

## Proposed amendments to Chapter L: Schedule 14.2 Historic Heritage Areas – Maps and statements of significance

Notes:

New text is shown as underlined and deleted text as ~~strikethrough~~.  
Only the amendments to the schedule proposed to be amended are shown.

Chapter L: Schedules

Schedule 14.2 Historic Heritage Areas – Maps and statements of significance

Proposed change/s:

Add the following text and maps for:

14.2.XX Upland Village Historic Heritage Area

## **Schedule 14.2.XX Upland Village Historic Heritage Area (Schedule ID XXXX)**

### **Statement of significance**

Upland Village HHA is a small retail hub located within Remuera, one of Auckland's oldest and most affluent residential suburbs. Established around the crossroads of Remuera, Upland and Minto roads within the eastern portion of the suburb, the area represents one of Auckland's most intact small-scale shopping centres principally established during the interwar era.

Upland Village's first and most important phase of development occurred between 1915 and 1938, a 23-year period of significance that captures its commercial origins following the extension of the eastern tramline to Upland Road, its most prolific period of construction during the 1920s, and the erection of its last building in the late-1930s.

Prior to the commencement of Upland Village's commercial development, the area was predominantly rural with a small number of residences located on and near the land now occupied by the shopping centre. The gradual subdivision of allotments and larger lots into smaller (albeit irregular) sections during the early decades of the twentieth century resulted in an underlying layout and building arrangement that remains legible today.

The establishment of the centre was closely linked to the arrival of the electric tramline to Upland Road in 1913, which encouraged residential expansion and prompted the establishment of shops and services to support the growing local community. Following the formation of the first two buildings on the corners of Remuera and Minto roads in 1915 and 1917, Upland Village's development occurred swiftly and simultaneously on both sides of Remuera Road. By the end of the 1920s, the majority of the area was built out with blocks of residential shops and lock-ups. This was followed by the construction of two additional buildings in the 1930s.

Upland Village is a well-defined commercial core that adopts a traditional, but small, main street configuration. It maintains a relatively dense development pattern produced by the positioning of the structures of the street edge, with only minor variation in rhythm and setback. Its strong collection of commercial buildings define the area and illustrate the eastern expansion of the Remuera district during the early decades of the twentieth century. The majority of the buildings were established as 'residential shops', offering a range of services on the ground floor that developed to meet the needs of the growing community and with living quarters on the first floor. Other building types included a service station and substation.

The architecture, scale and construction of development within Upland Village provide a strong sense of cohesion, continuity and permanence, and collectively reflect the area's first phase of development. Designed in styles associated with the interwar period, the most prevalent being the Stripped Classical and Spanish Mission styles, the buildings generally represent a more modest interpretation of the designs adopted for larger commercial buildings in urban centres. Notable examples within the area include the block of structures on the northern side of Remuera Road (586-608 Remuera Road). Several buildings were designed by local architects, including E. Rupert Morton, Frederick A. Browne, H. S. James and E. T. Hawkes.

The buildings are predominantly of two-storey construction, interspersed with a small number of single-storey structures. They generally take the form of terraced shops, with an almost continuous line of ground-floor verandahs suspended from the principal elevations. The predominant building material is brick and/or concrete, with finishes that include painted render, painted or exposed brick, and stucco. Rear elevations, visible from the access lanes behind the shops, are generally of exposed brick. Roofs are mainly clad with corrugated metal, with some examples of clay tiles. Traditional shop fronts have given way to modern timber or aluminium replacements, while first floor fenestration appears to remain largely unchanged and comprise timber casements and sash windows. The scale and extent of signage varies across the area. With the exception of one site (561 Remuera Road), only minor changes appear to have occurred to the rear of the buildings.

Upland Village is considered an area of local historic heritage significance. It has historical value for reflecting important development patterns and representative aspects of Auckland's transport and commercial history during the interwar period – a time of marked advancement in the locality and region. Established following the advent of the electric tram at Upland Road in 1913, the area has value for its intimate association with the expansion of Auckland's electric tram network and for reflecting the progressive eastward development of the Remuera suburb during the early decades of the twentieth century. It is particularly significant as the only known interwar shopping centre in the isthmus to develop in direct response to the arrival of the electric tram and location of its terminus, and notably exists as one of the most intact examples of commercial development in Auckland's eastern suburbs associated with this important theme.

The swift growth of Upland Village is apparent in its group of buildings that collectively reflect the construction boom of the interwar period and the composition of small-scale commercial centres during that time. The area has physical attributes value as a notable representative example of a traditional small-scale shopping centre, which developed swiftly and compactly during this time in Auckland. Its largely intact group of masonry buildings are of particular value for their strong sense of cohesion and continuity, and for modestly reflecting architectural styles and trends in commercial interwar architecture. Although the buildings within Upland Village have experienced change over time, most noticeably to their shop fronts, the overall integrity of their historic form, features and fabric remains.

Creating a definable geographical area that can be distinguished from its residential surroundings, Upland Village has context value for its individual components that when taken together form a historic townscape that is notable for its unified built form and strong associations with a key period in Remuera's history. Its uninterrupted blocks of buildings collectively contribute to the area's sense of place and legibility as an intact retail hub in the locality and as one of only a small number of authentic interwar centres in Auckland.

In comparing Upland Village with other traditional town centres and smaller retail hubs within Auckland, similarities in location, historical development and physical qualities are apparent in some cases. Despite its establishment as a secondary commercial centre within the suburb of Remuera, rather than the principal town centre, Upland Village appears to be no less expressive of Auckland's important period of commercial development during the 1920s and 1930s. It also represents a notable representative example of a small-scale commercial centre in the isthmus. Whilst Upland Village is one many commercial centres associated with Auckland's electric tram network, it is the only known example to develop as a direct result of the tramline extension and exists as one of the most intact examples along its former eastern route. In the Remuera context, Upland Village represents a strong group of commercial buildings that reflect the swift development that occurred during a period of pronounced growth

