

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Greenlane
SCA Overlay	Isthmus B
Survey Area Number(s)	42

PLEASE NOTE:

The Summary of Area Findings report for the Greenlane special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, some amendments to the overlay have been proposed in this area. The proposed Plan Change 120 extent is shown Figure 1 below.

At the time this findings report was prepared, all special character areas were required to meet a high-quality threshold (75% of individual properties scoring a 5 or 6). In August 2022, Auckland Council's Planning Committee resolved to apply a lower threshold (66% of properties scoring a 5 or 6) to special character areas outside walkable catchments. The majority of the Greenlane special character area is outside a walkable catchment and that part was reviewed in relation to the updated threshold.

Updated: October 2025

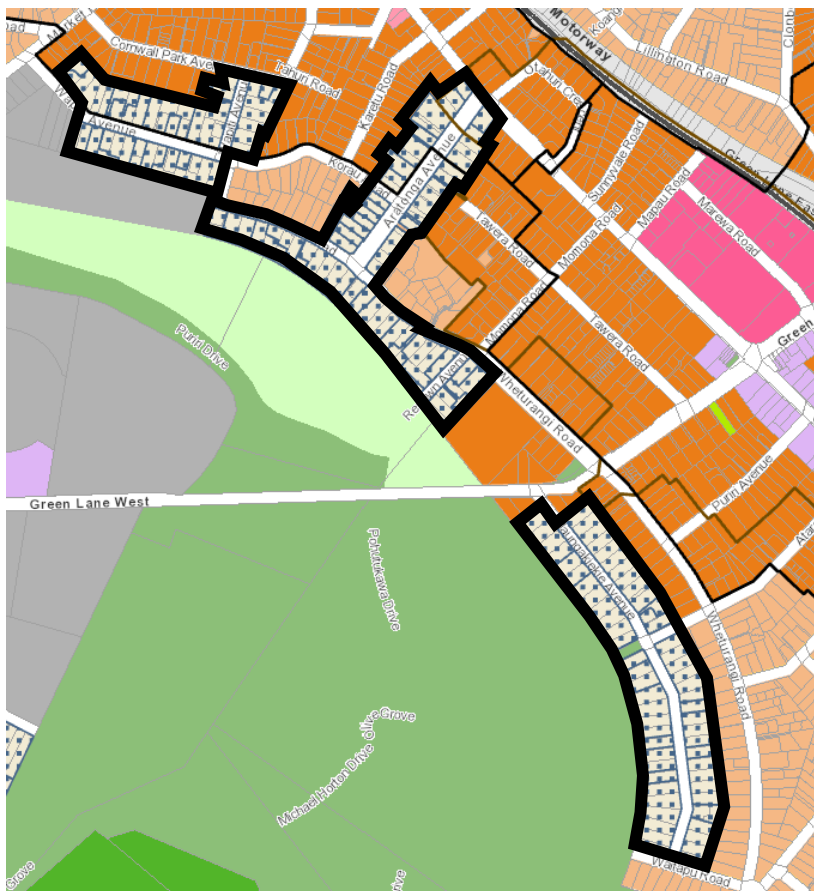


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Greenlane
SCA Overlay	Isthmus B
Survey Area Number(s)	42
NPS-UD priority	Walkable Catchment – RTN – Remuera Train Station Walkable Catchment – RTN – Greenlane Train Station All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Greenlane Isthmus B report area includes several subdivisions around the base of Maungakiekie/One Tree Hill dating from 1901 (northern portion, DP 2660, DP 9550, DP 14346) to 1924 (Maungakiekie Avenue, DP 18124). House designs and streetscape character are reflective of the Garden Suburb movement. Properties front on to Maungakiekie Avenue, Wheturangi Road, Aratonga Avenue, Renown Avenue and Wapiti Avenue with the curving road layout following the contours of the maunga. Lots are regular in shape and consistent in size, with original lots varying from 1000-1300m². A number of sections have been subdivided with rear lots which vary from 600-900m². The original subdivision pattern remains legible in the rhythm of street facing dwellings that are well set back from the street frontage with generous yards. The most prevalent architectural style in the area are bungalows (1920s-1930s), however there are also a few examples of villas (1880s-1910s) in the northern portion along Wapiti Avenue that form part of the earlier subdivision. The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is more recent infill development throughout. Most houses are visible behind a low boundary treatments or hedging. Streets are lined with bluestone kerbing and have footpaths, grass verges and large mature street trees. In line with the Garden Suburb ideals, individual sites tend to be highly vegetated with mature plantings and trees. Off-street car parking is provided for on all sites, though there are some instances where garaging has been located on the front property boundary compromising the relationship to the street. Maungakiekie is not included in the SCA area but is a notable feature in the backdrop of houses in this area. Overall, the area retains a high quality of early suburban character associated with the Garden Suburb movement.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	212		
Individual property scores	Score	Number of properties	Percentage ¹
	6	93	55%
	5	24	14%
	4	14	8%
	3	20	12%
	2	17	10%
	1	2	1%
	0	0	0%
	Rear/vacant	42	NA

¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Greenlane 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 69% of individual properties scoring either 5 or 6.

Recommendation

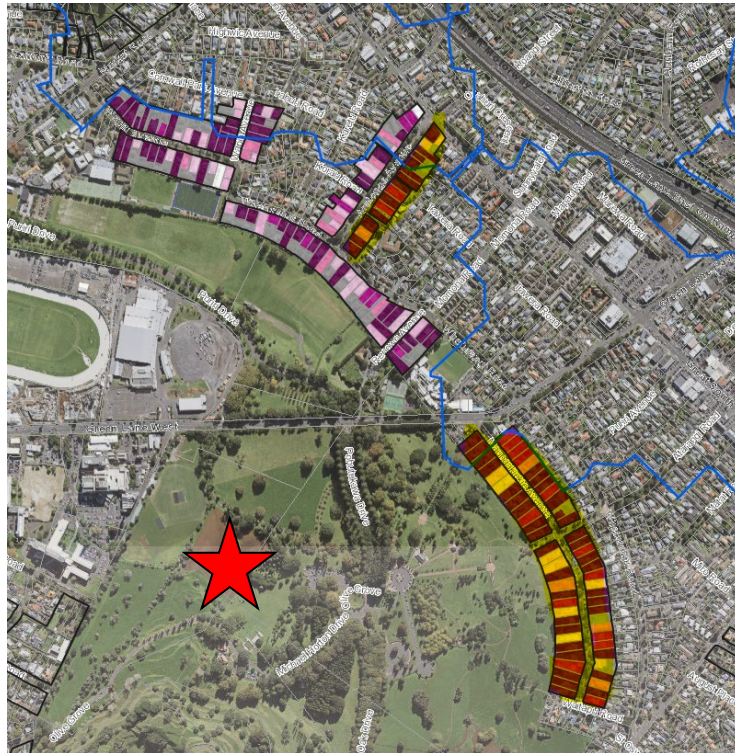
The Greenlane SCA survey data shows that there are sub-areas of high-quality special character. Further work will be undertaken to confirm the values of the areas that are identified in the table below.

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
Aratonga Avenue East	NA
Maungakiekie Avenue	

Potential HHAs and high-quality special character areas

Number of places / areas currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	2 (marked)

² At this stage, only flags for potential historic heritage areas are being considered.



Report dated: January 2022

Appendix 1: Index Map



Figure 1: The blue lines represent the walkable catchments of the Remuera (north) Greenlane and Ellerslie (south) Train Stations, the red line represents the Newmarket metro centre walkable catchment.

UPDATR TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Lawry Settlement
SCA Overlay	Isthmus A
Survey Area Number(s)	43 (Isthmus A only)

PLEASE NOTE:

The Summary of Area Findings report for the Lawry Settlement special character area was prepared in January 2022. The report is attached to this cover sheet. The report for this special character area was reviewed in August 2025 and the overall findings confirmed. This area is not proposed to be retained in the Special Character Areas Overlay.

The Workers' Dwellings Act Housing Area (which covers part of Hewson Street and Findlay Street) was identified as a Historic Heritage Area (AUP Schedule 14.1 ID 2853) through Plan Change 81 to the Auckland Unitary Plan – Operative in Part.

Updated: October 2025

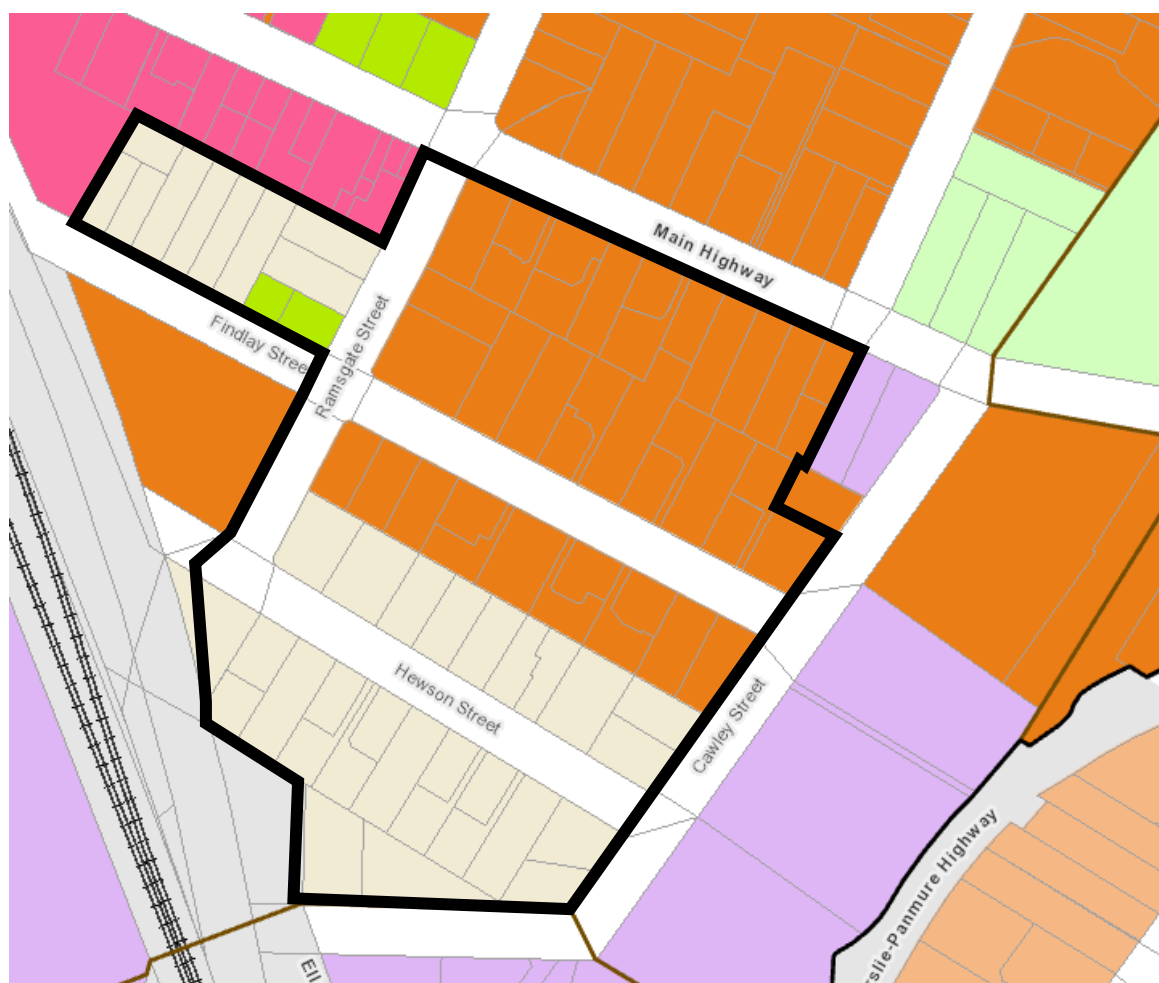


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Lawry Settlement
SCA Overlay	Isthmus A
Survey Area Number(s)	43 (Isthmus A only)
NPS-UD priority	Walkable Catchment – RTN – Ellerslie Train Station
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Lawry Settlement area of Isthmus A covers an area of early housing that was developed under the Government's Workers Dwelling Act of 1910 and is one of the earliest examples of public housing in New Zealand (DP 3678, DP 14479, DP 18767). The area covers the original subdivision area of Ramsgate, Findlay, Hewson, and Cawley Streets with roads laid out in a grid pattern that is bisected by the Ellerslie railway line to the west. Lot sizes in the area are generally regular in shape and consistent at around 600-800m². The large original section sizes have permitted further subdivision with modern infill houses constructed to the rear, or in some cases – where wide sections have allowed, next to the original dwellings. The original Lawry Settlement subdivision pattern remains legible and evident in the street facing dwellings, however the grain along the Main Highway is less consistent and cohesive. Character dwellings associated with the Lawry Settlement are typically in a simple cottage, or modest villa and transitional villa style. They generally have a central front door on the street façade and a window on either side and were all designed by Department of Labour staff Architect, Woburn Temple, as transitional Edwardian cottages. Dwellings from the period of significance maintain a high degree of physical integrity. Houses have modest setbacks of 3-10m with low boundary treatments and front yards that retains an open aspect to the dwellings. There are some instances of higher boundary treatments that compromise the associated dwellings relationship to the street. There is low density garden landscaping or tree cover, consistent with their original use as workers' rental accommodation. Off-street parking is provided for on all sites. The streets have a wide carriageway and generous grass berms with street trees. The area retains the characteristics of a planned Edwardian subdivision, maintaining a cohesive and consistent character.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	63%	
	Desk top survey	37% (Hewson and Cawley Streets)	
Number of properties	89		
Individual property scores	Score	Number of properties	Percentage ¹
	6	21	34%
	5	19	31%
	4	3	5%
	3	9	15%
	2	6	10%
	1	2	3%
	0	2	3%
	Rear/vacant	27	NA

¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Lawry Settlement 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 65% of individual properties scoring either 5 or 6.

Recommendation

The Lawry Settlement SCA survey data shows that there are 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.

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
NA	Lawry Settlement

Potential HHAs and high-quality special character areas

Number of places / areas currently scheduled	4 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	1 (marked)
Sub-area of high-quality Special Character	NA

² At this stage, only flags for potential historic heritage areas are being considered.



Report dated: 18 January 2022

Appendix 1: Index Map



Figure 1: The blue line represents the Ellerslie Train Station walkable catchment area.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ladies Mile West
SCA Overlay	Isthmus A
Survey Area Number(s)	43a (Isthmus A properties only)

PLEASE NOTE:

The Summary of Area Findings report for the Ladies Mile West special character area was prepared in December 2021. The report is attached to this cover sheet. Since completion of the report, amendments to the Special Character Areas Overlay (overlay) have been proposed in this area. This area is not proposed to be retained in the Special Character Areas Overlay.

Updated: October 2025

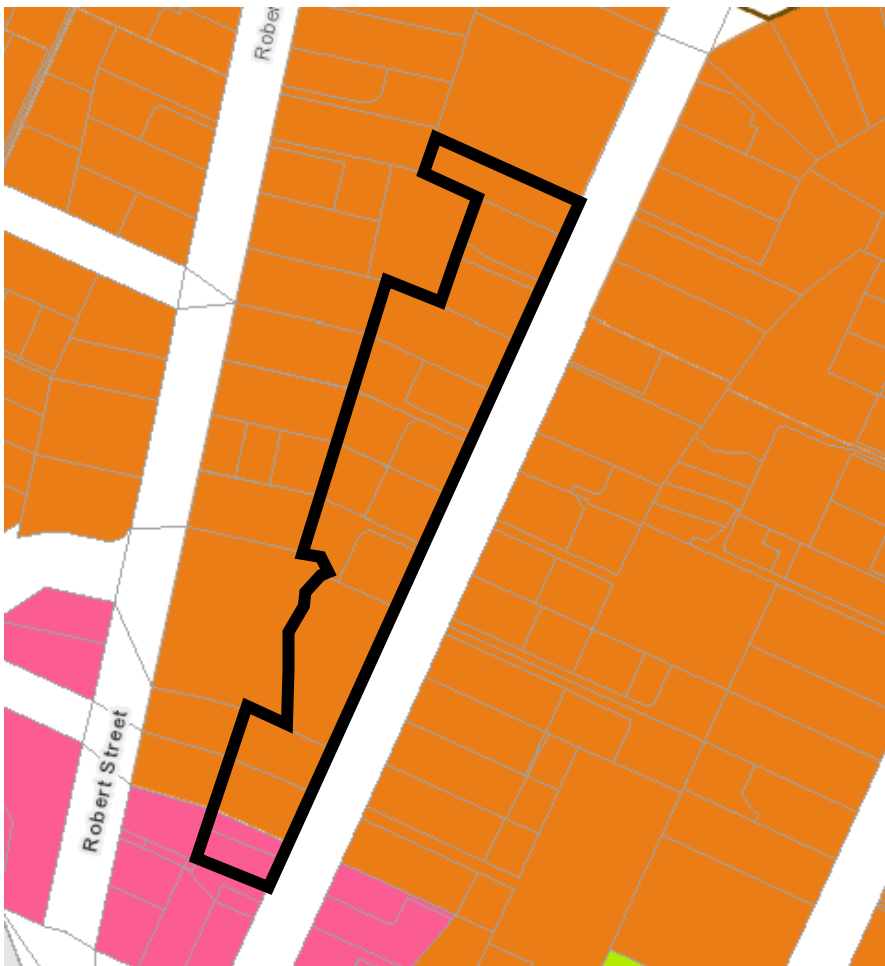


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ladies Mile West
SCA Overlay	Isthmus A
Survey Area Number(s)	43a (Isthmus A properties only)
NPS-UD priority	Walkable Catchment – RTN – Ellerslie Train Station
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Isthmus A Ladies Mile West report area covers a small strip of residential development along the western side of Ladies Mile (Bella Road) that was part of a larger settlement on land purchased by Robert Graham in the mid-1840s and subdivided in 1882 (DEED 1397). The area is representative of a period of early residential development associated with the Ellerslie train station and commercial town centre to the south. The majority of the original 600-900m² lots have been subdivided, with modern rear development. The original subdivision pattern remains legible in the rhythm of street facing dwellings, with limited visibility of rear development due to the topography of the area that slopes down from Ladies Mile. Housing setbacks and rhythm are generally consistent with dwellings located close to the front boundary. The most prevalent architectural styles in the area are late Victorian and Edwardian villas and Californian bungalows, which retain a high level of physical integrity. The area also includes the scheduled Christ Church and its associated Vicarage (ID. 01719). Located on a main road, boundary treatments tend to be higher, but retain open aspects to the dwellings. Ladies Mile is lined with bluestone kerbing and has both footpaths and street trees in the shallow grass verges.
	

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	17		
Individual property scores	Score	Number of properties	Percentage ¹
	6	5	50%
	5	3	30%
	4	1	10%
	3	1	10%
	2	0	0%
	1	0	0%
	0	0	0%
	Rear/vacant	7	NA



Overall findings	The Isthmus A Ladies Mile West Special Character Area – Residential is 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 80% of individual properties scoring either 5 or 6.
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¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Isthmus A Ladies Mile West report area is of high quality. No further special character work is recommended in this area at this time. ²	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs)
NA	NA

Potential HHAs and high-quality special character areas

Number of places / areas currently scheduled	2 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of High-Quality Special Character	NA



Report dated: 6 December 2021

² High-quality special character sub-areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

Appendix 1: Index Map

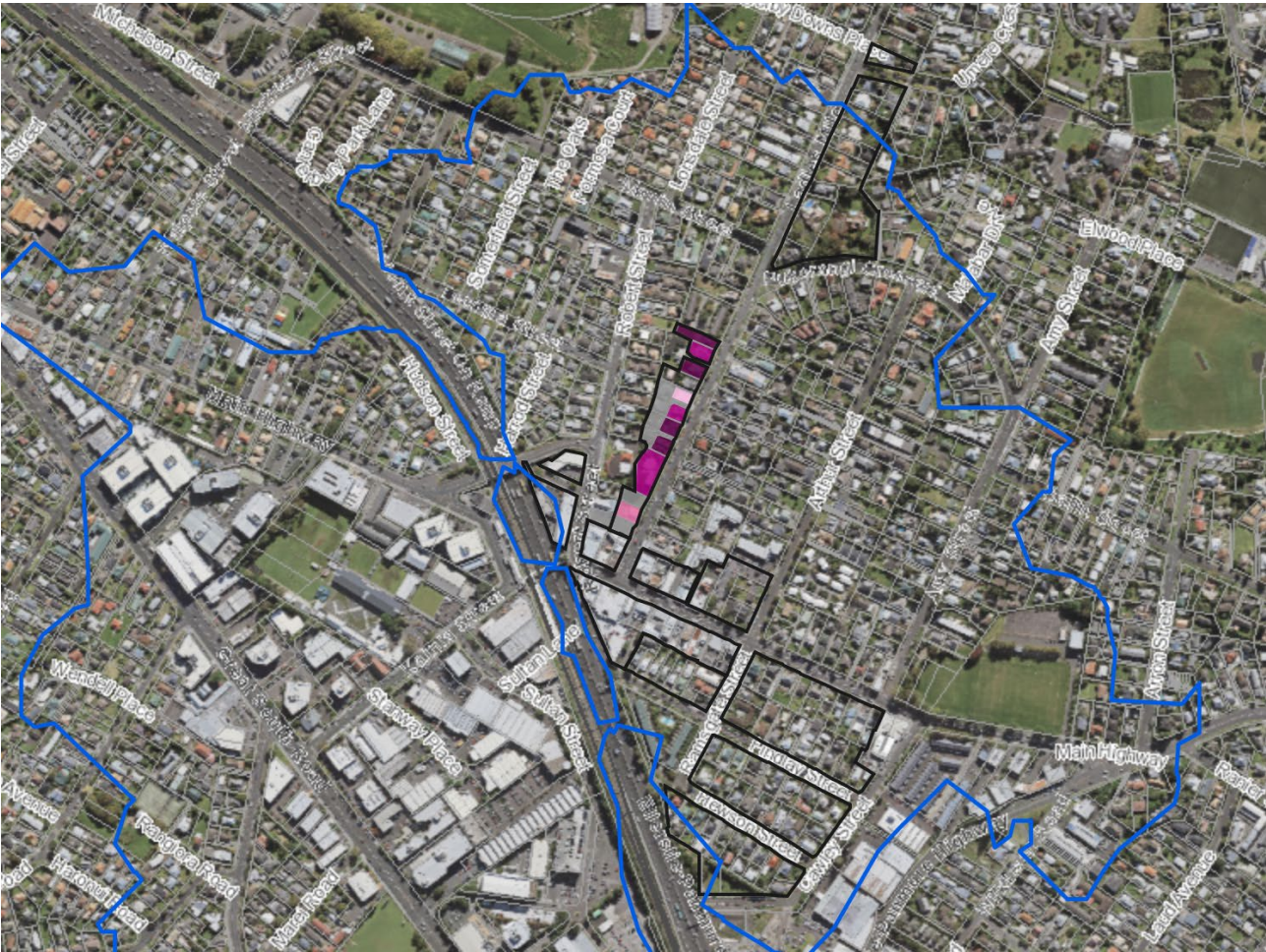


Figure 1: The blue line represents the Ellerslie Train Station walkable catchment.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Balmoral Tram Suburb - West
SCA Overlay	Balmoral Tram Suburb - West
Survey Area Number(s)	52

PLEASE NOTE:

The Summary of Area Findings report for the Balmoral Tram Suburb – West special character area was prepared in January 2022. The report is attached to this cover sheet. The report is attached to this cover sheet. Since completion of the report, amendments to the Special Character Areas Overlay (overlay) have been proposed to align with the special character values present in the area.

In 2024, this special character area was resurveyed to confirm its special character values. The resurvey did not result in any changes being proposed to the spatial extent of the overlay, however, individual property scores in this findings report have changed.

The proposed change to the Balmoral Tram Suburb-West special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor. The proposed Plan Change 120 extent of the overlay is shown in Figure 1 below.

Updated October 2025

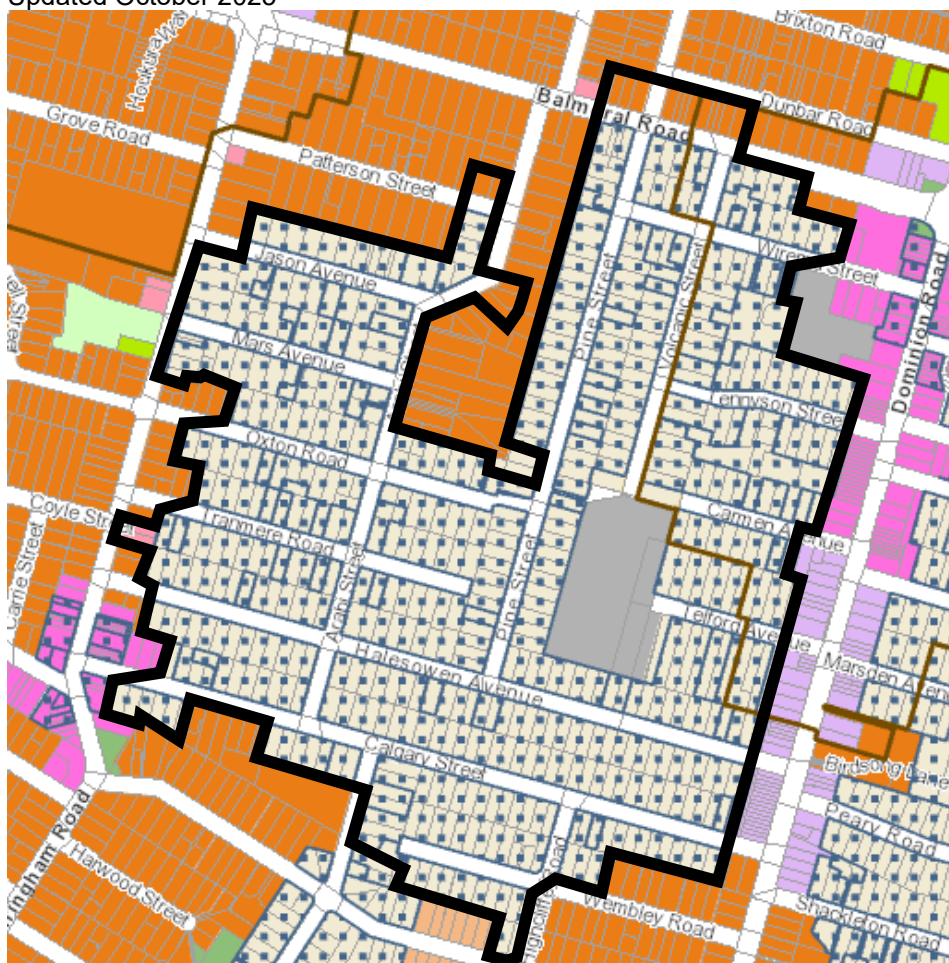


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Balmoral Tram Suburb - West
SCA Overlay	Balmoral Tram Suburb - West
Survey Area Number(s)	52
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	Balmoral Tram Suburb - West is identified as its own special character overlay in Schedule 15 of the AUP. The analysis of this area uses the same boundary as the overlay, which consists of a residential neighbourhood bounded by Dunbar Road, Balmoral Road, Sandringham Road, Lambeth Road, and Dominion Road. The area demonstrates the “tram suburb” development pattern that occurred along tram lines and around tram stops from the 1880s until the 1940s. Tram suburbs, such as the Balmoral Tram Suburb – West, were developed progressively across the Auckland isthmus as the electric tram network expanded beyond the city centre. The report area clearly illustrates the expansion of the electric tram network and the associated residential construction boom. The houses are predominantly single, detached houses on one level, and are predominantly villas (1880s-1910), transitional villas (1910s-1920s), and bungalows (1920s-1930s). Houses are located towards the front of the sections, with a generally consistent depth to the front yard, ranging from around three metres to eight metres, and consistent offset to the side boundary. The regular positioning of houses on their lots contributes to the consistent pattern of residential forms along streets. The area has a high degree of visual coherence due to the general consistency of subdivision pattern and lot sizes, density and rhythm in the positioning of houses, age and style of housing, as well as the scale, materials and forms generally evident. Lot sizes generally range from around 500m² to 700m² although there is some variation throughout the area. The physical integrity of the houses in the area is generally good, with limited modern infill development. The typically modest front yards are often landscaped with a range of planting and hard landscape features including fencing. Front boundary fences, hedges or walls are typically low, maintaining open views to and from houses and the street. Some properties have garages or carports constructed within the front or side yards, which affects their relationship to the street. There is a clear and well-articulated rhythm to the positioning of houses. Houses are generally located close together, occupying much of the width of their sites. The street layout is orthogonal with the residential streets arranged perpendicular to Dominion Road, Balmoral Road and Sandringham Road. The road layout and spacing is generally determined by the double section depth of around 30 to 40 metres and road reserve widths of around 100 links (approximately 20 metres). Most streets in the area have mature street trees, footpaths set within generous grass berms, and relatively narrow road carriageways. Houses are set reasonably close to the street boundary, with set-backs ranging from around three metres to eight metres.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	570		
Individual property scores	Score	Number of properties	Percentage ¹
	6	292	56%
	5	142	27%
	4	30	6%
	3	19	4%
	2	14	3%
	1	16	3%
	0	4	1%
	Rear/vacant ²	53	NA



Overall findings	The Balmoral Tram Suburb - West Special Character Area - Residential is 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 84% of individual properties scoring either 5 or 6.
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¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

² An additional 29 were unable to be seen (for example due to vegetation). These have been excluded from the analysis.

Recommendation

The Balmoral Tram Suburb - West report area is of high quality. No further special character work is recommended in this area at this time.³

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ⁴
NA	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	0 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA



Report dated: 20 January 2022

³ High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ At this stage, only flags for potential historic heritage areas are being considered.

Appendix 1: Index map

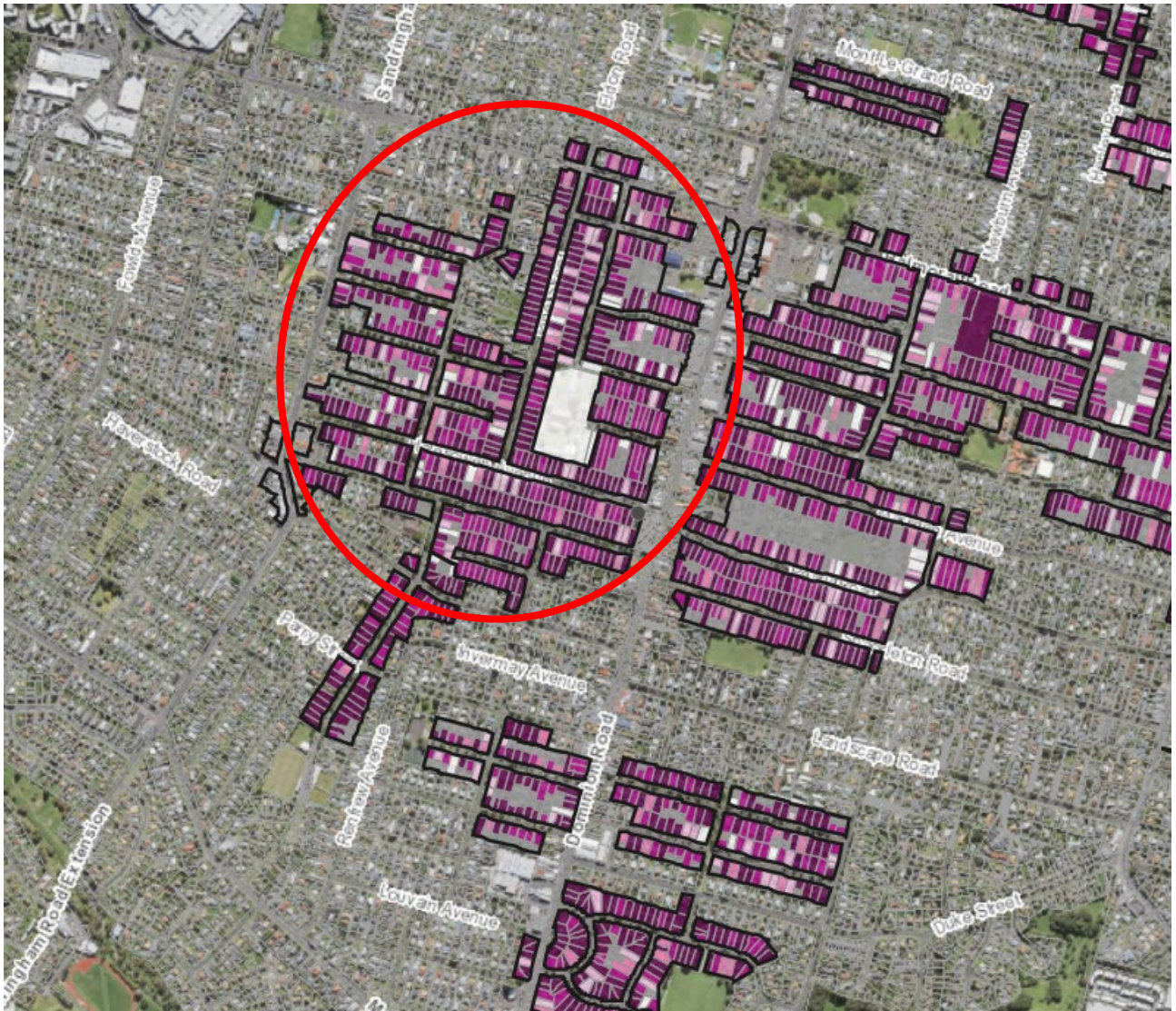


Figure 1: The red circle indicates the location of the Balmoral Tram Suburb – West SCA.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Denbigh Avenue and Mount Roskill Road
SCA Overlay	Residential: Isthmus B
Survey Area Number(s)	Area 52

PLEASE NOTE:

The Summary of Area Findings report for the Denbigh Avenue and Mount Roskill Road special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of this report, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes to the scores of individual properties, but not to the spatial extent of the Special Character Areas Overlay in this area.

The proposed changes to the Denbigh Avenue and Mount Roskill Road special character area were not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor. The proposed Plan Change 120 extent is shown in Figure 1 below.

Updated: October 2025

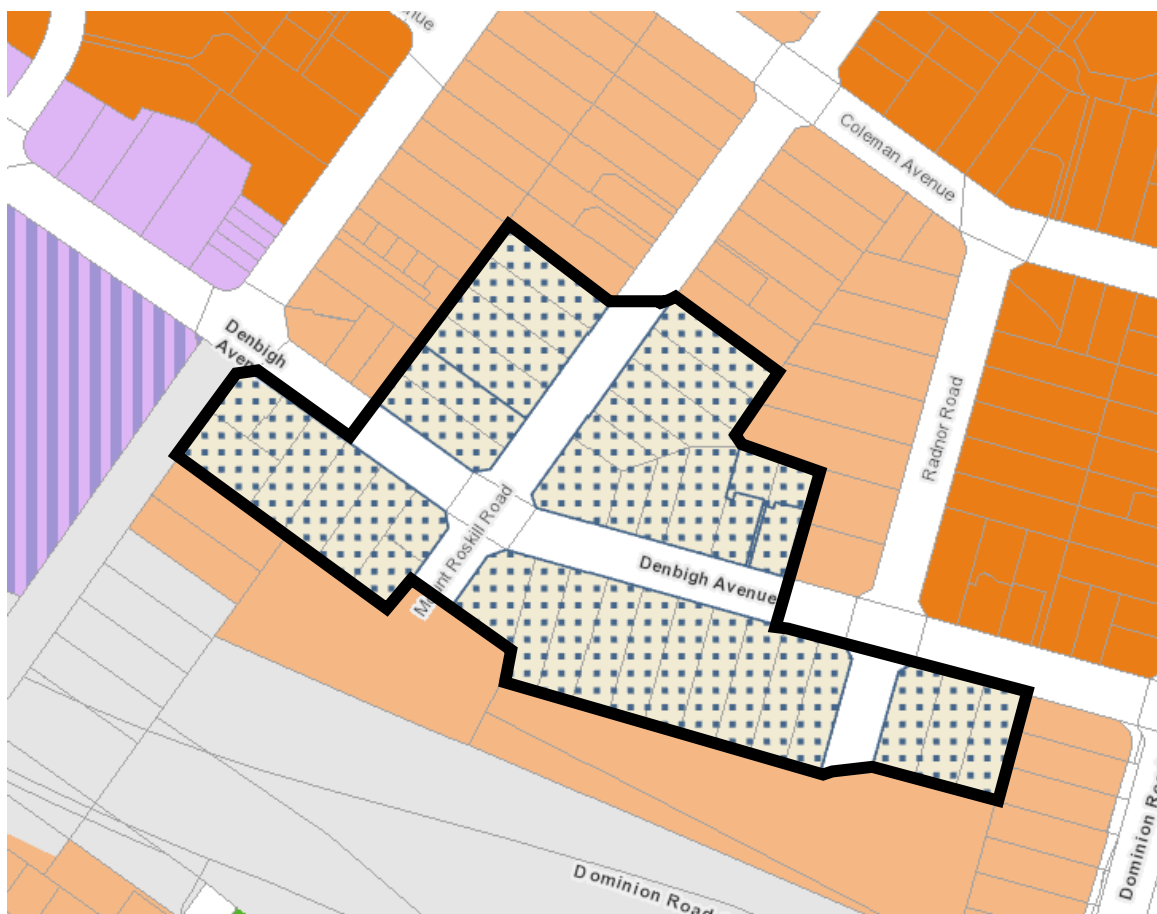


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Denbigh Avenue and Mount Roskill Road
SCAR Overlay	Residential: Isthmus B
Survey Area Number(s)	Area 52
NPS-UD priority ^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Denbigh Avenue and Mount Roskill Road report area consists of properties along both sides of Denbigh Avenue and Mount Roskill Road. Although some houses in the area were built following a 1927 subdivision (DP 20520), the great majority of houses in the area were built in the early-mid 1950s as part of the Winstone state housing block. Development of the Winstone Block was split into northern and southern blocks, with the northern part (the location of Denbigh Avenue and Mount Roskill Road SCA) delayed due to uncertainty regarding the siting of the Avondale-Southdown Railway land reservations. The Denbigh Avenue and Mount Roskill Road SCA forms one of many areas of government-built social housing in Auckland. State Houses represent a significant move by central government at a time when there was a shortage of housing in metropolitan areas. The suburban developments and house designs were developed by government architects and based on a modern interpretation of the Garden Suburb, featuring generous sweeping road layouts and large sections. With most of the houses in the area being of the state house style, the area has a high degree of visual coherence having been comprehensively planned and built during the same time period. The design of state-designed suburbs followed the prevailing town planning ethos, creating spacious open frontages to foster the building of community, but creating more private living space at the rear, with a level of privacy and security offered by fencing at each side of the house. The houses are generally setback a generous distance (10-14 metres). Garages for houses in this area are generally located at the rear, which means the relationship to the street is not largely affected.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	48		
Individual property scores	Score	Number of properties	Percentage ¹
	6	23	56%
	5	11	27%
	4	5	12%
	3	1	2%
	2	0	0%
	1	1	2%
	0	0	0%
	Rear/vacant	7	NA

¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Recommendation

The Denbigh Avenue and Mount Roskill Road report area is of high quality. No further special character work is recommended in this area at this time. ²	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ³
NA	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	0 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA

² High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

³ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: January 2022

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Foch Avenue and Haig Avenue
SCA Overlay	Foch Avenue and Haig Avenue
Survey Area Number(s)	Area 52

PLEASE NOTE:

The Summary of Area Findings report for the Foch Avenue and Haig Avenue special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of this report, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes to the scores of individual properties and to the spatial extent of the Special Character Areas Overlay in this area. This area is not proposed to be retained in the Special Character Areas Overlay.

The proposed changes to the Foch Avenue and Haig Avenue special character area were not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor.

Updated: October 2025



Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Foch Avenue and Haig Avenue
SCA Overlay	Foch Avenue and Haig Avenue
Survey Area Number(s)	Area 52
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Foch Avenue and Haig Avenue report area is identified as its own special character overlay in Schedule 15 of the AUP. The analysis of this area uses the same boundary as the overlay, which includes both sides of the entire length of Foch Avenue, and both sides of Haig Avenue from the rear boundary of sites fronting Dominion Road to the intersection with Hardley Avenue. This area was subdivided in the 1920s as part of what was known as the Victory Estate subdivision and demonstrates a coherent residential area within the former Mount Roskill Borough. The area is strongly defined by the survival of its inter-war period housing stock which includes predominantly bungalows, together with some examples of transitional villas, bungalow-cottages, and Moderne style flats. Generally, housing from the period of development retains its physical integrity. Buildings in the area are predominantly detached, single-level houses. There are some duplex and co-joined flats within the area, which also are single-level dwellings. The area also includes a two-storey 1920s corner commercial building that was developed as part of the same subdivision. The subdivision and street layout demonstrate a development pattern associated with the Garden Suburb Movement, which gained popularity around the turn of the 19th and 20th centuries. Section sizes are generally larger than inner-city suburbs, enabling private gardens, and generous street widths that incorporate grass berms and street trees. Lot sizes are around 840m². Lot widths are typically around 18 metres wide, with little variation. The typically modest front yards are often landscaped with a range of planting and hard landscape features, including fencing. Generally, low boundary treatments including fences, hedges and walls, maintain reasonably open views to and from houses and the street. Houses are located towards the front of the sections, with a generally consistent depth to the front yard and offset to the side boundary. Some examples of duplex and co-joined flats are located closer to the road boundary. The regular positioning of houses on their lots contributes to the consistent pattern of residential form in the area. Verandahs and porches are evident in many houses.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	98		
Individual property scores	Score	Number of properties	Percentage ¹
	6	31	51%
	5	17	28%
	4	4	7%
	3	1	2%
	2	6	10%
	1	2	3%
	0	0	0%
	Rear/vacant	37	NA



Overall findings	The Foch Avenue and Haig Avenue Special Character Area - Residential is 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 79% of individual properties scoring either 5 or 6.
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¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Foch Avenue and Haig Avenue Special Character Area report area is of high quality. No further special character work is recommended in this area at this time. ²	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs)³
NA	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	0 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA



Report dated: 20 January 2022

² High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

³ At this stage, only flags for potential historic heritage areas are being considered.

Appendix 1: Index map



Figure 1: The red line shows the Foch Avenue and Haig Avenue SCA.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Hazel Avenue
SCA Overlay	Residential: Isthmus A
Survey Area Number(s)	Area 52

PLEASE NOTE:

The Summary of Area Findings report for the Hazel Avenue special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of this report, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes to the scores of individual properties, but not to the spatial extent of the Special Character Areas Overlay in this area. This area is proposed to be retained in the Special Character Areas Overlay.

The Kiwitea Street special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor. The proposed Plan Change 120 extent is shown in Figure 1 below.

Updated: October 2025

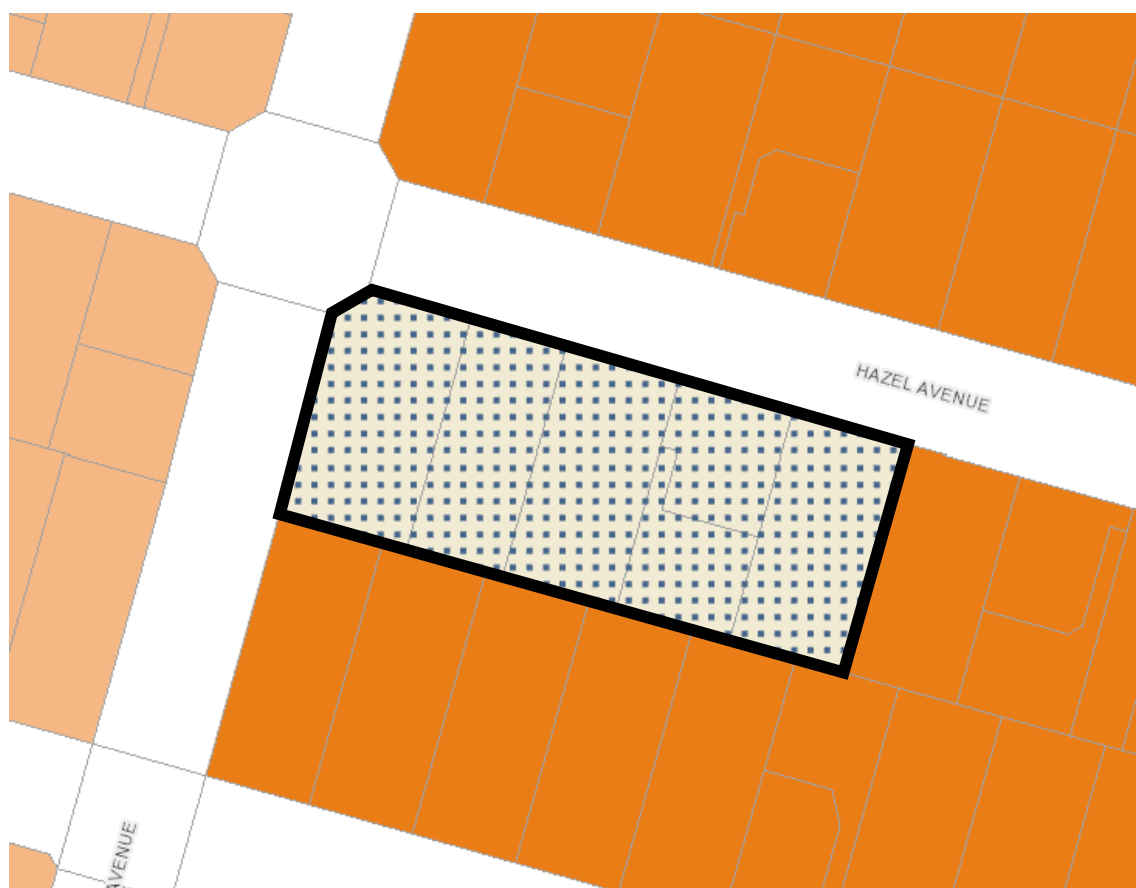


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Hazel Avenue
SCA Overlay	Residential: Isthmus A
Survey Area Number(s)	Area 52
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Hazel Avenue report area consists of a line of five houses which were part of a larger 1924 subdivision in the “Town of Edendale” (DP 18018). All the houses were designed in the Art Deco-Moderne style (1920s-1930s), and all but one are of brick construction. All the houses of brick construction are duplex flats and each have names: Laloma (#8), Inverness (#10), Hazeldene (#12), Fairholm (#16). The group generally retains a high degree of physical integrity. The area has a consistency of lot size, lot width and building set-back. The regular positioning of houses on their lots contributes to the consistent pattern of residential form in the area. There is no rear development (apart from sheds and garages), so the subdivision pattern is intact. The subdivision and street layout demonstrates the Garden Suburb pattern of development that gained popularity around the turn of the 19th and 20th centuries. Section sizes are generally larger than inner-city suburbs, enabling private gardens, and generous street widths that incorporate grass berms and street trees. Lot widths are 20 metres and lot depths are 40 metres. Property frontages are generally open to the street and the houses are clearly visible. Because of the wide lots, garages for these properties are located at the rear, which means the relationship to the street is not affected.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	5		
Individual property scores	Score	Number of properties	Percentage ¹
	6	4	80%
	5	0	0%
	4	1	20%
	3	0	0%
	2	0	0%
	1	0	0%
	0	0	0%
	Rear/vacant	0	NA

¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Hazel Avenue Special Character Area - Residential **is 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 80% of individual properties scoring either 5 or 6.

Recommendation

The Hazel Avenue report area is of high quality. No further special character work is recommended in this area at this time.²

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ³
NA	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	0 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA

² High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

³ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: 20 January 2022

Appendix 1: Index map



Figure 1: The red line indicates the Hazel Avenue SCA.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kiwitea Street
SCA Overlay	Residential: Isthmus B
Survey Area Number(s)	Area 52

PLEASE NOTE:

The Summary of Area Findings report for the Kiwitea Street special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of this report, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes to the scores of individual properties, but not to the spatial extent of the Special Character Areas Overlay in this area.

The Kiwitea Street special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor. The proposed Plan Change 120 extent is shown in Figure 1 below.

Updated: October 2025

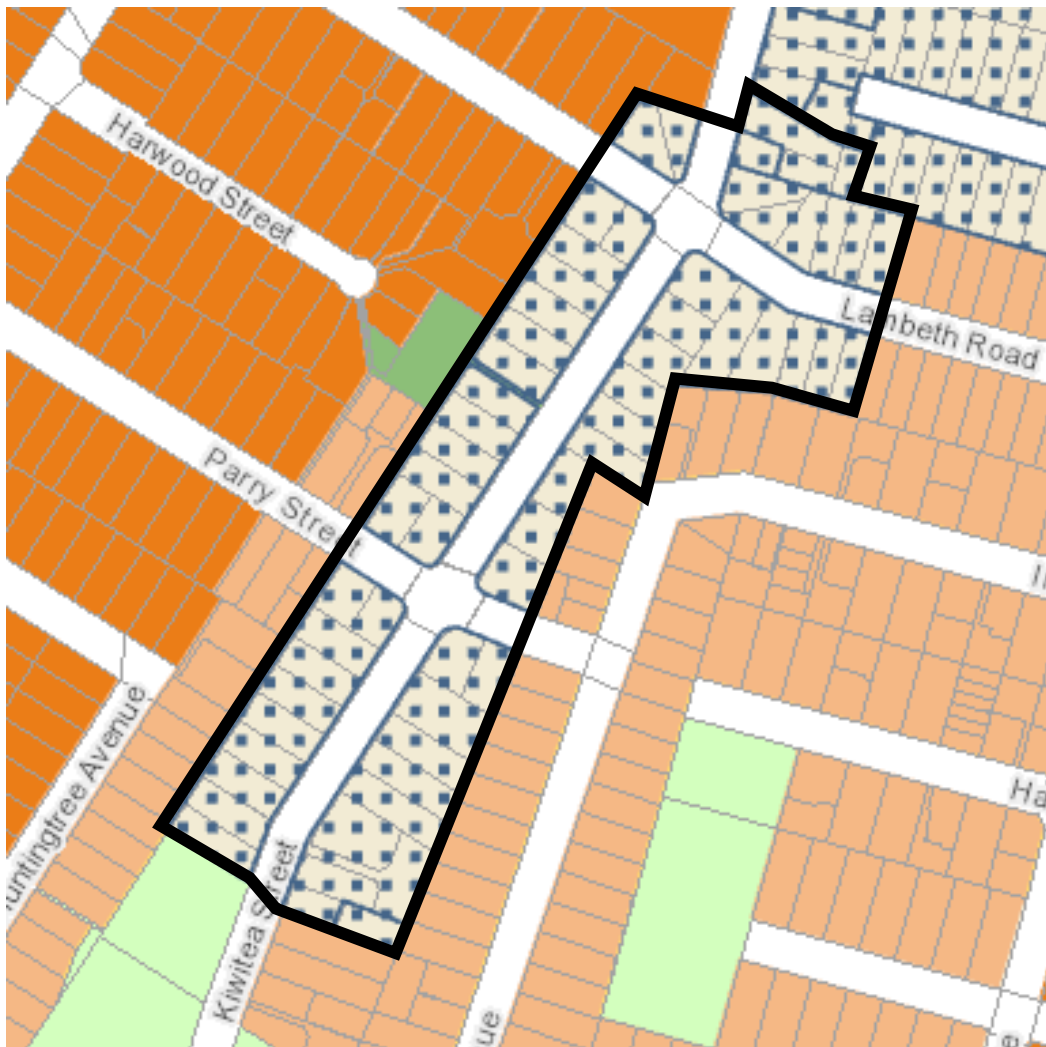


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kiwitea Street
SCA Overlay	Residential: Isthmus B
Survey Area Number(s)	Area 52
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Kiwitea Street report area consists of properties along both sides of Kiwitea Street as well as properties on Lambeth Road and Parry Street. The houses in this area are part of a 1939 subdivision (DP 38015) for state housing, and form one of many areas of early government-built social housing. State Houses represent a significant move by central government at a time when there was a shortage of housing in metropolitan areas. The area consists entirely of houses designed in the State House style. The suburban developments and house designs were developed by government architects and based on a modern interpretation of the Garden Suburb, featuring generous sweeping road layouts and large sections. All the houses in this area had been built by 1940, and the area therefore has a high degree of visual coherence having been comprehensively planned and built within a short time period. The design of state-designed suburbs followed the prevailing town planning ethos, creating spacious open frontages to foster the building of community, but creating more private living space at the rear, with a level of privacy and security offered by fencing at each side of the house. Kiwitea Street has a distinctive character created by wide grassed berms and street trees. The position of houses on sites is varied, with different setbacks to allow for maximum sunlight and private outlook. Because of the wide lots, in general, garages for houses in this area are located at the rear or side, which means the relationship to the street is not largely affected.
	

Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	63		
Individual property scores	Score	Number of properties	Percentage ¹
	6	39	67%
	5	16	28%
	4	1	2%
	3	0	0%
	2	0	0%
	1	2	3%
	0	0	0%
	Rear/vacant ²	5	NA
			
Overall findings	The Kiwitea Street Special Character Area - Residential is 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 95% of individual properties scoring either 5 or 6.		

¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

² Included in this number is one property that was unable to be seen (due to vegetation).

Recommendation

The Kiwitea Street report area is of high quality. No further special character work is recommended in this area at this time.³

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ⁴
NA	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	0 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA



Report dated: 20 January 2022

³ High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ At this stage, only flags for potential historic heritage areas are being considered.

Appendix 1: Index map

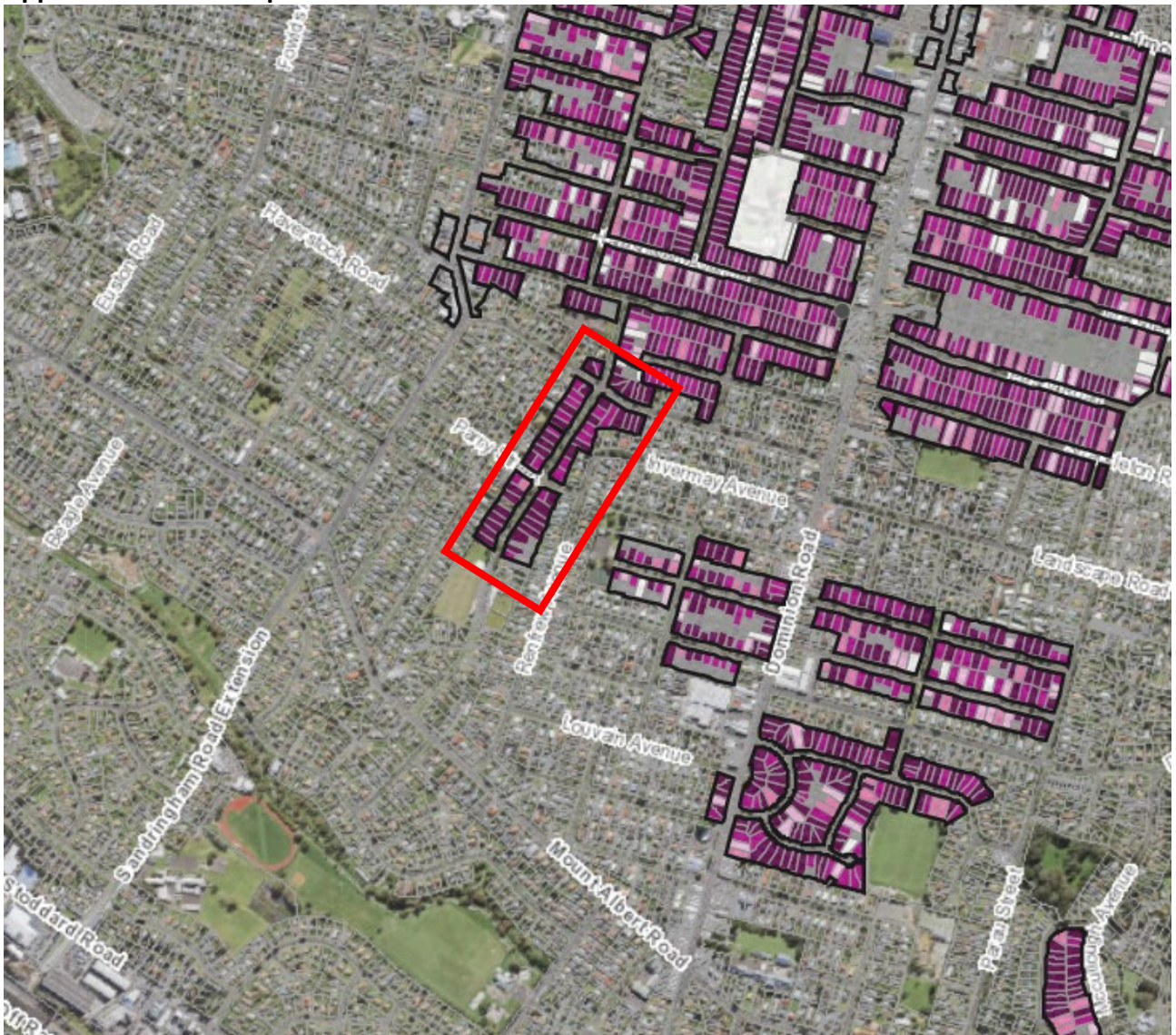


Figure 1 : The red box indicates the location of the Kiwitea Street SCA.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Paice Avenue and Elizabeth Street
SCA Overlay	Residential: Isthmus A
Survey Area Number(s)	Area 52

PLEASE NOTE:

The Summary of Area Findings report for the Paice Avenue and Elizabeth Street special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes being proposed to the spatial extent of the Special Character Areas Overlay (overlay). Individual property scores in this findings report have also changed.

The proposed change to the Paice Avenue and Elizabeth Street special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor. The proposed Plan Change 120 extent of the overlay is shown in Figure 1 below.

Updated: October 2025

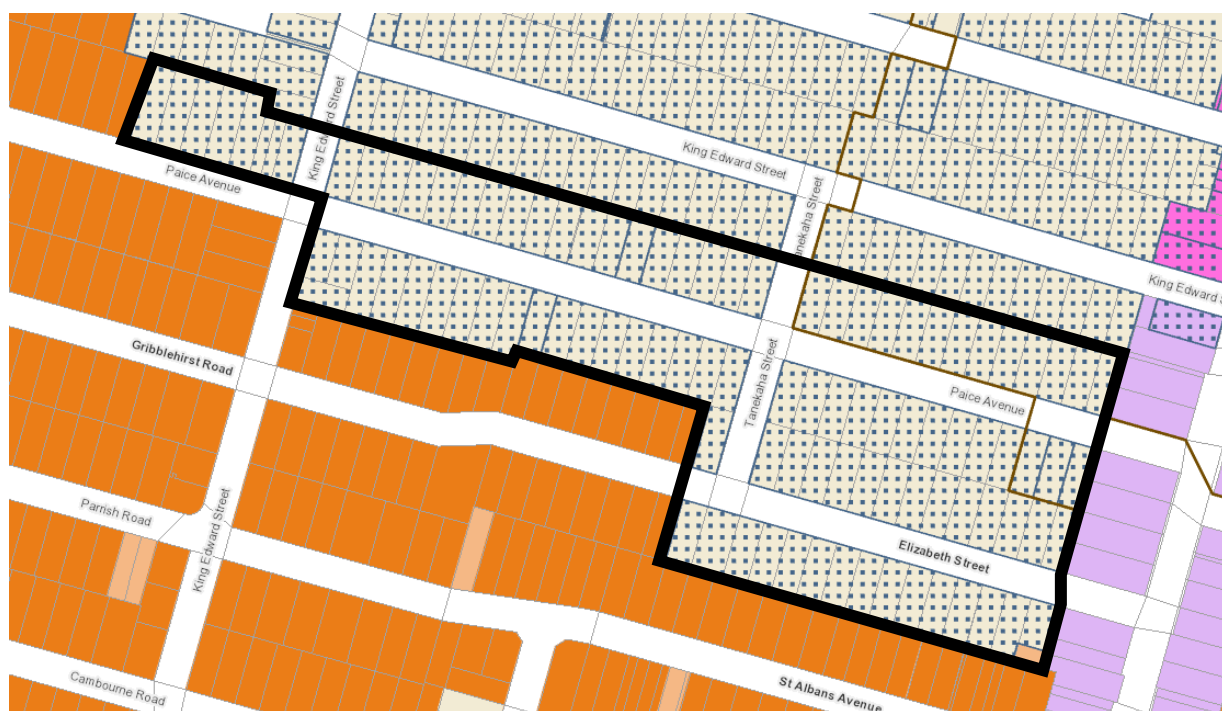


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Paice Avenue and Elizabeth Street
SCA Overlay	Residential: Isthmus A
Survey Area Number(s)	Area 52
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Paice Avenue and Elizabeth Street report area was subdivided in 1905, when the area was known as the “Township of Bellwood South” (DP 3260). The area is strongly defined by the survival of its residential housing stock which includes predominantly villas (1880s-1910s), together with some examples of transitional villas (1910s-1920s) and bungalows (1920s-1930s). The overall physical integrity of the housing is good, with a lack of modern infill development. The overall area shows consistency of lot size, lot width and building set-back, strong repetition of building style and form, and strong consistency of a main roof form and slope. Lot sizes generally range from around 500m² to 700m² although there is some variation throughout the area. Most of the houses are characteristically single storey, with weatherboard cladding, pitched roofs of corrugated iron, and sash windows. The subdivision and street layout demonstrate the Garden Suburb pattern of development that was first evident around the turn of the 19th and 20th centuries. Section sizes are generally larger than inner-city suburbs, enabling private gardens, and generous street widths that incorporate grass berms and street trees. Generally, low boundary treatments, including fences, hedges and walls, maintain reasonably open views to and from houses and the street. Houses are located towards the front of their sections, with a generally consistent depth to the front yard and offset to the side boundary. The regular positioning of houses on their lots contributes to the consistent pattern of residential form in the area. Verandahs and porches are evident in many houses. The typically modest front yards are often landscaped with a range of planting and hard landscape features, including fencing. Because of the wide lots, in general, garages for houses in this area are located at the rear or side, which means the relationship to the street is not largely affected.

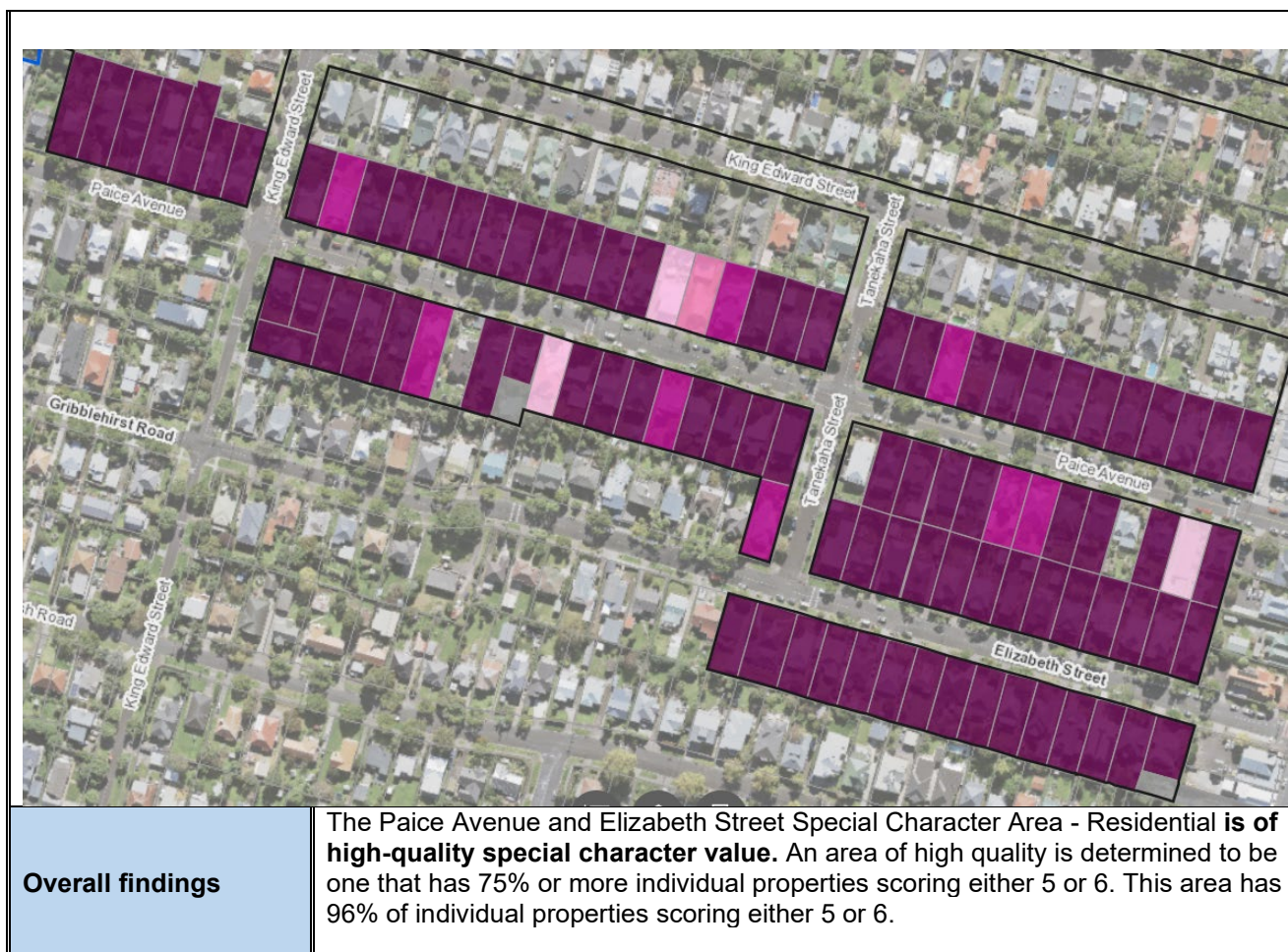


Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	100		
Individual property scores	Score	Number of properties	Percentage ¹
	6	84	88%
	5	8	8%
	4	1	1%
	3	2	2%
	2	1	1%
	1	0	0%
	0	0	0%
	Rear/vacant ²	4	NA

¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

² Included in this number are three properties that were unable to be seen (for example, due to vegetation).



Recommendation

The Paice Avenue and Elizabeth Street report area is of high quality. No further special character work is recommended in this area at this time.³

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ⁴
NA	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	0 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA

³ High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: 20 January 2022

Appendix 1: Index map



Figure 1: The blue line is the walkable catchment of the RTN. The red box indicates the location of the Paice Avenue and Elizabeth Street SCA.