

Auckland Unitary Plan Operative in part

PROPOSED PLAN CHANGE 7 (PC7)

Additions to Schedule 14 Historic Heritage Schedule, Statements and Maps in the Auckland Unitary Plan (Operative in part)

Public notification: 16 November 2017

Close of submissions: 15 December 2017

This is a council initiated plan change

In accordance with Section 86B (3) of the RMA the proposed plan change rules have immediate legal effect.

Explanatory note – not part of proposed plan change

The proposed changes to the Auckland Unitary Plan seeks to recognise the values of 49 historic heritage places (46 individual historic heritage places and three historic heritage areas) by adding them to Schedule 14 and the GIS viewer/planning maps, thereby making them subject to the provisions of the Historic Heritage Overlay.

Plan change provisions

Note:

Amendments proposed by this plan change to the Auckland Unitary Plan are underlined for new text and ~~stuckthrough~~ where existing text is proposed to be deleted. The use of Indicates that there is more text, but it is not being changed. These are used when the whole provisions if too long to be included.

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

Notes:

1. New text is shown as underlined and deleted text as ~~strikethrough~~.
2. 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:

- 14.2.14 Winstone Model Homes Historic Heritage Area
- 14.2.15 Waiuku Town Centre Historic Heritage Area
- 14.2.16 Point Chevalier Shops Historic Heritage Area

Schedule 14.2.14 Winstone Model Homes Historic Heritage Area **Historic Heritage Area (Schedule ID 02832)**

Statement of significance

The Winstone Model Homes Historic Heritage Area is significant as an important group of houses constructed by Winstone Limited to showcase their line of locally manufactured building materials. The ten houses in this area were designed in the Arts and Crafts and English Cottage style and feature the Steeltex stucco cladding system. The area also demonstrates a cohesive context, including original lot sizes, open front gardens, and lack of infill development. The houses are part of the Royal Estate subdivision, one of the many housing developments undertaken by the Winstone family during the 1920s and 1930s.

The Winstone Model Homes Historic Heritage Area is situated at 26-42 (even numbers) Eldon Road and 41 and 43 Cambourne Road, in adjacent suburbs Balmoral and Sandringham, approximately five kilometres south of the Auckland Central Business District. The area features bluestone kerbing, street trees, footpaths and grass verges, all of which contribute to its suburban amenity and aesthetic.

The Winstone houses were built between 1933 and 1938 as part of the Royal Estate, a Depression-era housing subdivision initiated by Auckland building merchant company Winstone Limited. Despite the poor drainage associated with this land due to its proximity to Cabbage Tree Swamp, the Royal Estate was well-placed to take advantage of the existing tram service and established shops in nearby Dominion Road.

The Winstone family were active in suburban subdivision in Mt Roskill, Mt Eden, Epsom and Grey Lynn during the 1920s and 1930s. In addition to meeting a perceived need for affordable housing during the Depression, their interest in housing developments was also intended to showcase Winstone Limited's innovative building products, particularly their stucco lathing system "Steeltex". The Steeltex stucco cladding system represents an important innovation in construction in New Zealand. Not only does the construction technique respond directly to the 1935 New Zealand Standard Model Building By-Law, issued following the Napier earthquake, it also served as a solution to waning native timber stocks and high house construction prices.

Nine of the ten houses in this historic heritage area were constructed using the Steeltex system and still feature their original stucco cladding today, demonstrating the longevity of this construction technique. In addition to their shared construction materials and techniques, the Winstone houses were also designed using the same architectural language (the show home at 38 Eldon Road was designed by architect Basil Hooper). The houses are all essentially small, one-storey bungalows with Arts and Crafts and/or English Cottage style features. The Winstone houses are characterised by asymmetry of both their design and form and also a number of other features including: timber or steel joinery in a variety of shapes, sizes and placements; gable and/or hipped roof forms clad with Marseilles tiles; a

small porch or entry portico; sparing use of plain or pigmented plastered detailing, especially around windows, doors or on chimneys; and chimneys (both stuccoed and un-stuccoed) that feature prominently in the design and help balance the asymmetry.

The context or setting of the Winstone houses is equally important to their collective value. The Arts and Crafts and English Cottage aesthetics were as much about the house as the spacious and well-vegetated setting. The large front gardens of the Winstone houses are generally landscaped with low plantings and trees, sometimes in a formal English garden style (house setback is quite varied, ranging from five meters to 15.5 meters, with an average of ten meters). All ten houses have a formed path leading to the front door and some have provision for parking (a parking pad or driveway) in front or alongside the house. None of the houses have garaging or carports either in front or in the side yards. If provided, garaging is located behind the houses, in the rear yard. Front boundary treatments in this area are varied, including stucco walls, picket fences and hedges – but are universally low in height. Boundary treatments to the side and rear are generally less formal, and feature either a timber fence or mature vegetation.

The historic subdivision pattern in this area is intact; none of the land parcels have been subdivided. Site sizes in this area range from 500-650m², and all ten houses are located on the full extent of their original site, though the houses near the corner do extend across an original parcel boundary through the middle of their sites.

Number 32 Eldon Road is a weatherboard house, likely dating from the 1950s. While this is a replacement building (and a non-contributor to the historic heritage area), it follows the original subdivision pattern and average setback of the neighbouring Winstone houses. There is no infill housing in this area. Some minor development has taken place at the rear of most of the houses, such as extensions, decks, garaging, sheds, and/or pools.

Map 14.2.14.1 Historic Heritage Area: Winstone Model Homes

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26 Eldon Road
28 Eldon Road
30 Eldon Road
32 Eldon Road
34 Eldon Road
36 Eldon Road
38 Eldon Road
42 Eldon Road
41 Cambourne Road
43 Cambourne Road]



Schedule 14.2.15 Waiuku Town Centre Historic Heritage Area **Historic Heritage Area (Schedule ID 02833)**

Statement of significance

The Waiuku Town Centre Historic Heritage Area is located within the historic town of Waiuku, one of Auckland region's southernmost settlements. The semi-rural area consists of the town centre, surrounded by streets of residential development and edged by farmland. The historic heritage area comprises sites, buildings and landscape features that reflect Waiuku's layered history, from its early beginnings as a historic portage and key trading route, to the town's emergence and subsequent development into a prosperous commercial centre during the late nineteenth and early twentieth centuries. Characterised by its notable and cohesive group of buildings that reflect a broad but important period of development in Waiuku's history, the historic heritage area represents one of the most intact historic townscapes in rural Auckland and possesses historical, physical attributes, aesthetic and context values.

The historic heritage area is principally composed of the area's commercial core, comprising a stretch of Queen Street that extends from the King Street junction in the north to just beyond the Court and Victoria streets intersection in the south. It also includes the northern portion of Bowen Street, parts of Court Street and Kitchener Road, and the Tamakae Reserve. It is bounded by River Lane to the east. The underlying topography and proximity to the river has shaped the town centre, which sits on relatively low-lying land that gradually rises to the south, and drops away to the east. Of particular note is the former site of the Te Pae o Kai waka Pa/Waiuku Stockade Pa, characterised by its elevated position midway along the western side of Queen Street. Whilst vegetation in the historic heritage area is generally sporadic, street trees and low-level plantings contribute to the overall visual appearance of the town centre. Views of the Waiuku River enhance the landscape quality and are important in reinforcing the historical, physical and visual relationship with the town. Views of the river are mainly gained from the northern portion of the historic heritage area and on the elevated land occupied by the Wesley Methodist Church.

The historic heritage area has a well-defined commercial core that adopts a traditional main street configuration that has a north-south linear structure. The gradual subdivision of large village allotments into smaller (albeit irregular) sections resulted in an underlying layout that, despite subsequent development, remains legible today. The area contains a range of building types and varied lot sizes, yet maintains a relatively dense (albeit low-rise) development pattern produced by the positioning of the structures on the street edge and the design of some buildings in a modulated fashion. The prevalence of single-storey buildings and their relatively continuous parapets and verandahs reinforce this sense of enclosure, and collectively provide the area with a strong visual coherence. There is limited variation in the rhythm and setback of development, but when this does occur, it is largely the result of standalone buildings, many of which provide a positive, landmark contribution to the streetscape.

The town centre exhibits a range of building types and architectural styles that represent Waiuku's broad history and document its evolution from a colonial outpost to a thriving twentieth century service centre. The majority of the buildings in the historic heritage area were established as commercial premises, offering a range of services and retail shops that developed to meet the everyday needs of the growing community. Other structures include a hotel, public and civic buildings, offices, and places of worship. In addition to early colonial buildings, styles include the Gothic Revival, Imperial Baroque, Stripped Classical, and Art Deco. Despite the general simplicity of design, a number of buildings incorporate decorative elements and ornamental motifs.

Whilst building types, forms and styles vary within the historic heritage area, the scale of development is relatively consistent. Over three-quarters of the buildings are of single-storey construction (fronting the street), with a small number of two-storey structures scattered throughout the town centre. This provides a strong sense of cohesion throughout the area, with structures such as the Kentish Hotel, the Flexman and Gribble buildings, and the War Memorial Town Hall, occupying prominent corner sites, acting as landmark buildings that bookend the town centre. Although a number of early timber buildings remain in the town centre, the predominant building material is brick, with some use of concrete. The brick structures generally have a plastered finish, although some side and rear elevations are exposed. Roofs, including plain and bullnose verandahs, are principally clad in corrugated metal. Traditional joinery in the historic heritage area consists of timber windows and doors, although aluminium replacement units have been installed in a large number of instances.

The historic heritage area's period of significance is 1850-1940. This 90-year period covers the town's early colonial settlement and subdivision as 'Waiuku Village', to its subsequent development as the 'Port of Franklin' and, later, as a flourishing centre for the surrounding farms. This broad but important period of significance is evidenced in the majority of buildings in the historic heritage area, including six buildings scheduled in the Auckland Unitary Plan. These consist of the Kentish Hotel (c.1852) (ID 01507), one of the country's oldest running hotels; Holy Trinity Anglican Church (1873) (ID 01505) and Wesley Methodist Church (1883) (ID 01501), two notable examples of vernacular ecclesiastical architecture; the distinctive and largely intact former Waiuku Club (1914) (ID 02746); the War Memorial Town Hall (1917) (ID 02725), a notable landmark on the southern edge of the historic heritage area; and the former Waiuku Plunket and Women's Rest Room (1937) (ID 02747). In addition to these places scheduled primarily for their built heritage values, Te Pae o Kaiwaka Pa/Waiuku Stockade Pa and stockade site, which is within the historic heritage area, is scheduled primarily for its archaeological values (ID 01559).

Including the scheduled places, approximately two-thirds of the sites within the historic heritage area contribute to its significance. These 'contributor' sites include properties that were present during the area's period of significance and possess a level of historic integrity that enables the collective values of the area to be understood and appreciated. 'Non-contributor' sites are those either constructed (or largely rebuilt) after the close of the period of significance or have been altered such that the original building is no longer legible.

The greatest physical changes in the historic heritage area are modifications to shop fronts and the excessive use of modern shop signage. Changes to shop fronts have occurred to varying degrees, with some replaced in their entirety with modern units, and others that incorporate areas of new fenestration, while the number, scale and application of signage has, in some cases, resulted in a cluttered appearance that detracts from the area's visual qualities. However, opportunities exist to restore modified shop fronts and reinstate original features in addition to adopting a consistent approach to the number, scale, application and finish of shop signage. Such improvements have the potential to enhance the visual and physical attributes of the historic heritage area and reinforce its overall significance.

Map 14.2.15.1 Historic Heritage Area: Waiuku Town Centre

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2 Victoria Avenue	13 Queen Street	48 Queen Street
3-7 Court Street	14 Queen Street	49 Queen Street
5 Bowen Street	15 Queen Street	50 Queen Street
6 Bowen Street	16 Queen Street	51 Queen Street
7 Bowen Street	19 Queen Street	52 Queen Street
8 Bowen Street	20 Queen Street	53 Queen Street
9 Bowen Street	21 Queen Street	56 Queen Street
10 Bowen Street	24 Queen Street	57 Queen Street
11 Bowen Street	26 Queen Street	58 Queen Street
16-18 Bowen Street	27 Queen Street	59 Queen Street
19 Bowen Street	28 Queen Street	64 Queen Street
35A Bowen Street	29 Queen Street	68 Queen Street
6 Kitchener Road	32 Queen Street	70 Queen Street
8-12 Kitchener Road	33 Queen Street	72 Queen Street
2 Queen Street	34 Queen Street	74 Queen Street
5 Queen Street	35 Queen Street	78 Queen Street
6 Queen Street	38 Queen Street	80 Queen Street]
7 Queen Street	40 Queen Street	
8 Queen Street	44 Queen Street	
12 Queen Street	47 Queen Street	



Schedule 14.2.16 Point Chevalier Shops Historic Heritage Area **Historic Heritage Area (Schedule ID 02834)**

Statement of significance

The Point Chevalier Shops Historic Heritage Area is significant because it illustrates the historical development of Point Chevalier as both a suburb and a destination for recreation. The shops on Point Chevalier Road were constructed during the Inter-war period, when the suburb was amalgamated into Auckland City and the first tram lines were laid. The shop locations are closely linked to the development of the tram and associated tram stops, providing a clear illustration of the development of the suburb. The shops also reflect the development of suburban shops, demonstrating the way residential uses were combined with retail. Collectively, the shops and their associated residences have considerable coherence and contribute to the sense of place of Point Chevalier.

The area is a non-contiguous group of ten local and corner shops along Point Chevalier Road. The area is located in the suburb of Point Chevalier, approximately 5.5 kilometres west of the Auckland Central Business District. Point Chevalier Road generally runs northwest as far as Raymond Street, then turns and continues generally northeast until it reaches Coyle Park at the end of the peninsula. Blue stone kerbing and footpaths extend along most of the road, and these characteristics contribute to its urban amenity and aesthetic.

The Point Chevalier shops include both one- and two-storey buildings constructed of plastered brick or timber in an Inter-war Stripped Classical style. The shops are characterised by parapets and suspended verandahs; some have recessed entries surrounded by large plate glass display windows. Some buildings feature the following elements: a shaped parapet, original timber or steel joinery, leadlight glazing above transoms, and/or Stripped Classical plaster detailing. Where shopfronts from the period of significance are intact, their design and materials should be retained.

Most of the shops in this historic heritage area were originally constructed to accommodate both commercial and residential uses, with a clear physical distinction between these uses that is still legible today. The residential component of each building is generally located to the rear or side of the shop, often takes on a more domestic form and style and, in particular, references the bungalow architectural language. These portions of each building are characterised by weatherboard or plastered brick cladding; a shallow-pitched hipped, gabled or mono-pitch roof; exposed rafters; casement and/or bay windows; and chimneys with simple caps. These residential components are an important part of the suburban shop building type, and should be retained.

The context of the Point Chevalier shops is predominantly residential, and reflects a way of life that was once common, when people shopped every day and relied on neighbourhood outlets within walking distance. In contrast to their residential neighbours, the shops are all built to the front boundary of the property, with no set back, and with a verandah extending over the adjacent footpath. They have no front boundary treatment, though most have a

timber fence or hedge along the side and/or rear yards. Most of the shops have some landscaping in the rear yard, which is associated with the residential component of the building.

The historic subdivision pattern is generally intact. Site sizes range from 420-1200m², and all ten buildings are located on the full extent of their original site. None of the land parcels have been formally subdivided, though several are cross-leased, with infill development in the rear yard. Other development has taken place in the rear yard, including extensions to the original houses or shops, and garages and/or sheds; these are not usually significant in terms of their historic heritage values, and have been identified as exclusions.

Map 14.2.16.1 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.2 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.3 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.4 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.5 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.6 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.7 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.8 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.9 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

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149-153 Point Chevalier Road
157 Point Chevalier Road
179 Point Chevalier Road
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196-198A Point Chevalier Road
201 Point Chevalier Road
201A Point Chevalier Road
202 Point Chevalier Road
290 Point Chevalier Road
328-332 Point Chevalier Road
350 Point Chevalier Road
386 Point Chevalier Road
506 Point Chevalier Road]

















