

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōwairaka West
SCA Overlay	Isthmus B
Survey Area Number(s)	38 and 39

PLEASE NOTE:

The sub-areas identified within this report have been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report below and shows the areas to be identified as a qualifying matter.

The sub-areas have been reviewed and three properties on Weston Avenue that were erroneously omitted from the overlay were corrected in response to internal feedback (they are now included in the north-eastern corner of the area to the west shown in yellow).

The sub-area has also been reviewed and amended to remove the properties identified in red. This is a result of an internal review of the extent of the overlay.

Part of this area is inside the walkable catchment and includes a sub-area that meets the threshold for 75% or more of individual properties scoring a 5 or 6. Part of this area is outside the walkable catchment and includes three sub-areas that meet the threshold for 66% or more of individual properties scoring a 5 or 6.

Updated: August 2022



Figure 1: This map includes both Isthmus B and Isthmus C properties. This report relates to Isthmus B only.

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

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Survey Area Number(s)	38 and 39

PLEASE NOTE:

The sub-area identified within this report has been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report below and shows the area to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, SCA residential be identified as a qualifying matter where:

- In walkable catchment, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

The additional sub-area is outside a walkable catchment. As such, it has been updated to reflect this resolution.

Updated: April 2022

¹Resolution number PLA/2022/31, dated 31 March 2022
Ōwairaka West SCA: Summary of Area Findings | FINAL | December 2021

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōwairaka West
SCA Overlay	Residential Isthmus B
Survey Area Number(s)	38 (part Isthmus B) and 39 (part Isthmus B)
NPS-UD priority^{TBC}	Walkable Catchment – RTN - Mount Albert Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	<p>Ōwairaka West is an area of Residential Isthmus B to the north-west of Ōwairaka / Mount Albert. The area is bounded by Allendale Road, Richardson Road and Mount Albert Road which are 19th century estate boundaries.² Ōwairaka West is an area comprised of early 20th century subdivisions of larger historical allotments that were progressively subdivided from the turn of the century. Of note are the estates created through subdivision of prominent Tāmaki Makaurau landowners, including William Winstone’s “Belmont – Town of Winstone” (1905), the “Town of Walkerville” (1913) and “Sadgrove’s Estate” (1922).³ The legacy of these landholdings is evidenced in the street names in Ōwairaka West and surrounding areas. Some early homestead dwellings remain within the wider block subdivision, such as that at 8/44 Allendale Road.</p> <p>The western Avenues of Duart, Weston and Grande were subdivided in the early 1920’s and form a consistent area of block development. Part of the 1920 subdivision at the southern end of the maunga is included in this area as it is of the same period of development and dwelling typology. Houses in this area have a similar rhythm, setback, and lot size.</p> <p>The majority of this area is subdivided in a rectilinear pattern comprised of generally uniform lot sizes. The main building typologies are the villa, transitional villa and bungalow. Of interest is the historic ballast line which is evident through the eastern end of the area and has impacted on lot size and arrangement.</p> <p>The streets are generally wide, with footpaths and planted berms. Bluestone kerbing and historic stone fences are prevalent. The topography increases in gradient for those streets closest to the maunga. Ōwairaka / Mount Albert is not included in the SCA but is a notable feature in the backdrop of houses in this area.</p>

² DP133

³ DP3280, DP8539, DP19887



Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	10%	
	Desk top survey	90% ⁴	
Number of properties	273 (note: the percentages do not equal 100 due to rounding)		
Individual property scores	Score	Number of properties	Percentage⁵
	6	86	37%
	5	71	30%
	4	37	16%
	3	24	10%
	2	10	4%
	1	4	2%
	0	1	0%
	Rear/vacant	40	NA

⁴ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

⁵ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Note: The red indicates areas of Isthmus C not included in this report

Overall findings	The Ōwairaka West Special Character Area - Residential is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 67% of individual properties scoring either 5 or 6.
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Recommendation

The Ōwairaka West survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value.

Further work will be undertaken to confirm the values of the areas that are identified in the table below.

Note: Some areas identified below form a complete area with the adjacent Isthmus C. Please refer to the “Recommendation” section of the Findings Report for area Ōwairaka.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁶
Allendale Road / Duart / Weston / Douglas Avenues	NA

Potential Historic Heritage and High-Quality Special Character

Number of places currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	NA
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	1 (marked)

⁶ At this stage, only flags for potential historic heritage areas are being considered.
 Ōwairaka West SCA: Summary of Area Findings | FINAL | December 2021



Report dated: 19 January 2022

Appendix 1: Index map



Figure 2: The blue line is the walkable catchment of the Mount Albert Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōwairaka
SCA Overlay	Residential Isthmus C
Survey Area Number(s)	38 (part Isthmus C) and 39 (part Isthmus C)
NPS-UD priority	Walkable Catchment – RTN – Mount Albert Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	<p>The Ōwairaka area consists of multiple subdivisions that surround the lower slopes of Ōwairaka / Mount Albert. Records indicate that subdivision of the larger farm allotments began in c.1922 with the surveying of “Sadgrove’s Estate” on the north and eastern sides of the maunga. The subdivision of Ruarangi Road and the eastern end of Mount Royal Avenue also occurred at this time. The western ends of Weston and Grande Avenues are included in this area and also date from the early 1920’s.³ Development on the south and western sides of the maunga was later, between the 1940’s – 1960’s.⁴ The difference in development periods has resulted in a range of dwelling typologies and subdivision ideals; the earlier areas are predominantly grid layouts with early 20th century villas and bungalows, whereas much of the later development was created as State Housing with a Garden Suburb focus. This is particularly evident at the western end of Mount Royal Avenue.</p> <p>Sites range in shape and size in the area (between approximately 600m² – 2000m²) and there is some infill development where large sites have been subsequently subdivided. This is generally at the end of cul-de-sacs where the sites back on to the maunga and are less uniform. House setback and rhythm is variable across the area, however it is generally coherent in each development period.</p> <p>The topography of the area is dominated by the volcanic landscape and the difference in elevation can be stark; streets such as Pickens Crescent, Mount Royal Avenue and Ruarangi Road have a clear topographical distinction on each side of the road. There is limited visibility of dwellings where they are set below road level. Dwellings on the maunga slopes are set above the road and many have basements or are double-storied. The elevated position of some properties (particularly on Summit Road) that are near to the street retain good visibility from the public realm.</p> <p>Street, footpath, and berm width vary throughout the area. Berm planting is limited; however, the area is heavily vegetated, especially in the earlier subdivisions. The 1920’s areas generally have bluestone kerbing and a prevalence of historic stone walls.</p> <p>Ōwairaka / Mount Albert is not included in the SCA but is a notable feature in the backdrop of houses in this area. Overall, the area retains a disparate but distinguishable character either side of the maunga.</p> <p>Mount Royal Avenue The western end of Mount Royal Avenue borders the southwestern edge of Ōwairaka and is notable for its curved streets and 1940’s development. The area was primarily subdivided for the purposes of the Housing Act 1919.</p>

³ DP16603, DP19886, DEEDS940, DP18011, DP17682, DP18661, DP19887, DP16922

⁴ DP32042, DP58177, DP37281, DP39925, DP39801, DP45440, DP28493, DP38254

The original subdivision pattern remains, with little to no infill development. The lot shapes are generally rectangular and generously sized. The area exemplifies low density housing with predominantly State Housing typology dwellings. The materiality of the dwellings is reasonably consistent, with timber weatherboard or brick cladding with a tiled roof and timber joinery.

The properties on Mount Royal Avenue are located on the northern side of the road, on the lower slopes of Ōwairaka; this creates a topography where the sites are elevated from the road and basement-type levels are enabled alongside retained lawns and gardens which feature historic rock walls.

Pickens Crescent and the south-eastern end of La Veta Avenue were developed in later and there is some evidence of modern development.



Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100% ⁵	
Number of properties	224		
Individual property scores	Score	Number of properties	Percentage⁶
	6	44	26%
	5	46	27%
	4	25	15%
	3	42	25%
	2	7	4%
	1	5	3%
	0	0	0%
	Rear/vacant	55	NA
			
Overall findings	<p>The Ōwairaka Special Character Area - Residential is not of high- quality special character value. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 53% of individual properties scoring either 5 or 6.</p>		

⁵ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

⁶ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

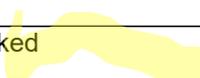
The Ōwairaka survey data shows that there are sub-areas of high-quality special character.

Further work will be undertaken to confirm the values of the areas that are identified in the table below.

Note: The highlighted portion of Weston Avenue is identified as better aligning with the adjacent Isthmus B (refer to the Ōwairaka West Report).

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁷
Mount Royal Avenue	NA
Weston Avenue	

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	2 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	NA
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	2 (marked )



Report dated: 20 January 2022

⁷ At this stage, only flags for potential historic heritage areas are being considered.
 Ōwairaka SCA: Summary of Area Findings | FINAL | December 2021

Appendix 1: Index map

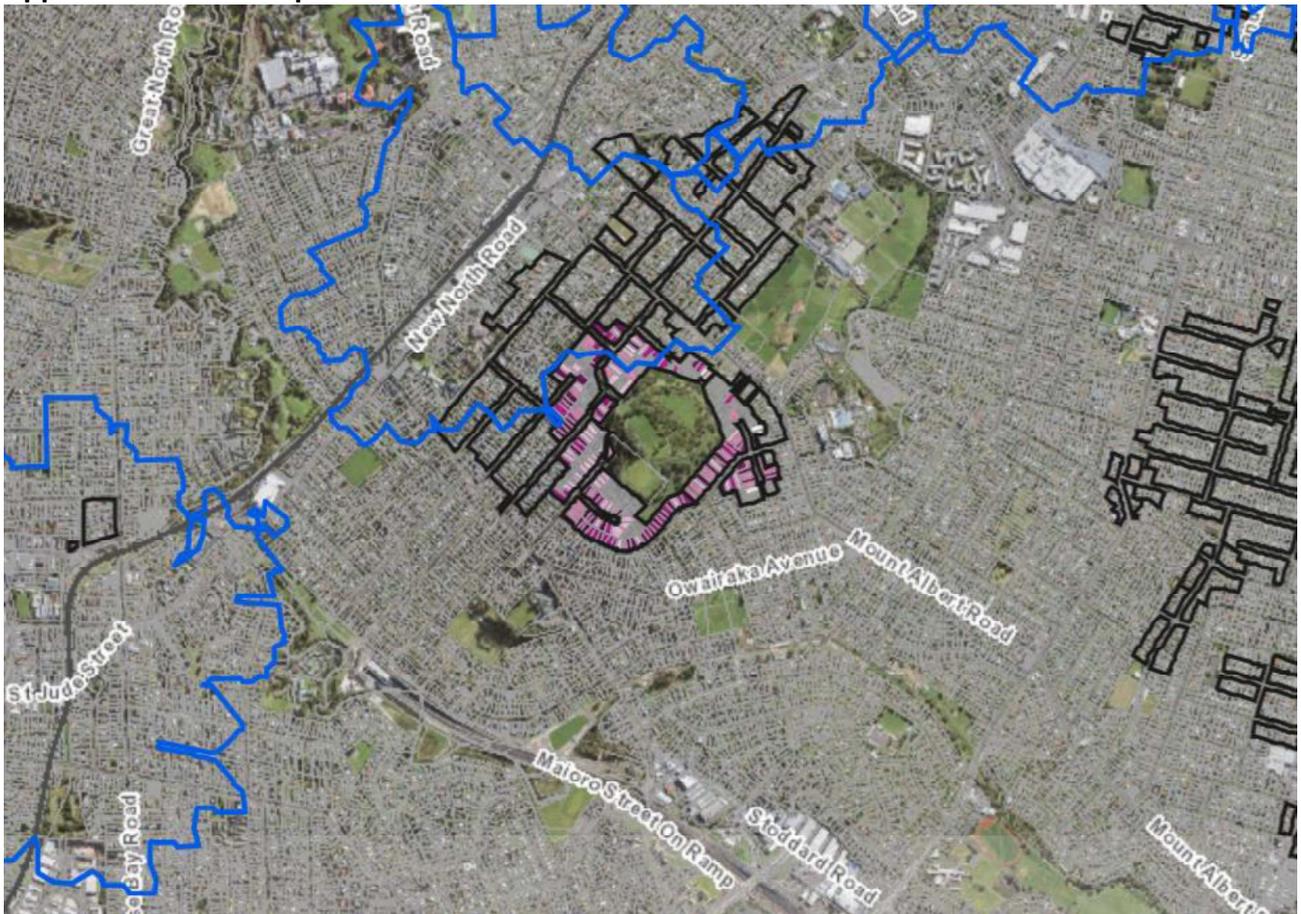


Figure 1: The blue line is the walkable catchment of the Mount Albert Train Station.