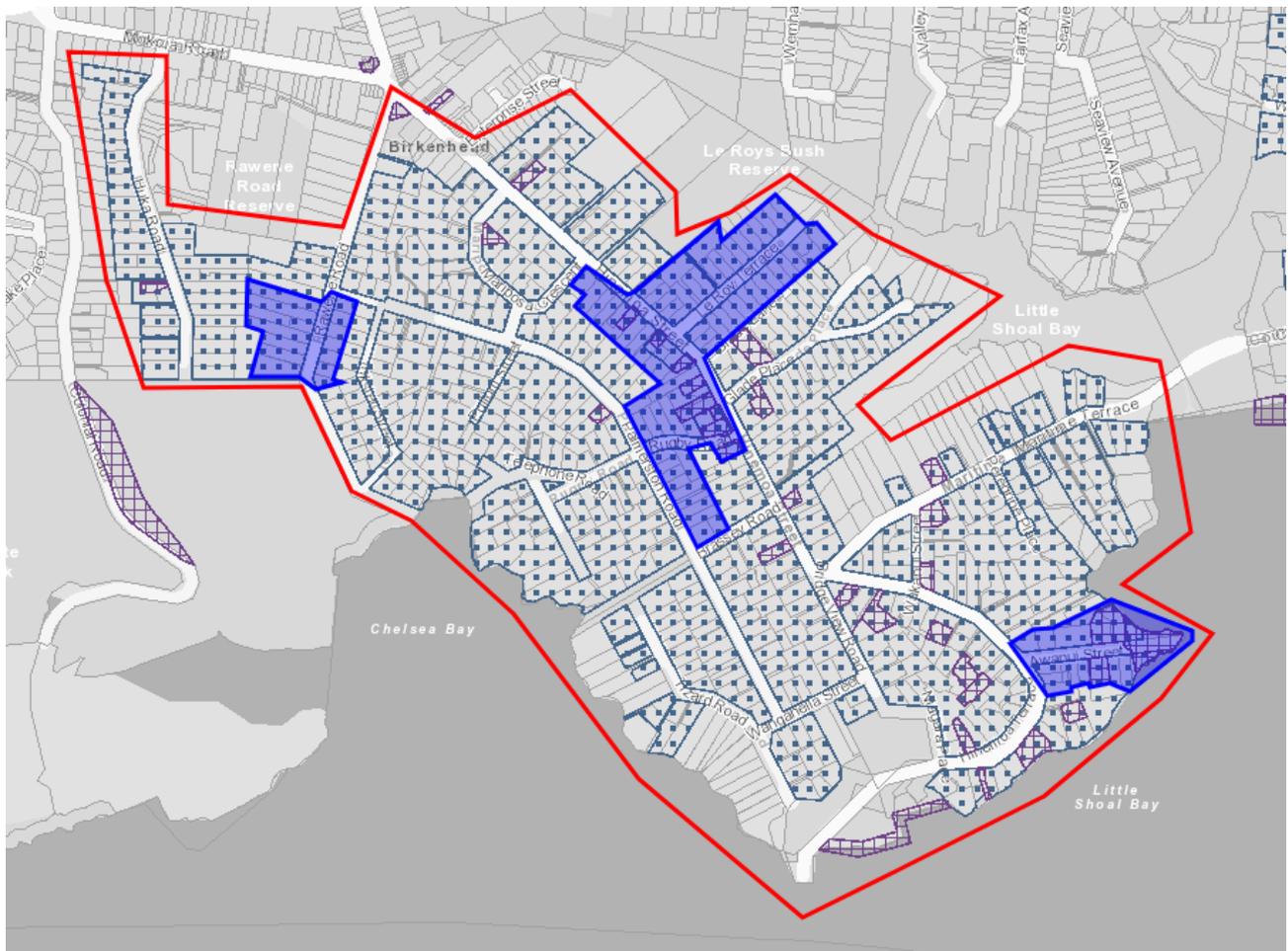
Re-survey: Birkenhead

The re-survey includes an in-field review of **only** those properties that have not been identified as being part of a sub-area. The reviewed properties are outlined in red below (the blue areas are the existing sub-areas and were not reviewed).

The in-field review highlighted clusters and subdivisions of Mid-Century housing that was developed in the Birkenhead area following the opening of the Auckland Harbour Bridge. These areas illustrate a distinct and important pattern of development and have a special character value that is not currently recognised in the character statement. Because these values are not recognised in the character statement, properties that reflect these values were given low scores during the original survey.

However, this pattern and period of development is considered important to understanding the development of Auckland, and so the character statement is proposed to be modified in Plan Change 78 to recognise and provide for these values. Note that these values are already present in the area; this change does not represent an extension to the special character overlay.

The survey scores for some Mid-Century, Post-Modern and State style houses have been updated to reflect the changes to the character statement.



RESULTS

- 615 properties were reviewed in-field
- Of these properties, the scores for 199 properties changed:
 - 72 increased
 - 24 became “unable to be seen”

- 30 went from “unable to be seen” to having a score, and
- 73 decreased.
- In addition, six double-entries were removed from the data set and three properties that are not in the overlay were removed from the data set
- The scores of 63 properties that illustrate the Mid-Century pattern of development were reviewed and modified, where appropriate
- The overall area findings score (excluding sub-areas) increased from 38% to 46%
- The overall area findings score (including sub-areas) has increased from 44% to 51% based on:
 - the increased score of 44 properties (which resulted in them scoring a 5 or 6)
 - the reduced score of nine properties (which resulted in them no longer scoring a 5 or 6)
 - two properties that had scored 5 or 6 that were reviewed as “unable to be seen”
 - six properties that had originally been assessed as “unable to be seen” were reviewed as 5 or 6
- One new sub-area and one extension to a sub-area have been identified through this work. These areas are shown in the updated Birkenhead Area Findings report (being area 63 & 64), dated August 2022.

Reviewed data

	Scores based on desktop review	Scores based on in-field review
TOTAL properties reviewed	624	615
6	110	94
5	52	104
4	43	61
3	120	57
2	100	110
1	3	7
0	1	1
Rear/vacant/unable to be seen	195	181

Analysis

The total number of properties recorded through desk-top survey and in-field survey is different because there were six properties that were recorded twice and three properties that are not included in the Special Character Overlay were mistakenly included in the data set.

- The number of individual property scores that changed through in-field review is: 199.

The number of scores that increased	72	5 properties that had scored 2 reviewed as 3 8 properties that had scored 2 reviewed as 4 4 properties that had scored 2 reviewed as 5 2 properties that had scored 2 reviewed as 6 10 properties that had scored 3 reviewed as 4
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		<p>21 properties that had scored 3 reviewed as 5</p> <p>8 properties that had scored 3 reviewed as 6</p> <p>9 properties that had scored 4 reviewed as 5</p> <p>5 properties that had scored 5 reviewed as 6</p>
The number of scores that were reviewed as “unable to be seen”	24	In all instances, these properties were reviewed and determined to be unable to be seen from the public realm to the extent required for assessment
The number of scores that were given a score after being previously assessed as “unable to be seen”	30	<p>These properties had been assessed as unable to be seen through desk-top survey but were determined to be visible during the in-field review.</p> <p>1 property reviewed as 1</p> <p>16 properties reviewed as 2</p> <p>1 property reviewed as 3</p> <p>6 properties reviewed as 4</p> <p>3 properties reviewed as 5</p> <p>3 properties reviewed as 6</p>
The number of scores that decreased	73	<p>3 properties scoring 2 reviewed as 1</p> <p>30 properties scoring 3 reviewed as 2</p> <p>2 properties scoring 4 reviewed as 3</p> <p>1 property scoring 5 reviewed as 3</p> <p>6 properties scoring 5 reviewed as 4</p> <p>2 properties scoring 6 reviewed as 4</p>

		29 properties scoring 6 reviewed as 5
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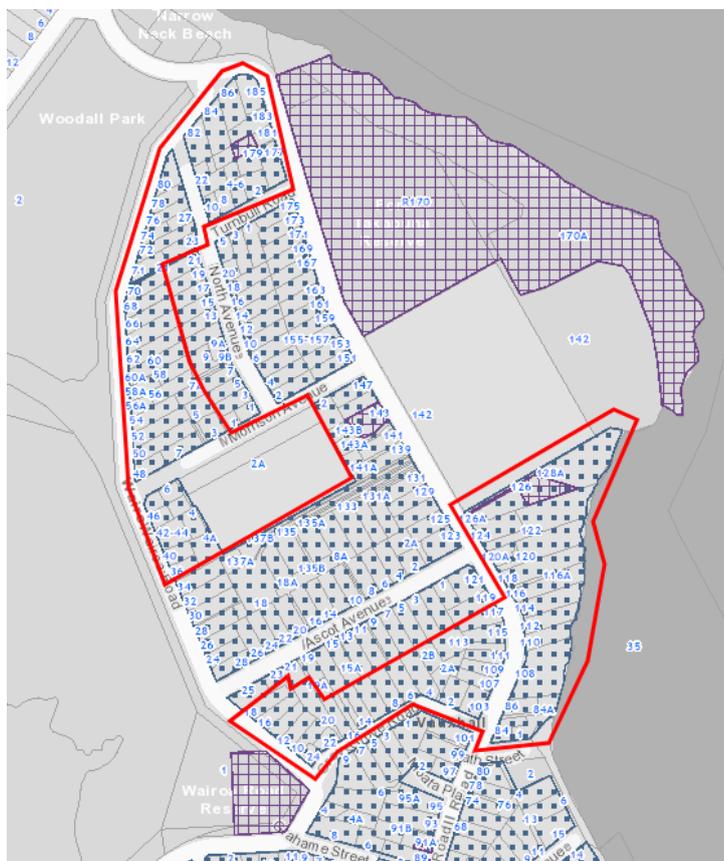
- Degree of overall change – 199 properties changed/615 properties reviewed = 32% change
- Degree of change that impacts the percentage – 39 properties/615 properties = 6%

While 32% of properties were reviewed and given a different score, only 39 of these changes impact the overall area score. The new scores do not raise the percentage of the area to meet the 66% threshold required for special character to be identified as a qualifying matter.

The new data shows that the area has more special character value than was initially assessed in the desk-top review, however, the majority of this increase is related to the changes to the character statement to recognise Mid-Century subdivision patterns and architectural values.

Re-survey: Narrow Neck

The re-survey includes an in-field review of **only** those properties that have not been identified as being part of a sub-area. The reviewed properties are shown outlined in red below.



RESULTS

- 98 properties were reviewed in-field
- Of these properties, the scores for 20 properties changed: four increased, two went from having a score to being “unable to be seen” and 14 decreased
- One double-entry was removed
- The reduced score of four properties (which resulted in them no longer scoring a 5 or 6) resulted in a decrease of the overall area findings score (excluding sub-areas) from 31% to 27%
- The overall findings score (including sub-areas) has decreased from 54% to 51%
- One extension to a sub-area has been identified. This area is shown in the updated Narrow Neck Area Findings report (being area 70 and 71), dated August 2022.

Reviewed data

	Scores based on desktop review	Scores based on in-field review
TOTAL properties	98	97
6	9	6
5	17	16
4	3	9
3	31	24
2	22	25
1	3	3
0	0	0
Rear/vacant/unable to be seen	13	14

Analysis

- The total number of properties recorded through desk-top survey and through in-field survey is different for the following reasons:
 - there was one property that was recorded twice. This was a rear property that was unable to be seen from the public realm and unassessed, which means the area score is unaffected.
- The number of individual property scores that changed through in-field review: 20

The number of scores that increased	4	Two instances of properties scoring 2 that were reviewed as 4 One instance of a property scoring 2 that was reviewed as 3 One instance of a property that was recorded as unable to be seen being reviewed as 4
The number of scores that became neutral	2	In both instances, properties were reviewed and determined to be unable to be seen from the public realm to the extent required for assessment
The number of scores that decreased	14	Seven instances of properties scoring 3 being reviewed as 2 Three instances of properties scoring 5 that were reviewed as 4 Three instances of properties that scored 6 being reviewed as 5 One instance of a property scoring 5 being reviewed as 2

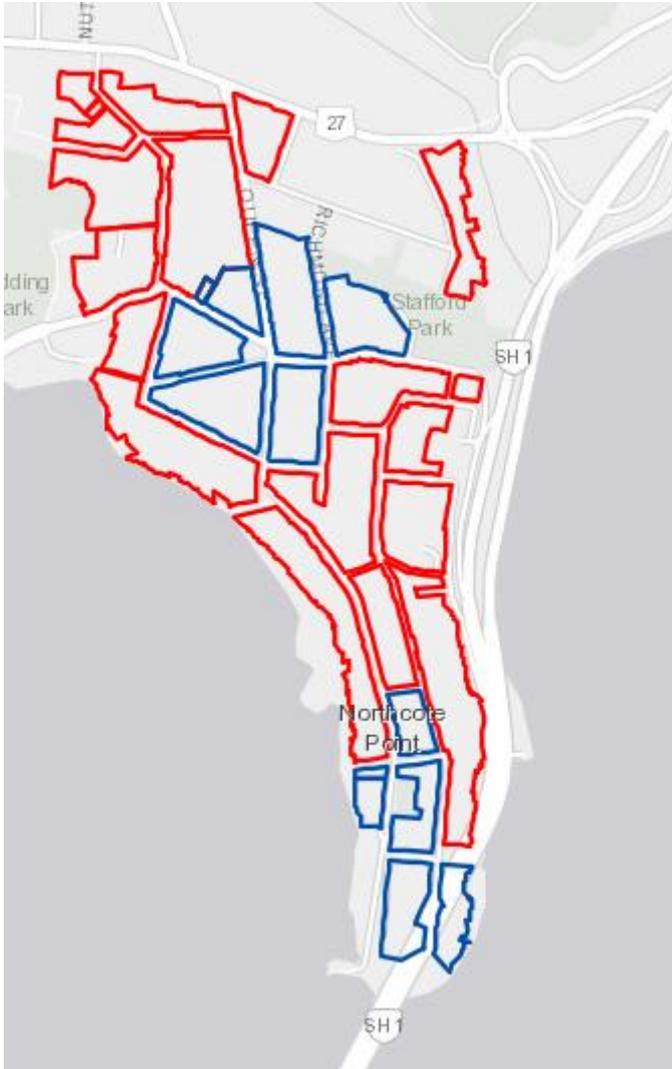
- Degree of overall change – 20 properties changed/97 properties reviewed = 21% change
- Degree of change that impacts the percentage – 4 properties/97 properties = 4%

While 21% of properties were reviewed and given a different score, only four of these changes impact the overall area score. The new scores do not increase the percentage of the area to meet the 66% threshold required for special character to be a qualifying matter.

The new data shows that the area has less special character value than was initially assessed through the desk-top review. While the overall area percentage has decreased, the increase in some scores has resulted in a further concentration of special character value that meets the sub-area methodology. This explains the extension of the area identified as a qualifying matter despite the decrease in overall value.

Re-Survey: Northcote Point

The re-survey includes an in-field review of **only** those properties that have not been identified as being part of a sub-area. The reviewed properties are outlined in red below (the blue areas are the existing sub-areas and were not reviewed).



RESULTS

- 491 properties were reviewed in-field
- Of these properties, the scores for 152 properties changed: 42 increased, 48 went from “unable to be seen” to having a score, and 62 decreased
- In addition, 52 double-entries were removed from the data set and two properties that are not in the overlay were removed from the data set
- The overall area findings score (excluding sub-areas) decreased from 40% to 36%
- The overall area findings score (including sub-areas) has decreased from 51% to 48% based on:
 - the increased score of 17 properties (which resulted in them scoring a 5 or 6)
 - the decreased score of 10 properties (which resulted in them no longer scoring a 5 or 6)
 - one property that was originally assessed as “unable to be seen” being reviewed as a 5 or 6
 - 47 properties that were originally assessed as being “unable to be seen” being reviewed as a non-contributing score (0-4)
- Three new sub-areas and one extension to a sub-area have been identified. These areas are shown in the updated Northcote Point Area Findings report (being area 65 & 66), dated August 2022.

Reviewed data

	Scores based on desktop review	Scores based on in-field review
TOTAL properties reviewed	491	491
6	71	47
5	64	94
4	36	49
3	93	80
2	70	113
1	7	9
0	1	0
Rear/vacant/unable to be seen	149	99

Analysis

- Both sets of data exclude 52 duplicate properties. In all cases, these duplicate entries were a result of splitting a site to record two or more residences on a single land parcel. In all cases, the duplicates were not given scores and therefore did not impact the overall percentage of the area either before or after re-survey.
- Both sets of data also exclude 23 properties that are already included in sub-areas and which were mistakenly included in the re-survey data set. These properties continue to be proposed as a qualifying matter, but do not require reassessment.
- The number of individual property scores that changed through in-field review: 152

The number of scores that increased	42	<p>One property scoring 0 that was reviewed as 1</p> <p>Two properties scoring 1 that were reviewed as 2</p> <p>Nine properties scoring 2 that were reviewed as 3</p> <p>Five properties scoring 2 that were reviewed as 4</p> <p>Eight properties scoring 3 that were reviewed as 4</p> <p>Eight properties scoring 3 that were reviewed as 5</p> <p>Nine properties scoring 4 that were reviewed as 5</p>
The number of scores that were given a score after being previously assessed as “unable to be seen”	48	These properties had been assessed as unable to be seen through desk-top survey but were determined to be visible during the in-field review.

		<p>Three properties reviewed as 1</p> <p>Thirty-one properties reviewed as 2</p> <p>Six properties reviewed as 3</p> <p>Seven properties reviewed as 4</p> <p>One property reviewed as 6</p>
The number of scores that decreased	62	<p>Twenty properties scoring 3 that were reviewed as 2</p> <p>One property scoring 4 reviewed as 2</p> <p>Six properties scoring 4 reviewed as 3</p> <p>One property scoring 5 reviewed as 2</p> <p>One property scoring 5 reviewed as 3</p> <p>Eight properties scoring 5 reviewed as 4</p> <p>One property scoring 6 reviewed as 3</p> <p>Two properties scoring 6 reviewed as 4</p> <p>Twenty-two properties scoring 6 reviewed as 5</p>

- Degree of overall change – 152 properties changed/491 properties reviewed = 31% change
- Degree of change that impacts the percentage – 39 properties/491 properties = 8%

While 31% of properties were reviewed and given a different score, only 39 of these changes impact the overall area score¹, resulting in an area decrease of 4%. The new scores do not increase the percentage of the area to meet the 66% threshold required for special character to be identified as a qualifying matter.

The updated data shows that the area has less special character value than was initially assessed through the desk-top review. While the overall area percentage has decreased, the increase to 42 scores has

¹ These 39 scores impact the percentage negatively. Of the 48 properties that were previously scored as unable to be seen but were able to be scored as a result of the field survey, all, except for one, were given a score below 5. This, combined with the 10 properties that were re-scored below 5, negate the 18 properties that have been re-scored above 5.

Date of in-field review: 1 July, 4 July, 7 July 2022

resulted in further concentrations of special character value that meet the sub-area methodology. This explains why there are further areas identified as a qualifying matter despite the decrease in overall value.