

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	DEVONPORT
Suburb(s)	Devonport
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Commercial centre of earliest European settlement and development on the North Shore. Marine suburb developed in association with the introduction of passenger ferry services.
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1880-1939)
AUP (OIP) Historic heritage places	Victoria Theatre (ID 1132); Princess Buildings (ID 1140); Commercial building (ID 1128); Watkins' Buildings (ID 1138); Auckland Gas Company (former) (ID 1137); Alisons' Buildings (ID 1136); Commercial Building (ID 1135); Commercial building (ID 1125); Devonia Building (ID 1134); Bank of New Zealand (former) (ID 1124); Post Office (former) (ID 1123); Victoria Arcade (1133); Verran's Building (ID 1131); Johnstone & Noble Building (1130); Telephone Exchange (former) (ID 1189); Buchanan's Building (ID 1129); Commercial building (ID 1127); Commercial building (ID 1126); May's Building (ID 1122); Devonport Post Office (former) / Council Building (former) (ID 1121); The Esplanade Hotel (ID 1120); Commercial building (ID 1267)
AUP (OIP) Zone(s)	Business – Local Centre Zone
Heritage New Zealand Pouhere Taonga listings	Victoria Theatre (No. 7712); Bank of New Zealand (Former) (No. 4511); Post Office (Former) (No. 4510); Esplanade Hotel (No. 4481)

Spatial extent and context

The map shows the AUP (OIP) spatial extent of the Devonport Special Character Areas Overlay - Business (SCA).

The business area is focussed along Victoria Road, the suburbs dominant main street which extends from the waterfront and the wharf at its southern end, upwards along its roughly north-south alignment towards Takarunga/Mount Victoria. Victoria Road is intersected about mid-way by Clarence Street, a west-east aligned secondary thoroughfare which further defines the commercial centre.

The SCA is largely framed by residential streets which are subject to the Special Character Areas Overlay - General: North Shore Devonport and Stanley Point. The many scheduled historic heritage places within the SCA are primarily located along Victoria Road.

The business area is defined by a well vegetated backdrop comprising Windsor Reserve at its south-eastern end and by Takarunga/Mount Victoria to the north. This, combined with views of the Waitematā harbour from lower Victoria Road, set the context of the area and is a key part of its character.



Key survey data

Survey date(s)		July 2021			
Level of survey	Field survey	100%			
	Desk top survey	N/A			
Total number of records		76			
Total number of buildings		69			
Breakdown	Street-facing buildings		67		
	Contributing¹ buildings	AUP (OIP)	33	Character defining	23
		Survey results	28	Character supporting	10
				Character defining	22
			Character supporting	6	
Number of variations between AUP (OIP) and survey results		14 ²			
Number of historic heritage flags³		0			
Historic heritage area flag⁴		Yes (in part)			

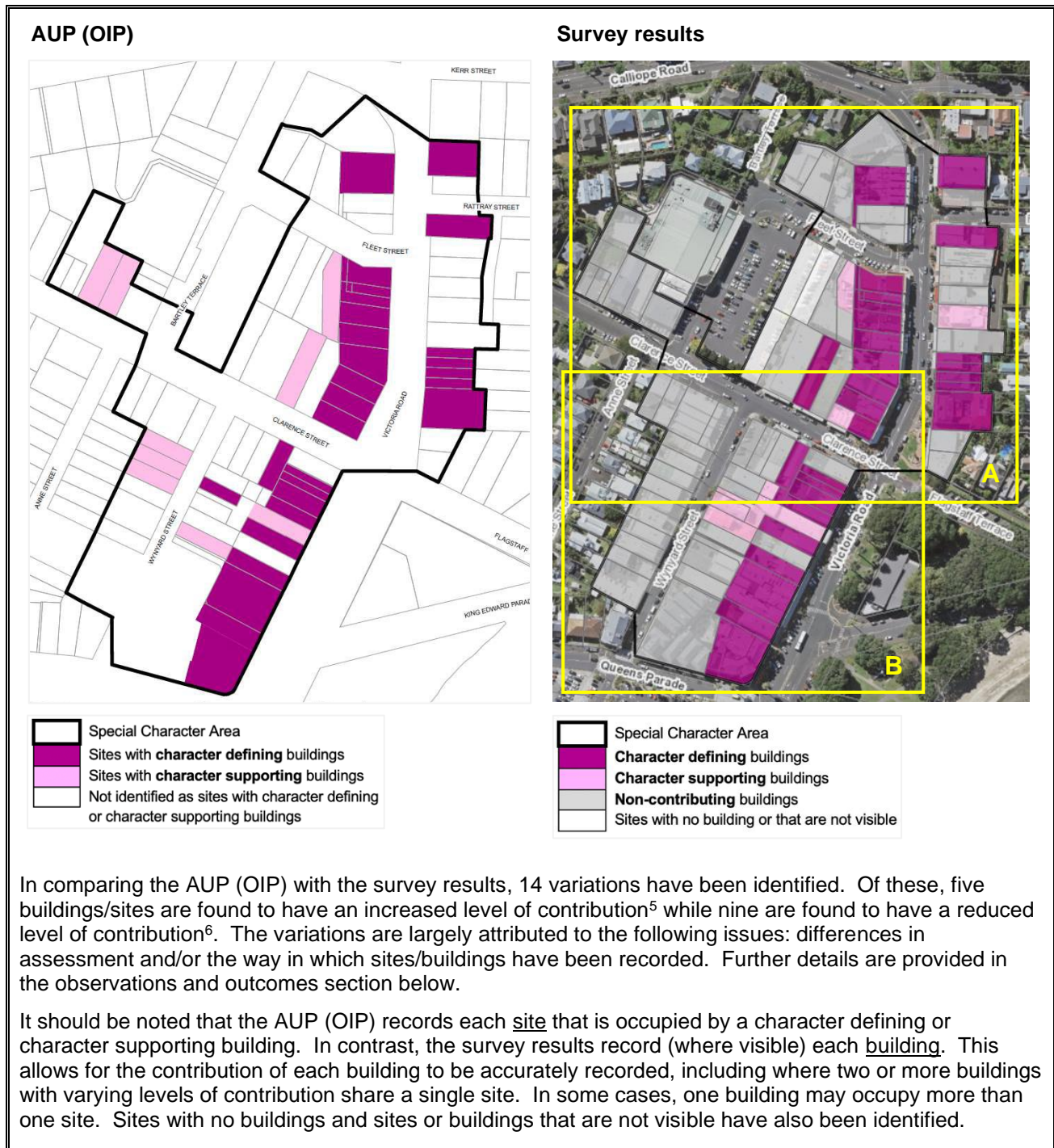
¹ Identified as 'character defining' or 'character supporting' buildings.

² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

³ Buildings identified as being of potential historic heritage significance.

⁴ Does the area or part of the area have potential to be a historic heritage area?

Comparisons: mapping 'contribution'



⁵ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁶ From 'character defining' to 'character supporting', 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

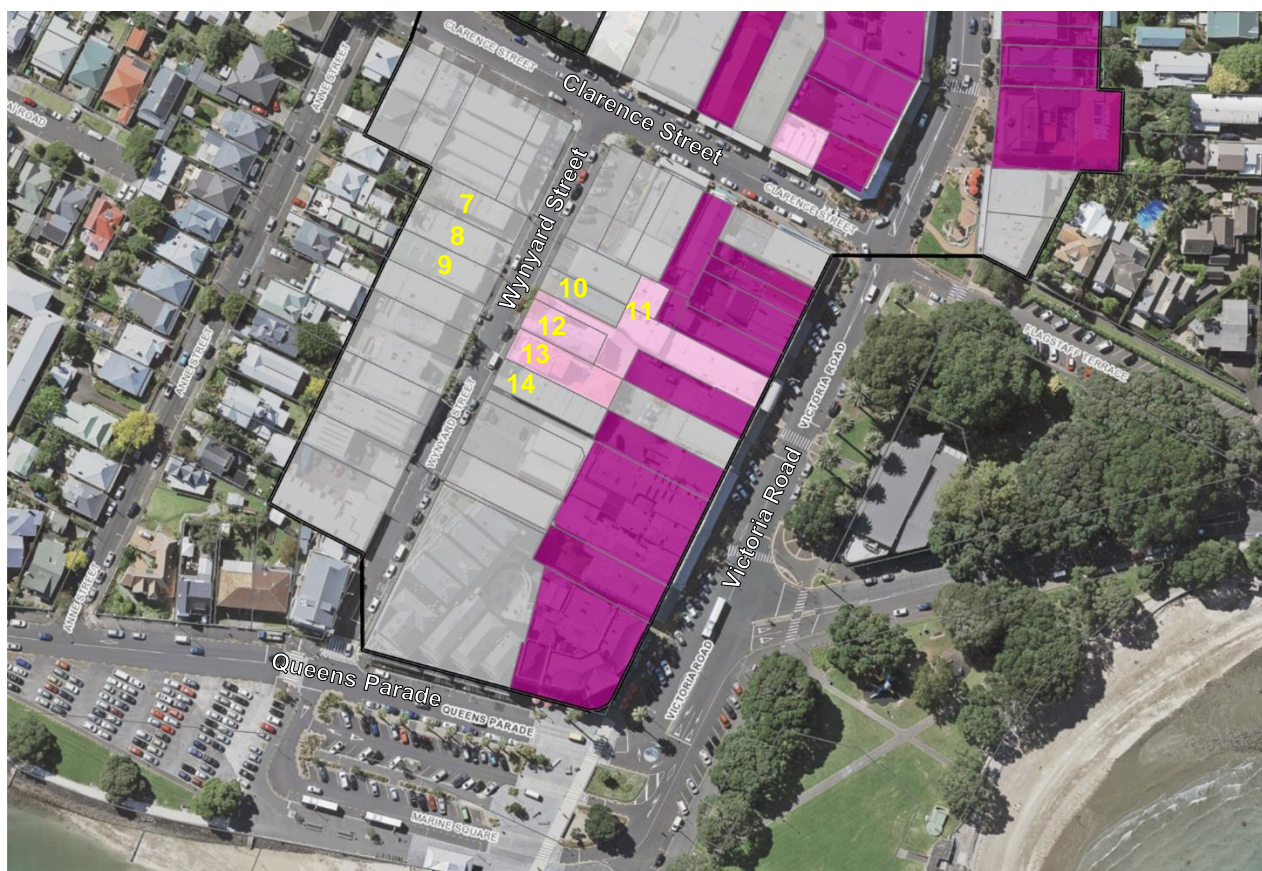
- Contributing (character defining or character supporting) buildings are concentrated along Victoria Road, particularly along the western side where a nearly continuous and intact group of commercial buildings defines the area.
- Non-contributing buildings feature throughout the sub-area, but are most prevalent to the western-most blocks, particularly along Wynyard Street and Clarence Street. All post-date the area's period of significance and do not align with the Victorian/Edwardian character values of the Devonport SCA. There are also several non-contributing buildings along the eastern side of Victoria Road.
- Differences between the survey results and the AUP (OIP) in this sub-area are the result of differences in assessment and the way in which sites and buildings have been recorded. Details of these variations are provided below.

Variations

1	30 Clarence Street	"Character supporting" to "Non-contributing" <i>(Post period of significance)</i>
2	28 Clarence Street	"Character supporting" to "Non-contributing" <i>(Post period of significance)</i>
3	1 Fleet Street	"Character supporting" to "Non-contributing" <i>(Rear of street-facing building from post period of significance, on same site as character supporting building)</i>
4	24 Victoria Road	"Not identified" to "Character supporting" <i>(Residential building (villa) from period of significance that supports the character of the area)</i>
5	Melville's 14 Clarence Street	"Character supporting" to "Character defining" <i>(Shop from period of significance with largely intact shopfronts that makes a greater than moderate contribution)</i>

6	12 Clarence Street	“Character defining” to “Character supporting” (<i>Interwar shops from period of significance, on same site as character defining building</i>)
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Sub-area B: Southern Blocks



Observations

- Contributing (character defining or character supporting) buildings within this sub-area continue to be focussed along Victoria Road, providing a strongly coherent and nearly continuous grouping of largely character defining buildings to the western side of the street.
- Non-contributing buildings are concentrated along both sides of Wynyard Street, and all post-date the area's period of significance.
- Differences between the survey results and the AUP (OIP) in this sub area are the result of differences in assessment and the way in which sites/buildings have been recorded. Details of these variations are provided below.

Variations

7	21 Wynyard Street	“Character supporting” to “Non-contributing” (<i>Post period of significance</i>)
8	19 Wynyard Street	“Character supporting” to “Non-contributing” (<i>Post period of significance</i>)
9	17 Wynyard Street	“Character supporting” to “Non-contributing” (<i>Post period of significance</i>)
10	20 Wynyard Street	“Character defining” to “Non-contributing” (<i>Post period of significance</i>)
11	27-29 Victoria Road	“Not identified” to “Character supporting” (<i>Forms part of the same building and site as 27-29 Victoria Road, occupied by a character supporting building</i>)

12	16 Wynyard Street	“Not identified” to “Character supporting” (Residential building (villa) from period of significance that supports the character of the area)
13	14 Wynyard Street	“Not identified” to “Character supporting” (Residential building (bungalow) from period of significance that supports the character of the area)
14	12 Wynyard Street	“Character supporting” to “Non-contributing” (Post period of significance)

Review of special character values

Extent of area	The AUP (OIP) extent of the Devonport SCA closely aligns with the underlying Business – Town Centre Zone. The eastern half of the extent encompasses the earliest parts of the town centre developed along Victoria Road, which most closely reflect the area’s special character values. The close adherence to the underlying zone means that the SCA overlay also encompasses a collection of buildings, particularly to the west on Fleet Street, Clarence Street and Wynyard Street, which do not contribute to the special character values of the area.	
Special character values present	<p>Historical: The Devonport SCA is of significance as the commercial and community centre of the earliest substantial area of European settlement and development on Auckland’s North Shore. The centre was developed in the late-nineteenth and early-twentieth centuries in association with the introduction of passenger ferry services.</p> <p>From the 1880s to 1930s, Devonport was the main commercial centre of the North Shore. Its pattern of development is demonstrated in the significant collection of buildings which date from this period, and that serve the surrounding residential area. This includes a concentration of commercial buildings as well as the Esplanade Hotel, Bank of New Zealand, Victoria Theatre, and public buildings such as the former Devonport Post Office and Council Building along the main street of Victoria Road.</p> <p>Physical and visual qualities: The Devonport SCA is of significance for its concentration of late-nineteenth and early-twentieth century buildings, which reflect the building types and architectural styles associated with its key period of development.</p> <p>Although these values are still strongly demonstrated within the Devonport SCA, there are areas where they are not so evidently expressed.</p>	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	<p>Yes. There are two distinct urban forms within the SCA, the dominant main street of Victoria Road (developed from the late-nineteenth and early-twentieth centuries) and the Wynyard, Clarence and Fleet streets area to the west, which primarily include post-World War II light industrial buildings.</p> <p>Victoria Road continues to demonstrate a strong visual coherence in its built form, with a high level of integrity in buildings dating from the 1880s to the 1930s. The majority of buildings are two-storey, with high parapets, and are constructed to the street edge which has resulted in a high-density pattern of development that is maintained through the length of the main street. Buildings at the core of the SCAB maintain a continuous building line, with sheltering verandahs generating a strong sense of enclosure.</p> <p>The southern block of the area is bound by Clarence Street to the north, Victoria Road to the east and Queens Parade to the south. Buildings are restricted to the western side of Victoria Road and face the public open space of Windsor Reserve, creating a more open streetscape.</p> <p>The three-storey Esplanade Hotel at the corner of Victoria Road and Queens Parade continues to anchor the southern portion of the area, while the Victoria Theatre (48-56 Victoria Road) frames the area at the north.</p>

		<p>The secondary streets of Wynyard, Clarence and Fleet streets contain more recent single story commercial and light industrial development, where some buildings continue to contribute to the legibility and character of the town centre.</p>
	Architectural values	<p>Yes. The contributing buildings from the area's key period of development continue to demonstrate the range of architectural styles associated with the era, including the prevailing Free Classical style as well as examples of Stripped Classical, Italianate and Art deco styles. Buildings are predominantly of plastered brick construction with modulated and decorated façades.</p> <p>Many examples of early or original shop front and verandah detailing remain evident, which contribute to the high level of integrity and authenticity of buildings in the area. Alterations are generally limited to below-verandah level (though the modulation of frontages is often retained) and the replacement of some first-floor joinery units.</p>
	Urban structure	<p>Yes. The overlay area continues to exhibit two distinct streetscape environments: the main street of Victoria Road and the side streets of Fleet, Clarence and Wynyard Streets running perpendicular and parallel to Victoria Road.</p> <p>Along Victoria Road the area retains the form of a traditional suburban main street, with its fine grain subdivision and continuous retail frontages that contribute to the streetscape quality of active building frontages. At the southern end of Victoria Road, the street enclosure is one-sided on the west, with Windsor Reserve forming a large green space with mature trees to the east, and expansive views of the Waitematā harbour to the south. This juxtaposition of contiguous built form and landscaped open space continues to be a strong contributor to the streetscape character of the area.</p> <p>The secondary side streets illustrate the transition between the surrounding residential areas and the commercial centre. These streets present a more mixed streetscape character of varying building types and setbacks, with a prevalence of car parking and as such, do not strongly reflect the special character values of the area.</p>
Overall findings	<p>As shown in the above maps and review of character values, the Devonport SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP).</p> <p>These values are most apparent along Victoria Road, which represents the first phase of commercial development during the area's period of significance.</p> <p>Buildings that do not actively contribute to these values and which generally post-date the period of significance are concentrated in the western portions of the area along the secondary roads.</p> <p>Opportunities may therefore exist to modify the Devonport SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.</p> <p>The Devonport SCA is the commercial and community centre of the earliest substantial area of European settlement and development on the North Shore. It is associated with one of three of Auckland's earliest residential marine suburbs and presents an intact collection of important and high-quality buildings from the late-nineteenth and early-twentieth centuries. The Devonport SCA has potential, in part, to be of significance as a Historic Heritage Area.</p>	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Victoria Theatre, 48-56 Victoria Road



Figure 2: Bank of New Zealand (former), 14 Victoria Road



Figure 3: Alisons' Buildings, 73-79 Victoria Road



Figure 4: The Esplanade Hotel, 1 Victoria Road

'Character supporting' buildings



Figure 5: 1 Fleet Street



Figure 6: 14 and 16 Wynyard Street



Figure 7: 27-29 Victoria Road



Figure 8: 24 Victoria Road

'Non-contributing' buildings



Figure 9: 19 Clarence Street



Figure 10: 2 Queens Parade



Figure 11: 17 Wynyard Street

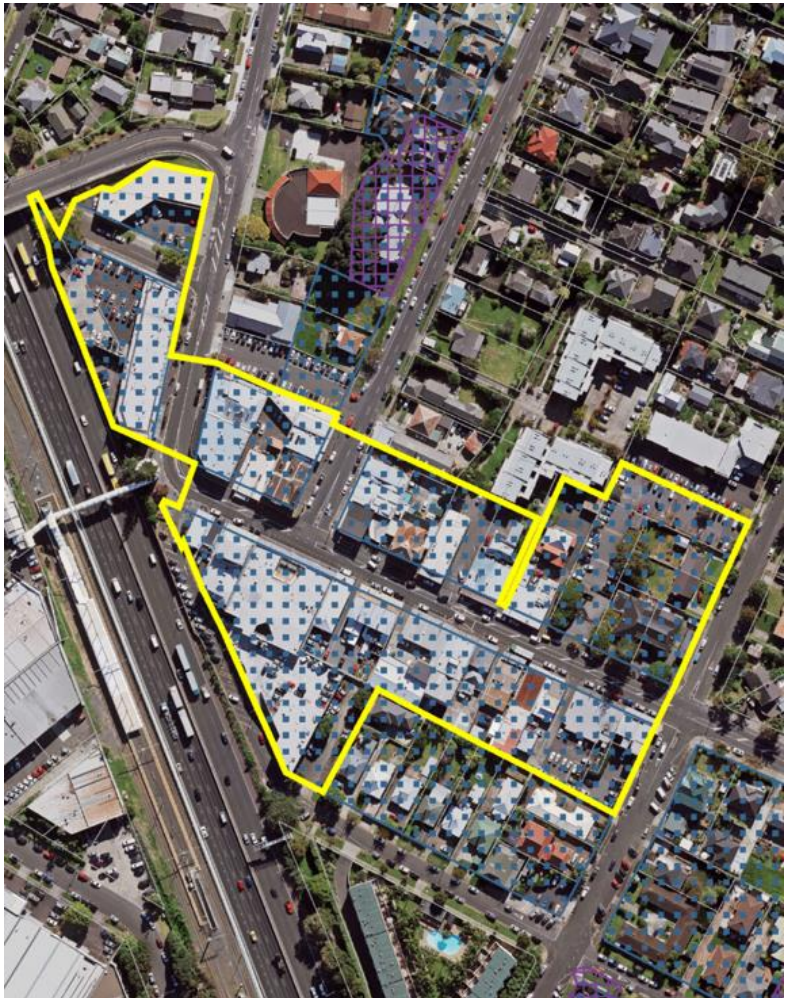


Figure 12: 1-3 Wynyard Street

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	ELLERSLIE
Suburb(s)	Ellerslie
NPS-UD priority	RTN Walkable Catchment
Summary conclusion	The area overall is not considered to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)). A number of individual buildings have potential to be of significance as historic heritage places.
Development pattern(s) and/or historical theme(s)	Outlying suburban commercial main street and early transport hub.
Key period(s) of significance	Edwardian and Interwar periods (1901-1939)
AUP (OIP) Historic heritage places	None
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Residential – Terrace Housing and Apartment Buildings Zone (a couple of sites near the eastern boundary) Open Space – Community Zone (a few sites near the eastern boundary)
Heritage New Zealand Pouhere Taonga listings	None
<p>Spatial extent and context</p> <p>The map shows the AUP (OIP) spatial extent of the Ellerslie Special Character Areas Overlay – Business (SCA).</p> <p>The business area is focussed on Main Highway, extending from the intersection with just beyond the Robert Street corner in the west to the intersection with Ramsgate and Arthur streets in the east.</p> <p>The SCA is surrounded by residential streets to the north, south and east, some of which (north and south) are covered by the Special Character Areas Overlay – Residential: Isthmus A. Directly adjacent to the western boundary is the Southern Motorway and the railway line.</p>	

Key survey data

Survey date(s)		August 2021			
Level of survey	Field survey	N/A			
	Desk top survey	100%			
Total number of records		36			
Total number of buildings		32			
Breakdown	Street-facing buildings		29		
	Contributing¹ buildings	AUP (OIP)	9	Character defining	7
					Character supporting
	Survey results		6	Character defining	5
				Character supporting	1
Number of variations between AUP (OIP) and survey results		5 ²			
Number of historic heritage flags³		5 places (marked ★ on maps)			
Historic heritage area flag⁴		No			

Comparisons: mapping 'contribution'

AUP (OIP)

Special Character Area
 Sites with **character defining** buildings
 Sites with **character supporting** buildings
 Not identified as sites with character defining or character supporting buildings

Survey results

Special Character Area
 Character defining buildings
 Character supporting buildings
 Non-contributing buildings
 Sites with no building or that are not visible

In comparing the AUP (OIP) with the survey results, five variations have been identified. Of these, one building has an increased level of contribution⁵ while four have a reduced level of contribution⁶. The variations are largely attributed to the following issues: a mapping error in the AUP (OIP), differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

¹ Identified as 'character defining' or 'character supporting' buildings.

² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

³ Buildings identified as being of potential historic heritage significance.

⁴ Does the area or part of the area have potential to be a historic heritage area?

⁵ From 'character supporting' to 'character defining'.

⁶ From 'character defining' to 'character supporting', 'non-contributing' or 'no building-not visible'

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

A number of inconsistencies have been identified in the AUP (OIP) Ellerslie SCA Character Statement⁷. In some cases, information recorded in the statement does not appear to provide a complete representation of the characteristics that currently exist within the Ellerslie SCA. In addition, the area's values are, at times, overstated. This is discussed further below. It is also noted that there is a discrepancy between the statement and the associated Special Character Area Map⁸. The building at 126 Main Highway ('Four Square') is listed in the character statement as one of the character defining and supporting buildings that make an important contribution to the area. However, the associated map does not identify the site as one with a character defining or supporting building. The survey results determined the building to be non-contributing because it post-dates the area's period of significance.

General observations and variations in outcomes



Observations

- Only a small number of contributing (character defining or character supporting) buildings exist in the Ellerslie SCA, almost all of which are located in close proximity to the Main Highway intersection with Ladies Mile. All character defining buildings are identified as being of potential historic heritage significance.
- Non-contributing buildings feature throughout the Ellerslie SCA and outweigh the number of contributing buildings present. All post-date the area's period(s) of significance. The area also comprises a few vacant lots (currently in use as carparks), an area of open space, and a few buildings located to the rear of street-facing buildings that are not visible from the street.

⁷ AUP (OIP) 15.1.6.5. Special Character Areas Overlay – Business: Ellerslie

⁸ AUP (OIP) 15.1.6.5.1. Extent of area

Variations		
1	Southern Cross Building 87-93 Main Highway	'Character defining' to 'Character supporting' (Prominent building from period of significance, but with a rooftop addition and highly changed façade)
2	Snooker Saloon (former) 107-109 Main Highway	'Character supporting' to 'Character defining' (Modest traditional building that is the oldest surviving commercial building in the centre)
3	130A Main Highway	'Character defining' to 'Non-contributing' (Built in 1960s, post-period of significance)
4	130B Main Highway	'Character defining' to 'N/A – Not visible' (Split lot. Villa located behind a street-fronting building on an AUP (OIP)-identified character defining site, but not currently visible based on desk-top survey)
5	133A Main Highway	'Character defining' to 'Non-contributing' (Built in 1960s and modified in 1990s, post period of significance)

Review of special character values

Extent of area	The AUP (OIP) extent of the Ellerslie SCA largely corresponds with the underlying Business – Town Centre Zone, which currently extends well beyond the small number of buildings that contribute to the area's special character values.	
Special character values present	<p>Historical: Ellerslie was formerly an outlying rural village that first experienced commercial development in the late nineteenth century around the railway line and one of the earliest roads (Great South Road) in the area. Horse-racing also formed an important part of the area's history. These associations, though still relevant to the identity of the community, are not legible in the buildings that exist in the Ellerslie SCA today. The earliest buildings in the area date from the early twentieth century and include residential shops, a civic building and a post office. Whilst these buildings are of value for illustrating a key period of growth in the area, bolstered by the arrival of the electric tram in the 1920s, their number is considerably outweighed by commercial development dating from the 1950s onwards – post the area's period of significance. As a result, the area is not considered to collectively reflect an important aspect, period or pattern of development in the locality.</p> <p>Physical and visual qualities: The Ellerslie SCA has some value for its small number of early twentieth century buildings that reflect several important types and architectural styles associated with the area's key period of significance (1901-1939). In an area predominantly characterised by post-1950 buildings, however, these physical and visual qualities do not extend to the area as a whole.</p>	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	<p>No. Whilst the area demonstrates in its built fabric a period of development from the 1900s to the 1930s, this early twentieth century character is not the most dominant. Later development has occurred in the Ellerslie SCA, particularly following the construction of the Southern Motorway in the 1950s, which split the borough and its commercial centre along Main Highway.</p> <p>Like many commercial centres, there is a degree of regularity in the area's built form. Buildings are mainly one and two storeys in height, are built to the front boundary line, and generally occupy the full width of the site. Whilst these characteristics provide the area with a sense of visual coherence and continuity, they do not necessarily translate to special character values.</p>

	<p>Architectural values</p>	<p>No. The Ellerslie SCA's identified architectural values are primarily embedded in a small number of buildings that illustrate some key styles associated with the area's periods of significance. Examples include Spanish Mission (111-121 Main Highway), Arts and Crafts (Mackenzie's Buildings, 114-118 Main Highway), and Georgian Revival (Former Ellerslie Post Office, 124 Main Highway) styles. Whilst the detached nature and physical qualities of these buildings give them a presence in the streetscape and establish them as key architectural components in the area, their small number means that they are overshadowed by buildings that post-date the area's period of significance. The greater part of the area comprises a mixture of relatively modest mid-century structures and contemporary buildings, the majority of which are of concrete construction and are, overall, not considered to complement the architectural qualities that contribute to the area's identified special character.</p>
	<p>Urban structure</p>	<p>No. The area's relatively fine-grained subdivision and variety of building ages, types and styles creates a varied commercial streetscape that retains the form of a traditional suburban retail centre. However, it is the small number of early twentieth century buildings, rather than the overall urban structure, that contribute any special character value to the area.</p> <p>The public plaza/open space with large specimen trees together with the two Norfolk Pines that flank Main Highway to the east and west, contribute to the visual qualities of this predominantly urban environment.</p>
<p>Overall findings</p>	<p>As shown in the above maps and review of character values, only a small number of buildings in the Ellerslie SCA demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Most of the buildings in the area post-date its early twentieth century period of significance and have consequently been identified as non-contributing buildings. As a result, the area overall is not considered to exhibit the special character values identified in the AUP (OIP).</p> <p>Almost all (five out of the six) contributing buildings have been identified as having potential historic heritage significance for their association with Ellerslie's early commercial development and social history. Opportunities may therefore exist to revisit the Ellerslie SCA and explore alternative ways of managing existing values.</p>	

Photographs (desk-top survey results)

'Character defining' buildings



Figure 1: Former Borough Council Chambers, 137-141 Main Highway (Google Street View, March 2021)



Figure 2: Former Ellerslie Post Office, 124 Main Highway (Google Street View, March 2021)



Figure 3: 111-121 Main Highway (Google Street View, March 2021)



Figure 4: Former Snooker Saloon, 107-109 Main Highway (Google Street View, March 2021)



Figure 5: Mackenzie's Buildings, 114-116 Main Highway (Google Street View, March 2021)

'Character supporting' building



Figure 6: Southern Cross Building, 87-93 Main Highway (Google Street View, March 2021)

‘Non-contributing’ buildings (representative examples)



Figure 7: 133A Main Highway (Google Street View, March 2021)



Figure 8: 127 Main Highway (Google Street View, March 2021)



Figure 9: Four Square, 126 Main Highway (Google Street View, March 2021)




Figure 10: 8 Robert Street (Google Street View, March 2021)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

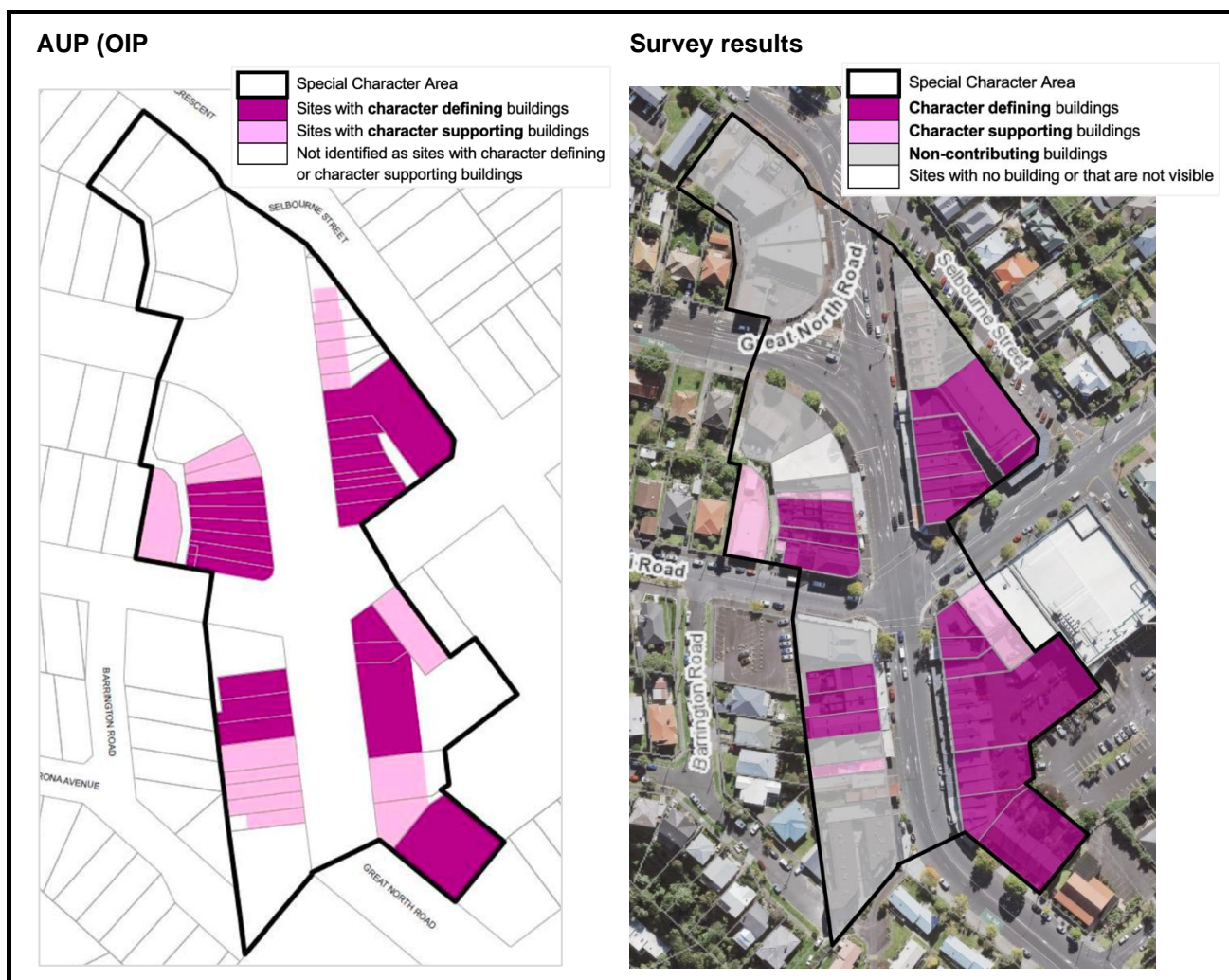
Area details

Name	GREY LYNN
Suburb(s)	Grey Lynn
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)).
Development pattern(s) and/or historical theme(s)	Traditional suburban shopping centre (small-scale), associated with tram suburbs.
Key period(s) of significance	Interwar period (1919-1939)
AUP (OIP) Historic heritage places	Terrace Houses (ID 01677)
AUP (OIP) Zone(s)	Business – Local Centre Zone
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context	<p>The map shows the AUP (OIP) spatial extent of the Grey Lynn Special Character Areas Overlay – Business (SCA).</p> <p>The area is located on Great North Road, a principal thoroughfare that runs roughly north-south through the well-established inner residential suburb of Grey Lynn, and is centred on the intersection with Williamson Avenue and Tuarangi Road.</p> <p>The scheduled historic heritage place is located at the southern edge of the area.</p> <p>With the exception of the supermarket and associated carpark that abuts part of its eastern boundary, the SCA is principally surrounded by residential streets, some of which (north-east and south-east) are covered by the Special Character Areas Overlay – Residential: Isthmus A.</p>
	

Key survey data

Survey date(s)		June 2021			
Level of survey	Field survey	100%			
	Desk top survey	N/A			
Total number of records		38			
Total number of buildings		34			
Breakdown	Street-facing buildings		34		
	Contributing¹ buildings	AUP (OIP)	26	Character defining	17
					Character supporting
		Survey results	20	Character defining	15
			Character supporting	5	
Number of variations between AUP (OIP) and survey results		10 ²			
Number of historic heritage flags³		3 places (marked ★ on maps)			
Historic heritage area flag⁴		Not at this time ⁵			

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.
² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
³ Buildings identified as being of potential historic heritage significance.
⁴ Does the area or part of the area have potential to be a historic heritage area?
⁵ Whilst the area continues to exhibit the historical values and physical and visual qualities associated with its special character, it has not been prioritised for a historic heritage evaluation at this time. This can be revisited in the future as resources allow.

In comparing the AUP (OIP) with the survey results, ten variations have been identified. Of these, one building has an increased level of contribution⁶ while eight buildings and one (vacant) site have a reduced level of contribution⁷. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP) and differences in assessment. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

An inconsistency has been identified in the AUP (OIP) Grey Lynn SCA Character Statement and associated Special Character Area Map⁸. The former Arch Hill Hotel, 584 Great North Road is listed in the character statement as a 'character defining' building, whilst on the map the site is not identified as one with a character defining or character supporting building. The survey results found that the building has been so highly modified that its period of development and architectural detailing are no longer evident. As such, the building is not considered to contribute to the character of the area.

General observations and variations in outcomes



Observations

- Contributing (character defining or character supporting) buildings are concentrated around the crossroads of Great North Road, Tuurangi Road and Williamson Avenue and along the eastern side of Great North Road. These include places with potential historic heritage value.
- The eastern side of Great North Road contains a considerably intact group of character defining buildings, which create a sense of visual continuity. Those located between Williamson Avenue and Crummer Road represent some of the first sites developed during the area's key period of significance.
- Non-contributing buildings are focused around the Great North Road and Surrey Crescent junction in the northernmost portion of the area and also in the south-western corner of the area. These buildings are either highly modified or post-date the area's period of significance.
- Overall, the concentration of contributing and non-contributing buildings identified in the survey results largely correspond with those identified in the AUP (OIP). Differences in the level of contribution attributed are most evident in the north-eastern and south-western portions of the area.

⁶ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁷ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

⁸ AUP (OIP) 15.1.6.6. Special Character Areas Overlay – Business: Grey Lynn, and 15.1.6.6.1. Extent of area map.

Variations		
1	571 Great North Road	'Character supporting' to 'Non-contributing' <i>(Former St Columba Church Hall from period of significance, but now highly modified such that the original building is no longer legible)</i>
2	606-612 Great North Road	'Character supporting' to 'N/A – Not visible' <i>(Vacant lot used as car park)</i>
3	604 Great North Road	'Character defining' to 'Non-contributing' <i>(Built early 1950s, post period of significance)</i>
4	596-602 (602) ⁹ Great North Road	'Character defining' to 'Character supporting' <i>(Modest building from period of significance that occupies same site as a character defining building and makes a no greater than moderate contribution)</i>
5	1A Tuarangi Road	'Character defining' to 'Character supporting' <i>(Split lot. Former valve house, a modest utilitarian structure on a secondary street, which makes a no greater than moderate contribution)</i>
6	568 Great North Road	'Character supporting' to 'Non-contributing' <i>(Built 1993, post period of significance)</i>
7	564 Great North Road	'Character supporting' to 'Non-contributing' <i>(Built 1952, post period of significance)</i>
8	562 Great North Road	'Character supporting' to 'Non-contributing' <i>(Two-storey commercial building from period of significance, but highly modified)</i>
9	560 Great North Road	'Character supporting' to 'Non-contributing' <i>(Built c. 1950s, post period of significance)</i>
10	Treacy's Building 505-519 Great North Road	'Character supporting' to 'Character defining' <i>(A relatively prominent building at southern gateway of area with a largely intact collection of shop fronts, which makes a greater than moderate contribution)</i>

Review of special character values

Extent of area	The AUP (OIP) extent of the Grey Lynn SCA closely aligns with the underlying Business – Local Centre Zone. This means that although the boundary captures the buildings that most strongly contribute to the area's special character values, it also encompasses a collection of non-contributing buildings, particularly to the north.
Special character values present	<p>Historical: The Grey Lynn SCA is of significance as a representative example of an early twentieth century small-scale outlying suburban. Established around the junction of Great North Road and Williamson Avenue in the 1880s, the area's initial development coincided with the formation of the neighbouring Surrey Hills Estate – Auckland's largest residential subdivision at that time. The only building that remains from this period is the former Arch Hill Hotel, which has been highly modified. The area's most significant phase of commercial and community development came after the arrival of the electric tram and was most prevalent during the interwar period.</p> <p>Physical and visual qualities: The Grey Lynn SCA is of significance for its concentration of early twentieth century buildings, which reflect the building types and architectural styles associated with its key period of development.</p>

⁹ When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

<p>Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?</p>	<p><i>Built form</i></p>	<p>Yes, with some changes noted. The area continues to demonstrate in its built fabric a period of development from the 1900s to the 1920s and 1930s. However, development from the 1880s is no longer apparent due to the considerable changes made to the only building dating from this time (Arch Hill Hotel (former), 584 Great North Road). A mixture of single and two-storey buildings built close to the footpath remain, with those at the core of the area maintaining a continuous building line. A mixture of building types remains evident, including the former ASB Bank, Post Office and Cinema, which make an important contribution to the area. Exceptions include development to the northern end of the area where the scale, building height and setbacks are more mixed and the south-western corner of the area.</p>
	<p><i>Architectural values</i></p>	<p>Yes. The majority of the street-facing buildings continue to demonstrate the range of architectural styles associated with the area's key period of development and are predominantly of plastered brick construction. Examples of early or original shop front detailing remains evident, which contributes to the authenticity of some of the buildings in the area. Changes are still generally limited to below-verandah level (though the modulation of frontages is often retained) and the replacement of some first-floor window units.</p>
	<p><i>Urban structure</i></p>	<p>Yes. The area retains the form of a traditional suburban main street with its fine grain subdivision and traditional streetscape frontage still legible. It's focal point continues to be the Great North Road, Tuarangi Road and Williamson Avenue intersection where there is a strong sense of enclosure created by the continuous building frontages. These qualities are less apparent where post-1960s development has occurred close to the area's northern and southern boundaries.</p>
<p>Overall findings</p>	<p>As shown in the above maps and review of character values, the Grey Lynn SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). This is despite the reduced number of contributing buildings in the survey results.</p> <p>These values are most apparent at the Great North Road, Tuarangi Road and Williamson Avenue intersection, and along the eastern side of Great North Road, which represents the first phase of commercial development during the area's period of significance.</p> <p>Buildings that do not actively contribute to these values are generally concentrated close to the northern and southwestern edges of the area.</p> <p>Opportunities may therefore exist to modify the Grey Lynn SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.</p>	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Alway's Buildings, 543 Great North Road



Figure 2: Cameo Theatre (former), 563-567 Great North Road



Figure 3: ASB Bank (former), 592 Great North Road



Figure 4: 596-602 Great North Road

'Character supporting' buildings



Figure 5: 566 Great North Road



Figure 6: 1 Tuarangi Road



Figure 7: 154-158 Williamson Avenue



Figure 8: 602 Great North Road

'Non-contributing' buildings



Figure 9: St Columbus Church Hall (former), 571 Great North Road



Figure 10: 2 Surrey Crescent



Figure 11: Arch Hill Hotel (former), 584 Great North Road



Figure 12: 554 Great North Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	HELENSVILLE CENTRAL
Suburb(s)	Helensville
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan Operative in Part (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Early rural settlement. Traditional main street. Railway development.
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939) (Secondary phase ¹ : WWII-Post war period (1940-1959))
AUP (OIP) Historic heritage places	Helensville Post Office (ID 00473); Bank of New Zealand (ID 00475); Malolo House (ID 00458); Methodist Church (former) (ID 00469); Church of Christ/Forester's Hall (former) (ID 00468); Union Bank of Australia/Australia and New Zealand Bank (ID 00452); Helensville Railway Station (ID 00477); Grand Hotel (ID 00472); Regent Theatre (ID 00476); Cameron Shops (ID 00451); Kaipara Medical Centre ² (ID 00471)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Business – Light Industry Zone (northern section) Open Space - Informal Recreation Zone (central)
Heritage New Zealand Pouhere Taonga listings	None

¹ A secondary phase of development has been added to align with the key periods of significance identified in the Character Statement for Helensville Central in Schedule 15 of the AUP (OIP) (15.1.6.7. Special Character Areas Overlay – Business: Helensville Central). In Helensville Central, buildings from this later period have the potential to *support* the character of the area due to their historical associations with the centre's commercial progress and provision of community services. However, to be assigned 'character supporting', the buildings also need to demonstrate the physical and visual qualities that characterise the area, with greater emphasis placed on integrity, architectural quality and building type/use.

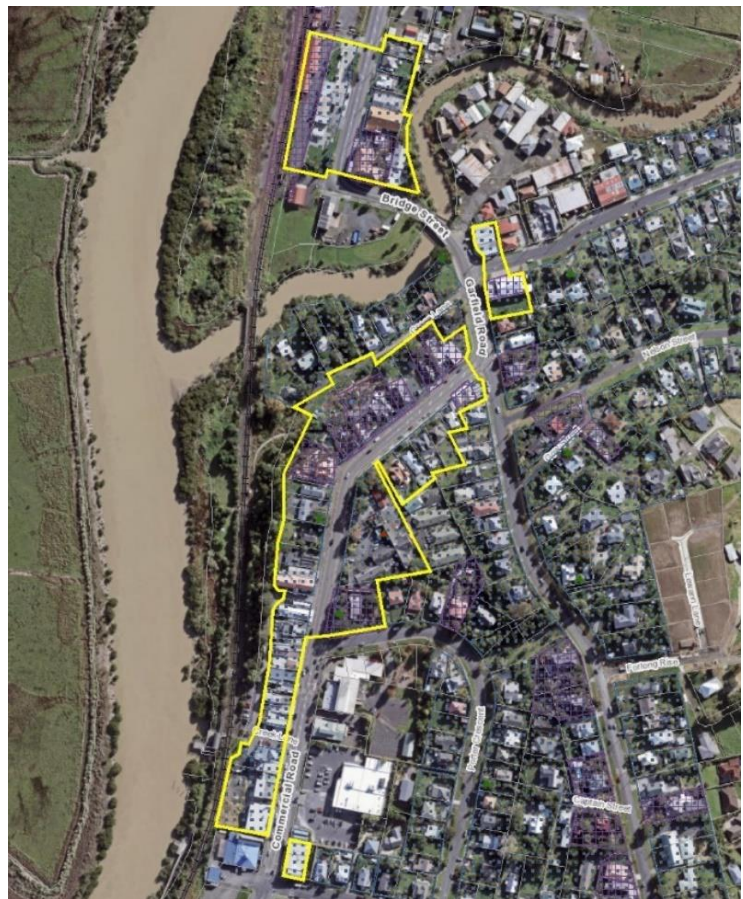
² This building is a former residential building that is now owned by the Kaipara Medical Centre and used as an administrative block. The name on the AUP (OIP) Schedule 14, being 'Kaipara Medical Centre' is being flagged for correction.

Spatial extent and context

The map shows the AUP (OIP) spatial extent of the Helensville Central Special Character Areas Overlay: Business (SCA).

The area is focused along Commercial Road, between Rata Street to Garfield Road, and continues across Bridge Street to Railway Street. It has been divided into three main sub-areas. The first area is the northern sub-area which is separated from the town centre by the Awaroa Stream and incorporates the earliest development in Helensville. The second is the central sub-area which includes the shops in Garfield Street and the northern section of Commercial Road. The southern sub-area includes the lower part of the town centre generally developed in the first quarter of the 20th century.

The town runs adjacent to the Kaipara River to the west and is surrounded by residential streets to the east and south, which are covered by the Special Character Areas Overlay: Residential Helensville.



Key survey data

Survey date(s)		December and January 2022			
Level of survey	Field survey	N/A			
	Desk top survey	100%			
Total number of records		64			
Total number of buildings		54			
Breakdown	Street-facing buildings		53		
	Contributing³ buildings	AUP (OIP)	36 ⁴	Character defining	22
				Character supporting	14
		Survey results	35	Character defining	18
			Character supporting	17	
Number of variations between AUP (OIP) and survey results		15 ⁵			
Number of historic heritage flags⁶		2 places (marked ★ on maps)			
Historic heritage area flag⁷		Yes			

³ Identified as ‘character defining’ or ‘character supporting’ buildings.

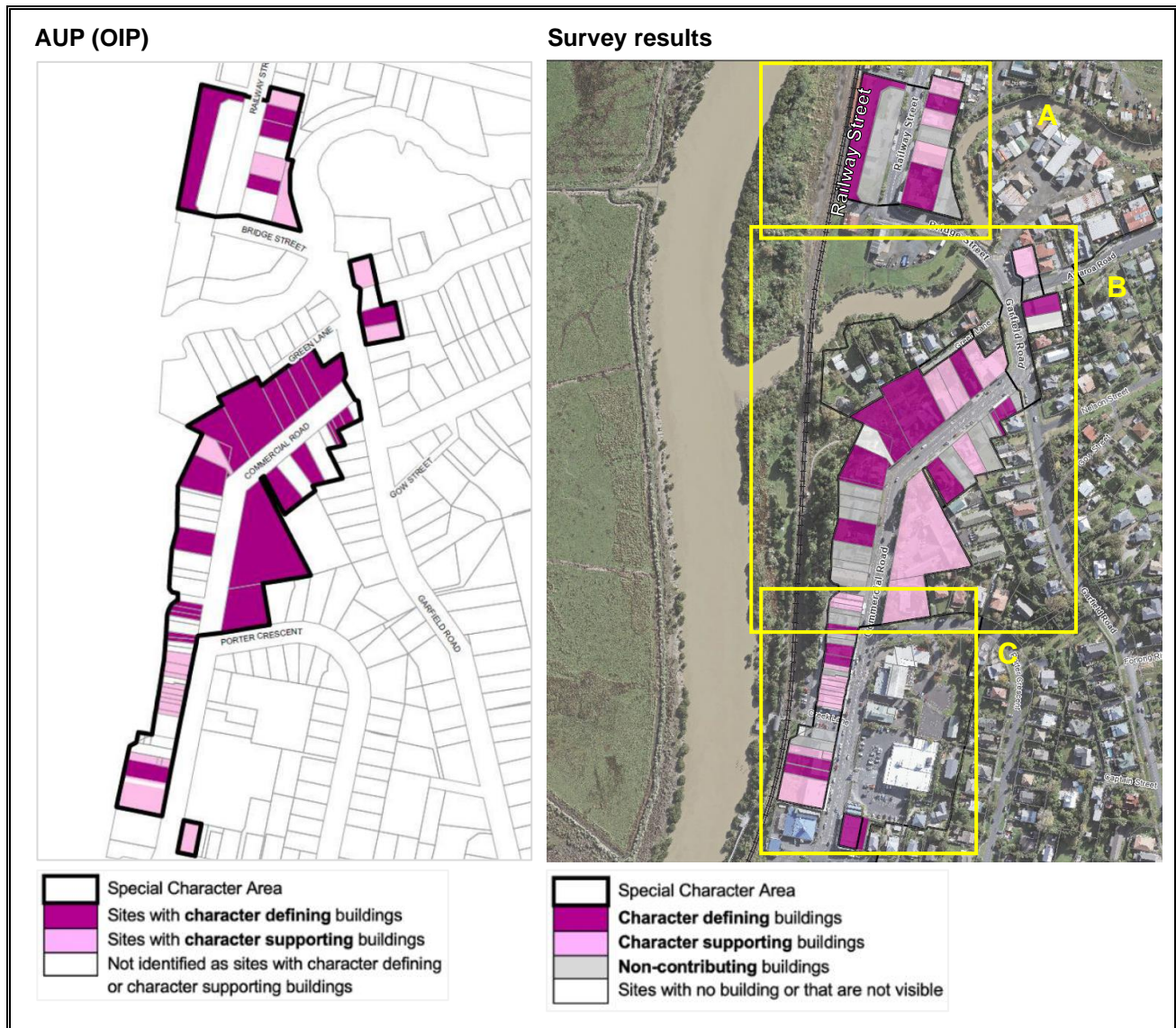
⁴ There are 39 contributing sites in the AUP (OIP), but only 38 contributing buildings. The additional site consists of a reserve.

⁵ This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

⁶ Buildings identified as being of potential historic heritage significance.

⁷ Does the area or part of the area have potential to be a historic heritage area?

Comparisons: mapping 'contribution'



In comparing the AUP (OIP) with the survey results, 15 variations have been identified. Of these, four buildings (or sites) are found to have an increased level of contribution⁸ while eleven have a reduced level of contribution⁹. The variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and/or the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Despite the number of variations identified between the AUP (OIP) and survey results, the overall number of 'contributing' buildings remains largely unchanged.

It should be noted that the AUP (OIP) identifies each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

⁸ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁹ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

It should also be noted that there are discrepancies between the AUP (OIP) Helensville Central SCA Character Statement¹⁰ and the identification of places in the associated Special Character Area Map¹¹. This relates to the Grand Hotel at 1 Railway Street, which is listed in the character statement as one of the character defining buildings that make an important contribution to the area. However, the associated map only identifies a small part of the site as character defining, which does not include the building. The survey has identified the building as character defining.

There is also an inconsistency in relation to the periods of significance. The Character Statement identifies the key periods of development as being late 19th century to 1930s, yet the associated map identifies several buildings that date from the WWII – Post War (1940-1959) period as character defining or character supporting.

General observations and variations in outcomes

Sub-area A: Northern sub-area



Observations

- Contributing (character defining or character supporting) buildings dominate this sub-area, which includes the 1881 railway station and some early residential mixed with light industrial and commercial buildings.
- A small number of non-contributing buildings post-date the area's period of significance.
- There are few differences between the survey results and the AUP (OIP) in this sub-area, with only one building assessed as no longer contributing.

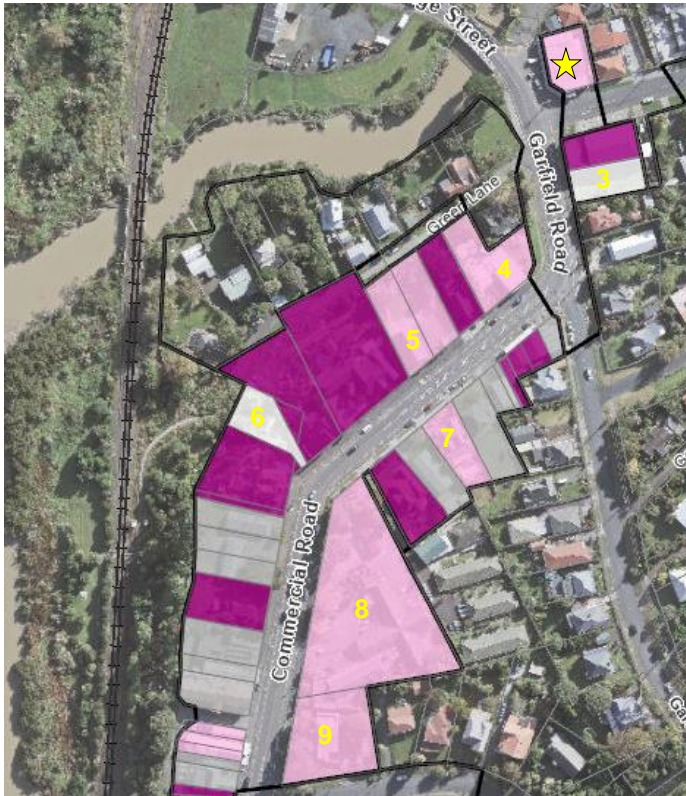
Variations

- | | | |
|---|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 9 Railway Street | ‘Character defining’ to ‘Character supporting’
<i>(Modified residential building, makes a no greater than moderate contribution)</i> |
| 2 | 1 Bridge Road | ‘Character supporting’ to ‘Non-contributing’
<i>(Early Oddfellow Hall with a later (c1950s) addition at the front. Heavily modified compromising its value).</i> |

¹⁰ AUP (OIP) 15.1.6.7. Special Character Areas Overlay – Business: Helensville Central

¹¹ AUP (OIP) 15.1.6.7.1. Extent of area

Sub-area B: Central sub-area



Observations

- Contributing buildings feature throughout this sub-area and are a mix of both character defining and character supporting buildings.
- The majority of non-contributing buildings are scattered along the eastern side of Commercial Road.
- There are some differences between the survey results and the AUP (OIP) in this sub-area. They are mainly a result of a lower level of contribution being attributed to a few buildings on both sides of Commercial Road.
- The Coronation Buildings at 4-12 Garfield Road have an historic heritage flag.

Variations

3	16 Garfield Road	‘Character supporting’ to ‘N/A – Not visible’ <i>(Vacant lot. Former building on site demolished)</i>
4	Union Bank of Australia/ Australia and New Zealand Bank 130 Commercial Road	‘Character defining’ to ‘Character supporting’ <i>(Modified, making a no greater than moderate contribution)</i>
5	Methodist Church (former) 118 Commercial Road	‘Character defining’ to ‘Character supporting’ <i>(Modified, making a no greater than moderate contribution)</i>
6	106 Commercial Road	‘Character supporting’ to ‘N/A – Not visible’ <i>(Council reserve)</i>
7	73 Commercial Road	‘Character defining’ to ‘Character supporting’ <i>(Modified residential building making a no greater than moderate contribution)</i>
8	Kaipara Medical Centre 53 Commercial Road	‘Character defining’ to ‘Character supporting’ <i>(Originally the Helensville Obstetric Hospital (from secondary phase of development built in 1954), this is now a hospital complex of which the original hospital building still dominates the site, despite later additions. The hospital is still used as a birthing centre.)</i>
9	Kaipara Medical Centre (part of) 51 Commercial Road	‘Character defining’ to ‘Character supporting’ <i>(A former residential building from secondary phase of development (c1945-46), which makes a no greater than moderate contribution)</i>

Sub-area C: Southern Sub-area



Observations

- Contributing buildings feature throughout this sub-area with character supporting buildings dominating.
- A small number of non-contributing buildings are located in this sub-area, which post-date the area’s period of significance.
- The Progressive Buildings at 35 Commercial Road have an historic heritage flag.
- The SCA’s boundary cuts through the rear portion of the Progressive Buildings at 35 Commercial Road (circled yellow).

Variations

10	86 Commercial Road	‘Character defining’ to ‘Character supporting’ <i>(Early 20th century billiard hall with later façade. No greater than moderate contribution.)</i>
11	84 Commercial Road	‘Character defining’ to ‘Character supporting’ <i>(Modified former garage from secondary phase of development (dating from the 1950s). No greater than moderate contribution)</i>
12	68 Commercial Road	‘Character supporting’ to ‘Character defining’ <i>(Interwar building with greater than moderate contribution)</i>
13	Thos Cohen 64 Commercial Road	‘Character supporting’ to ‘Character defining’ <i>(Interwar building with greater than moderate contribution)</i>
14	34 Commercial Road	‘Character supporting’ to ‘Character defining’ <i>(Interwar building with greater than moderate contribution)</i>
15	Progressive Buildings 35 Commercial Road	‘Character supporting’ to ‘Character defining’ <i>(Interwar building with greater than moderate contribution)</i>

Review of special character values

Extent of area	The AUP (OIP) extent of the Helensville Central SCA captures buildings within the area of the underlying Business – Town Centre zone that most strongly convey the area’s special character values.	
Special character values present	<p>Historical: The Helensville Central SCA is of significance as a good example of a late 19th/early 20th century rural town centre. With the Kaipara River being a source of transport for trading, the town was first established in the 1860s, northwest of the Awaroa Stream, with the introduction of a sawmill. A regular boat service from 1870 from Riverhead (connected to Helensville by a horse bus) to Auckland, was followed by the opening of the Riverhead-Helensville railway line in 1875. In 1881 an Auckland direct railway line to Helensville marked a significant period of development and expansion in the town. The opening of the rail station on Railway Road that same year shifted the centre of the settlement from north of the Awaroa Stream to its current location along Commercial Road. Late 19th century, farming, fisheries, timber, flour, soap and canning industries followed by the establishment of the dairy industry in the early 20th century, facilitated Helensville’s development with residential lots being subdivided to the east of Commercial Road. The area’s collection of building types clearly demonstrates the connection between the development of this rural industrial town and its residential neighbourhood.</p> <p>Physical and visual qualities: The Helensville SCA is of significance for its collection of buildings that reflect the types and architectural styles associated with its progressive development as a rural town centre. The distinctive and eclectic mix of building types, including commercial, civic, religious, and residential, demonstrates the period of considerable expansion and growth that occurred in the late 19th century through to the 1920s and 1930s and again in the 1940s and 1950s. The town centre runs adjacent to the Kaipara River to the west and the railway line that follows the river. The Awaroa Stream runs from the Kaipara River to the east, dividing the early northern development from the rest of the town centre.</p>	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	<p>Yes. The key periods of development are evident in the number of buildings that date from the early 1880s to 1930s. However, there are also a number of properties in the SCA that date from the 1940-50s that have been identified in the AUP (OIP) as sites with character defining or character supporting buildings. As a result, a secondary phase of development (WWII – Post War 1940-1959) has been identified for Helensville Central.</p> <p>The scale of development is generally single storey, with the exception of a few more prominent two storey buildings such as the former Post Office, the Regent Theatre and the Grand Hotel. In the northern sub-area, buildings are freestanding on individual sites and vary in form and relationship to the street. These include early residential, industrial, and commercial (the Grand Hotel). The railway station is in this section and is set well back from the street.</p> <p>The central sub-area is an eclectic mix of civic, religious, commercial, institutional and residential properties. Houses are set back from the street, while commercial, churches and civic buildings are built to the street edge. Traditional retail blocks are characterised by verandahs and parapets. The larger two storey buildings in this mix have a distinctive presence on larger sites setting them apart from other buildings in this sector.</p> <p>The southern sub-area comprises the main retail section of the SCA with fine grained single-storey shops built to the street edge on the western side of Commercial Road. Similar in scale, the shops are generally characterised by parapets and verandahs.</p>

	<p>Architectural values</p>	<p>Yes. The majority of street facing buildings in the Helensville Central SCA demonstrate the architectural styles associated with the area’s periods of development.</p> <p>Contributing commercial buildings are of masonry construction, with a plaster rendered, painted and exposed brick finish. Examples of more modest timber, fibre cement and corrugated steel-clad shops are also present. Classical Victorian and early to mid-20th century stripped classical shops are mixed with modest early traditional vernacular buildings with modest parapets and verandahs. There is a diverse mix of styles for the more substantial buildings in the Helensville Central SCA including: the Edwardian Baroque former Helensville Post Office; the Stripped Classical former Bank of New Zealand; the Georgian Revival Grand Hotel; and the Moderne-styled Regent Theatre. Other architectural examples that add to the eclectic nature of the area are the Victorian Vogel-designed Railway Station and two simple Gothic Revival churches. An institutional style hospital building is included in the town centre.</p> <p>Residential buildings in the SCA are predominantly of timber construction with architectural styles including Victorian, Edwardian and transitional timber villas along with bungalows. Railway cottages from the late Victorian and early 20th centuries, important for their association with the development of rail transport, are also evident in the SCA. One masonry Moderne styled residence is included in the eclectic architectural mix.</p>
	<p>Urban structure</p>	<p>Yes. The varied pattern of building type, lot size, street frontages and scale reflects the town’s progressive development as the centre of a rural community. The southern sub-area of Helensville Central demonstrates a fine-grained urban character with a sense of enclosure provided by a traditional main street configuration of continuous building frontages and verandahs over the footpath. The central sub-area displays the greatest diversity of form with no one dominating style. A combination of grand civic and commercial buildings on larger lots, early churches and smaller traditional shopping blocks, provide prominent street edge frontage. They are complemented by substantial residences that are set back with front gardens and mature trees. The hospital, although set back from the street, being on a slight rise and large site, has a dominant presence in the SCA. The smaller northern sub-area combines the dominating presence of the Grand Hotel with small workers cottages set close to the street and an early light industrial building. The railway station, set well back from the street, is partially concealed by other structures facing Railway Street.</p> <p>Bluestone kerbs, mature trees (some being notable)¹², traditional residential fencing, and remnant basalt walls all contribute to the area’s special character.</p>

¹² A number of trees in the SCA are listed on the AUP (OIP) Schedule 10 - Notable Tree Schedule.

<p>Overall findings</p>	<p>As shown in the above maps and review of character values the Helensville Central SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP).</p> <p>The area is defined by a mixed group of contributing buildings collectively illustrating Helensville’s development as a rural town centre servicing the surrounding farming community. Whilst these values are evident throughout the area, they are especially prevalent in the northern and central sub-areas, which feature a number of contributing buildings that strongly reflect the area’s early and ongoing commercial development. However, the southern sub-area still presents a cohesive traditional retail sector that clearly supports the character values of the area.</p> <p>Buildings that do not actively contribute to the special character values are spread throughout the SCA.</p> <p>As one of Auckland’s early rural town centres, evident in its diverse collection of commercial buildings and landmark structures from the late nineteenth and early twentieth centuries, the Helensville Central SCA also has potential to be of significance as a historic heritage area.</p>
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Representative photographs (desk-top survey results)

‘Character defining’ buildings



Figure 1: Grand Hotel, 1 Railway Street (Google Street View, July 2020)



Figure 2: Regent Theatre, 14 Garfield Road (Google Street View, July 2020)



Figure 3: Cameron Shops, 81 Commercial Road (Google Street View, July 2020)



Figure 4: Helensville Post Office, 102 Commercial Road (Google Street View, July 2020)

'Character supporting' buildings



Figure 5: Screenshot Buildings, 34 Commercial Road (Google Street View, July 2020)



Figure 6: 84 Commercial Road (Google Street View, July 2020)



Figure 7: Methodist Church (former), 118 Commercial Road (Google Street View, July 2020)



Figure 8: Union Bank of Australia/Australia and New Zealand Bank, 130 Commercial Road (Google Street View, July 2020)

'Non-contributing' buildings



Figure 9: 92 Commercial Road (Google Street View, July 2020)



Figure 10: 88 Commercial Road (Google Street View, July 2020)



Figure 11: 4-16 Railway Street (Google Street View, July 2020)



Figure 12: 87 Commercial Road (Google Street View, July 2020)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	Howick
SCA Overlay	Special Character Business

PLEASE NOTE:

Howick has been identified as a qualifying matter within the Special Character Areas Overlay – Business (**SCA Business**).

The SCA Business: Howick was surveyed as part of council's response to the National Policy Statement on Urban Development. This survey concluded that the area was not considered to be special character of a high quality.

The SCA Business: Howick has been the subject of extensive community input (including during and after the Proposed Auckland Unitary Plan hearings), has specific urban design provisions that differ from other SCA Business areas, and was the subject of a recent council plan change that introduced a character statement to the Auckland Unitary Plan (Operative in Part).


It was therefore decided to identify the SCA Business: Howick as a qualifying matter. The extent of the SCA Business: Howick is proposed to be the same as in the Auckland Unitary Plan (Operative in Part).

Updated: August 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	HOWICK
Suburb(s)	Howick
NPS-UD priority	Other locations
Summary conclusion	The area overall is not considered to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)).
Development pattern(s) and/or historical theme(s)	Outlying suburban commercial main street, Early 20 th century seaside village.
Key period(s) of significance	Colonial, Victorian, Edwardian and Interwar periods (pre-1870-1939) (Secondary phase ¹ : WWII-Post war period (1940-1959))
AUP (OIP) Historic heritage places	Our Lady Star of the Sea graveyard (ID 01372); McInness Building (ID 01374); All Saints Church and graveyard (ID 01356); Marine Hotel (former)/Prospect of Howick Hotel (ID 01382)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Residential – Mixed Use Zone Open Space – Community Zone
Heritage New Zealand Pouhere Taonga listings	Old All Saints Church (Anglican) & Churchyard (Including Grave Monuments & Markers) (No.11); Crawford House (No. 5260)
<p>Spatial extent and context</p> <p>The map shows the AUP (OIP) spatial extent of the Howick Special Character Areas Overlay – Business (SCA).</p> <p>The area is focussed on Picton Street extending from the base of the eastern side of Stockade Hill to the intersection of Cook Street and Fencible Drive. The SCA includes Fencible Drive and other secondary streets on either side of Picton Street.</p>	

¹ A secondary phase of development has been added to align with the two key periods of significance identified in Schedule 15 of the AUP (OIP) (15.1.6.9.1. Special Character Areas Overlay – Business: Howick). In Howick, buildings from this later period of development have the potential to *support* the character of the area due to their historical associations with the centre's commercial and community expansion. However, to be assigned 'character supporting', the buildings need to demonstrate the physical and visual qualities that characterise the area, with greater emphasis placed on integrity, architectural quality and building type/use.

Key survey data

Survey date(s)		August, November and December 2021			
Level of survey	Field survey	N/A			
	Desk top survey	100%			
Total number of records		100			
Total number of buildings		84			
Breakdown	Street-facing buildings		79		
	Contributing² buildings	AUP (OIP)	10	Character defining	6
				Character supporting	4
	Survey results		12	Character defining	3
			Character supporting	9	
Number of variations between AUP (OIP) and survey results		8 ³			
Number of historic heritage flags⁴		2 places (marked ★ on maps)			
Historic heritage area flag⁵		No			

Comparisons: mapping 'contribution'

AUP (OIP)

Legend:

- Special Character Area
- Sites with **character defining** buildings
- Sites with **character supporting** buildings
- Not identified as sites with character defining or character supporting buildings

Survey results

Legend:

- Special Character Area
- Character defining** buildings
- Character supporting** buildings
- Non-contributing** buildings
- Sites with no building or that are not visible

In comparing the AUP (OIP) with the survey results, eight variations have been identified. Of these, five buildings/sites have an increased level of contribution⁶ while three have a reduced level of contribution⁷. The variations are largely attributed to the following issues: a mapping error in the AUP (OIP), differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

² Identified as 'character defining' or 'character supporting' buildings.

³ This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP), and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

⁴ Buildings identified as being of potential historic heritage significance.

⁵ Does the area or part of the area have potential to be a historic heritage area?

⁶ From 'non-contributing' to 'character supporting'.

⁷ From 'character defining' to 'character supporting' or 'non-contributing'.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

Some inconsistencies have been identified in the AUP (OIP) Howick SCA Character Statement⁸. Some of the information recorded in the statement is not accurate and therefore misrepresents some of the characteristics that currently exist within the Howick SCA. Because of this, the area's values are, at times, overstated.

General observations and variations in outcomes



Observations

- Only a small number of contributing (character defining or character supporting) buildings exist in the Howick SCA, most of which are scattered along Picton Street or east of the main shopping centre.
- All three of the buildings that have been identified as character defining are included in Schedule 14.1 Schedule of Historic Heritage of the AUP (OIP).
- Non-contributing buildings feature throughout the Howick SCA and far outweigh the number of contributing buildings present. All non-contributing buildings either post-date the area's periods of significance or are so highly modified that they no longer contribute to the area's special character. The area also contains a number of sites that are car parks and several areas of open space.

Variations

- | | | |
|---|------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1 | Crawford House,
4 Picton Street | 'Non-Contributing' to 'Character supporting'
(Residential building (bungalow) from primary period of significance) |
|---|------------------------------------|-----------------------------------------------------------------------------------------------------------------------|

⁸ AUP (OIP) 15.1.6.1. Special Character Areas Overlay – Business: Howick
Summary of findings: Howick SCA | Final

2	Montgomerie Buildings 55 Picton Street	'Not identified' to 'Character supporting' <i>(Commercial building from secondary phase of development that contributes to the visual/physical qualities of the area)</i>
3	Civic House/Rices Mall 65 Picton Street	'Not identified' to 'Character supporting' <i>(Forms part of the same building and site as 65 Picton Street, occupied by a character supporting building)</i>
4	Plunket Rooms 115 Picton Street	'Not identified' to 'Character supporting' <i>(Community building from secondary phase of development.)</i>
5	Re/Max Experience 127 Picton Street	'Character defining' to 'Non-contributing' <i>(Post period of significance building that occupies the same site as a character defining building)</i>
6	Basalt 127 Picton Street	'Character defining' to 'Non-contributing' <i>(Modified building from secondary phase of development that occupies the same site as a character defining building)</i>
7	The Parlour and Burger Wisconsin 127 Picton Street	'Character defining' to 'Character supporting' <i>(Commercial building from secondary phase of development that occupies the same site as a character defining building)</i>
8	Emilia Maud Nixon Home and Garden of Memories 37 R Uxbridge Road	'Not identified' to 'Character supporting' <i>(Residential building (bungalow) from primary period of significance)</i>

Review of special character values

Extent of area	<p>The AUP (OIP) extent of the Howick SCA largely corresponds with the underlying Business – Town Centre and Mixed-Use zones. The small number of buildings that contribute to the area's special character values are sparsely scattered within the Town Centre Zone, while the surrounding area within the extent encompasses a large collection of non-contributing buildings.</p>
Special character values present	<p>Historical: Howick was originally established as a Fencible settlement in 1847, when the original village was centred around Howe Street. In the 1920s and 1930s the commercial core moved closer to the sea, forming a small rural seaside village on Picton Street, following the construction of a wharf in the late 19th century. There is little evidence of this phase of development in the remaining buildings in Howick.</p> <p>A second phase of development took place post World War II (WWII), following improvements in transport connections between Howick and other suburban settlements and subdivisions being formed to help remedy housing shortages of the time. The town also reflects further development following the construction of the Panmure Bridge in 1959.</p> <p>The association of Howick as an early New Zealand military (fencible) settlement is a significant aspect of its history. However, apart from the redoubt of Stockade Hill, which sits outside the SCA and is identified as a historic heritage place in the AUP (OIP), and the street names referencing the British military figures or battles, little legible evidence remains in the village centre today of its military past. All Saint's Church, built in 1847, is the only remaining Colonial building that reflects the fencible settlement in the special character area. There are few remaining buildings that articulate the early 20th century history of the commercial core of Howick. Development from the secondary phase after WWII has in many cases been altered substantially and there are few remaining examples of this phase. As a result, the area is not considered to collectively reflect important aspects, periods or patterns of development in the locality.</p> <p>Physical and visual qualities: The Howick SCA has some value for its very small number of early 20th century buildings and a mid-19th century church that contribute to its primary period of significance. The area is generally characterised by post WWII buildings, particularly those built in the 1950s and early 1960s reflecting a second phase of development. Most of the commercial buildings from this period are highly modified and offer few physical and visual qualities that reflect this period of growth.</p>

<p>Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?</p>	<p>Built form</p>	<p>No. Whilst the area demonstrates in its built fabric a period of development from the 1920s to the 1930s (with the exception of earlier churches), this early 20th century character is barely evident in the village today. Most of the buildings date from the late 1950s onwards, some being part of a secondary phase of development, while the majority are more recent, from the later 20th and early 21st century.</p> <p>Buildings in the Picton Street commercial centre are mainly one and two storeys in height, built to the front boundary line and generally occupying the full width of the site providing the area with a sense of visual coherence and continuity. The intimate scale of development along Picton Street is a key characteristic of the area. Whilst it does reflect a traditional main street in its scale and urban structure, the built form is predominantly modern construction. Very few buildings contribute to the area’s special character as identified in the AUP (OIP).</p> <p>Variations in the set back of contributing buildings from the street (churches, bungalows, the War Memorial Community Centre and the Plunket rooms) are evident.</p> <p>The streets surrounding Picton Street are dominated by larger contemporary developments, both in height and scale, that make no contribution to the area’s earlier built form.</p>
	<p>Architectural values</p>	<p>No. The Howick SCA’s architectural values are identified in only a small number of buildings. From the primary period of significance, building styles include Gothic Revival (All Saints Church and Uxbridge Presbyterian Church), Georgian Revival (Prospect of Howick) and Stripped Classical (McInness Building), with residential buildings reflecting Californian bungalow styles. The churches and residences are of timber construction whilst the commercial buildings are of brick construction.</p> <p>Contributing buildings from the secondary phase of development include Modern style commercial buildings in brick and concrete along with a Modern style Gothic church in stone.</p> <p>The greater part of the area comprises a mixture of late 20th century and contemporary buildings, both medium and large scale, which are not considered to complement the few architectural qualities that contribute to the area’s special character values identified in the AUP (OIP).</p>
	<p>Urban structure</p>	<p>No. The diverse commercial streetscape of Howick is shaped by a range of building types and styles from different periods. Originally evolving as a small seaside village, the relationship with the sea is now interrupted by later development, although it can still be glimpsed from the town centre. A late subdivision in the 1950s is evidenced residential buildings on the north-eastern side. Later large scale contemporary development and parking lots along Fencible Drive, Wellington Street, and to some extent Uxbridge Road, dominate the SCA.</p> <p>With only a small number of 19th and early 20th century buildings, and very few legible buildings reflecting the secondary phase of development, the area no longer physically demonstrates the early built character of Howick.</p>

<p>Overall findings</p>	<p>As shown in the above maps and review of special character values, only a small number of buildings in the Howick SCA demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Most of the buildings in the area either post-date the area's periods of significance or are highly modified and have consequently been identified as non-contributing buildings. As a result, the area overall is not considered to exhibit the special character values identified in the AUP (OIP).</p> <p>Two contributing buildings have been identified as having potential historic heritage significance for their association with Howick's secondary phase of development and social history. Opportunities may therefore exist to explore alternative ways of managing these existing values.</p>
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Photographs (desk-top survey results)

'Character defining' buildings



Figure 1: McInness Building, 127 Picton Street (Google Street View, November 2020)



Figure 2: Marine Hotel (former)/Prospect of Howick Hotel, 78 Picton Street (Google Street View, November 2020)



Figure 3: All Saints Church, 9 Selwyn Road (Google Street View, November 2020)

‘Character supporting’ buildings (representative examples)



Figure 4: Howick War Memorial Community Centre, 115 Picton Street (Google Street View, November 2020)



Figure 5: Our Lady Star of the Sea, 28 Picton Street, (Google Street View, November 2020)



Figure 6: Uxbridge Arts and Culture Centre/ Uxbridge Road Presbyterian Church (former), 33 Uxbridge Road (Google Street View, November 2020)



Figure 7: Emilia Maud Nixon Home and Garden of Memories, 37R Uxbridge Road (Google Street View, November 2020)

‘Non-contributing’ buildings (representative examples)



Figure 8: 50 Picton Street (Google Street View, November 2020)



Figure 9: 21 Picton Street (Google Street View, November 2020)



Figure 10: 23 Wellington Street (Google Street View, November 2020)



Figure 11: 24 Wellington Street (Google Street View, November 2020)


Prepared by: Megan Walker, Specialist Built Heritage Policy
Date: January 2022

Managerial sign off: Megan Patrick, Team Leader Heritage Policy
Date: 13 January 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	LOWER HINEMOA STREET
Suburb(s)	Birkenhead
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Traditional local shopping centre (small scale).
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939)
AUP (OIP) Historic heritage places	Hellaby's Butcher Shop (former)/Marinovic Buildings (ID 0899); Shop (ID 0900); Police Station and cell block (former) (ID 0955); Commercial Building (ID 0957); Stott's Building (ID 2667); Fishers Building (ID 2668)
AUP (OIP) Zone(s)	Business – Neighbourhood Centre Zone (northern portions) Business – Mixed Use Zone (southern portion) Open Space – Community Zone (one lot)
Heritage New Zealand Pouhere Taonga listings	None
<p>Spatial extent and context</p> <p>The map shows the AUP (OIP) spatial extent of the Lower Hinemoa Special Character Areas Overlay – Business (SCA).</p> <p>The area covers a small shopping precinct on the western side of Hinemoa Street in Birkenhead Point. It includes two clusters of commercial buildings.</p> <p>The SCA is surrounded by residential streets of Birkenhead Point, the majority of which are covered by the Special Character Areas Overlay – General: North Shore – Birkenhead Point.</p>	

Key survey data

Survey date(s)		September and November 2021			
Level of survey	Field survey	N/A			
	Desk top survey	100%			
Total number of records		23			
Total number of buildings		22			
Breakdown	Street-facing buildings		17		
	Contributing¹ buildings	AUP (OIP)	14	Character defining	10
		Survey results	10	Character supporting	4
				Character defining	6
			Character supporting	4	
Number of variations between AUP (OIP) and survey results		8 ²			
Number of historic heritage flags³		0			
Historic heritage area flag⁴		Yes			

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.

² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

³ Buildings identified as being of potential historic heritage significance.

⁴ Does the area or part of the area have potential to be a historic heritage area?

In comparing the AUP (OIP) with the survey results, nine variations have been identified. Of these, two buildings are found to have an increased level of contribution⁵ while seven have a reduced level of contribution⁶. The variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

An inconsistency has been identified in the AUP (OIP) Lower Hinemoa Street SCA Character Statement and associated Special Character Area Map⁷. The character statement states that the area includes a building on the corner of Maritime Terrace and Hinemoa Street. However, the building is not indicated on the map. Although this intersection was once part of the commercial centre with early 20th century stores located nearby, no early buildings remain. Currently the corner is occupied by a modern townhouse complex built in the late 2010s (83 Hinemoa Street) and a Neo Georgian residence built between the 1930s and the 1950s (81 Hinemoa Street). These residential buildings are included in Special Character Areas Overlay – General: North Shore – Birkenhead Point. They have therefore not been included in the SCA survey.

General observations and variations in outcomes



Observations

- Situated on the western side of Hinemoa Street, this SCA contains an intact cluster of contributing (character defining and character supporting) buildings. These are principally located on and north of the junction with Rugby Road and also in a small non-contiguous northern cluster of the SCA. Featuring both commercial and residential building types, the buildings comprise a variety of uses. A number of these buildings are also identified in the AUP (OIP) historic heritage schedule.
- Non-contributing buildings are located in the southern section of the SCA and on rear lots in the northern section. These non-contributing buildings are from a later period of development, ranging from the late 1950s to the current decade, and include a mix of commercial, community and residential premises.
- When comparing the survey results with the AUP (OIP), the differences are mainly a result of a lower level of contribution attributed to some of the buildings.

⁵ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁶ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

⁷ AUP (OIP) 15.1.6.9. Special Character Areas Overlay – Business: Lower Hinemoa Street, and 15.1.6.9.1. Extent of area map.

Variations		
1	138A Hinemoa Street	'Character defining' to 'Non-contributing' (Split lot. Post period of significance. Townhouse built in the 1990s)
2	134 Hinemoa Street	'Character defining' to 'Non-contributing' (Split lot. Post period of significance. House built in the 1960s/70s)
3	110-112 Hinemoa Street	'Character defining' to 'Character supporting' (Former police station in residential building from period of significance, but streetscape contribution has been compromised by a large car park in front of the building.)
4	102 -108 Hinemoa Street (Villa at rear at this address)	'Character defining' to 'Character supporting' (Split lot. Residence from period of significance, but is at the rear of a commercial building and does not have a strong street presence.)
5	92 Hinemoa Street	'Character supporting' to 'Non-contributing' (Post period of significance. Built around the late 1950s.)
6	92A Hinemoa Street	'Character supporting' to 'Non-contributing' (Post period of significance. Townhouse built in 2010s.)
7	92B &92C Hinemoa Street	'Character supporting' to 'Non-contributing' (Post period of significance. Townhouses built in 2010s.)
8	82 Hinemoa Street	'Non-contributing' to 'Character supporting' (Modified cottage built in period of significance)

Review of special character values

Extent of area	The AUP (OIP) extent of the Lower Hinemoa Street SCA aligns with the underlying Business – Mixed Use Zone and Neighbourhood Centre Zone, with one building/site being in the Open Space-Community Zone. The extent includes the earliest part of the commercial centre that most closely reflects the area's special character values and also encompasses groups of non-contributing buildings, particularly to the south.	
Special character values present	<p>Historical: The Lower Hinemoa Street SCA is of significance as small-scale commercial centre associated with one of the earliest residential developments on the North Shore, Birkenhead Point. Forming part of the late-1880s Raven Hill subdivision, the SCA is important for reflecting the early period of commercial development in the locality, which continued to operate as the main shopping centre until the development of Highbury, a more substantial centre to the north, in the 1920s.</p> <p>Physical and visual qualities: The Lower Hinemoa Street SCA retains a small group of late 19th and early 20th century commercial buildings ranging from the 1890s until the late 1920s. The group demonstrates a range of architectural types and styles that collectively illustrate the early pattern of development of Birkenhead.</p>	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	<p>Yes. The key period of development is still evident in the number of buildings that date from the late 1890s to the late 1920s.</p> <p>The buildings are a mix of one and two-storey commercial buildings, generally with parapets and built to the street edge. The scale varies with more prominent two storey buildings on either side of Rugby Road, and more modest commercial buildings to the north, mostly single storey apart from one gabled two storey building. Included in the area is a small group of villas used as commercial or community premises, generally set back from the street.</p> <p>The southern end of the area is dominated by later commercial development.</p>

	<p>Architectural values</p>	<p>Yes. Buildings continue to demonstrate the range of architectural styles associated with the area's key periods and types of development.</p> <p>Edwardian Italianate and Stripped Classical styles are evident in the masonry buildings. Of brick construction with plaster rendering, these buildings are dispersed throughout the area. A more vernacular style timber two storey commercial building is located in the northern cluster. Some timber Victorian and Edwardian villas and cottages are also evident, one with an early shop front added in the 1920s. There is a high level of integrity throughout the area with a number of intact shop fronts and only minor alterations.</p> <p>Later buildings dating from the late 1950s to the 2020s demonstrate a combination of styles from Moderne to more contemporary design. These buildings do not contribute to the architectural values of the area.</p>
	<p>Urban structure</p>	<p>Yes. The Lower Hinemoa Street SCA strongly reflects the 1890s Raven Hill Subdivision. Part of the areas special character is its intimate connection with the surrounding residential area, providing it with its distinctive village atmosphere. Consisting of a traditional, albeit very small, suburban retail strip, split into two clusters, the area is located on only one side of Hinemoa Street. The area is dominated by the prominent buildings on each corner of Rugby Road, which essentially provide the southern gateway to the village.</p> <p>New development almost consumes the entire block south of Rugby Road. New development is also present north of Rugby Road, but is less obvious, being located on rear sites.</p> <p>Vegetation does not feature highly within the SCA extent apart from some landscaping in the front yards of buildings set back from the street, including a notable tree (Puriri) at 88 Hinemoa Street.</p>
<p>Overall findings</p>	<p>As shown in the above maps and review of character values, the Lower Hinemoa Street SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP).</p> <p>These values are especially apparent in the area to the north and the buildings at intersection of Hinemoa Street with Rugby Road. Buildings that do not actively contribute to these values are concentrated south of this intersection and on rear sections in the northern cluster of the SCA.</p> <p>Opportunities may therefore exist to modify the Lower Hinemoa Street SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.</p> <p>The area is a very good representative example of a small-scale commercial centre that has a close and integral association with Birkenhead's late 19th century/ early 20th century residential development and, as such, has potential to be of significance as a historic heritage area.</p>	

Representative photographs (desk-top survey results)

'Character defining' buildings



Figure 1: Hellaby's Butcher Shop (former)/Marinovic Buildings, 94 Hinemoa Street (Google Street View, April 2021)



Figure 2: 100 Hinemoa Street, (Google Street View, April 2021)



Figure 3: Fishers Building, 102-108 Hinemoa Street, (Google Street View, April 2021)



Figure 4: 128-130 Hinemoa Street, (Google Street View, April 2021)

'Character supporting' buildings



Figure 5: 102-108 Hinemoa Street (Google Street View, April 2021)



Figure 6: 100 Hinemoa Street (Google Street View, April 2021)



Figure 7: Police Station and Cell Block (former) 110-112 Hinemoa Street (Google Street View, April 2021)



Figure 8: 82 Hinemoa Street (Google Street View, April 2021)

'Non-contributing' buildings



Figure 9: 80 Hinemoa Street (Google Street View, April 2021)



Figure 10: 84-86 Hinemoa Street (Google Street View, April 2021)



Figure 11: 88 Hinemoa Street (Google Street View, April 2021)



Figure 12: 92 Hinemoa Street (Google Street View, April 2021)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

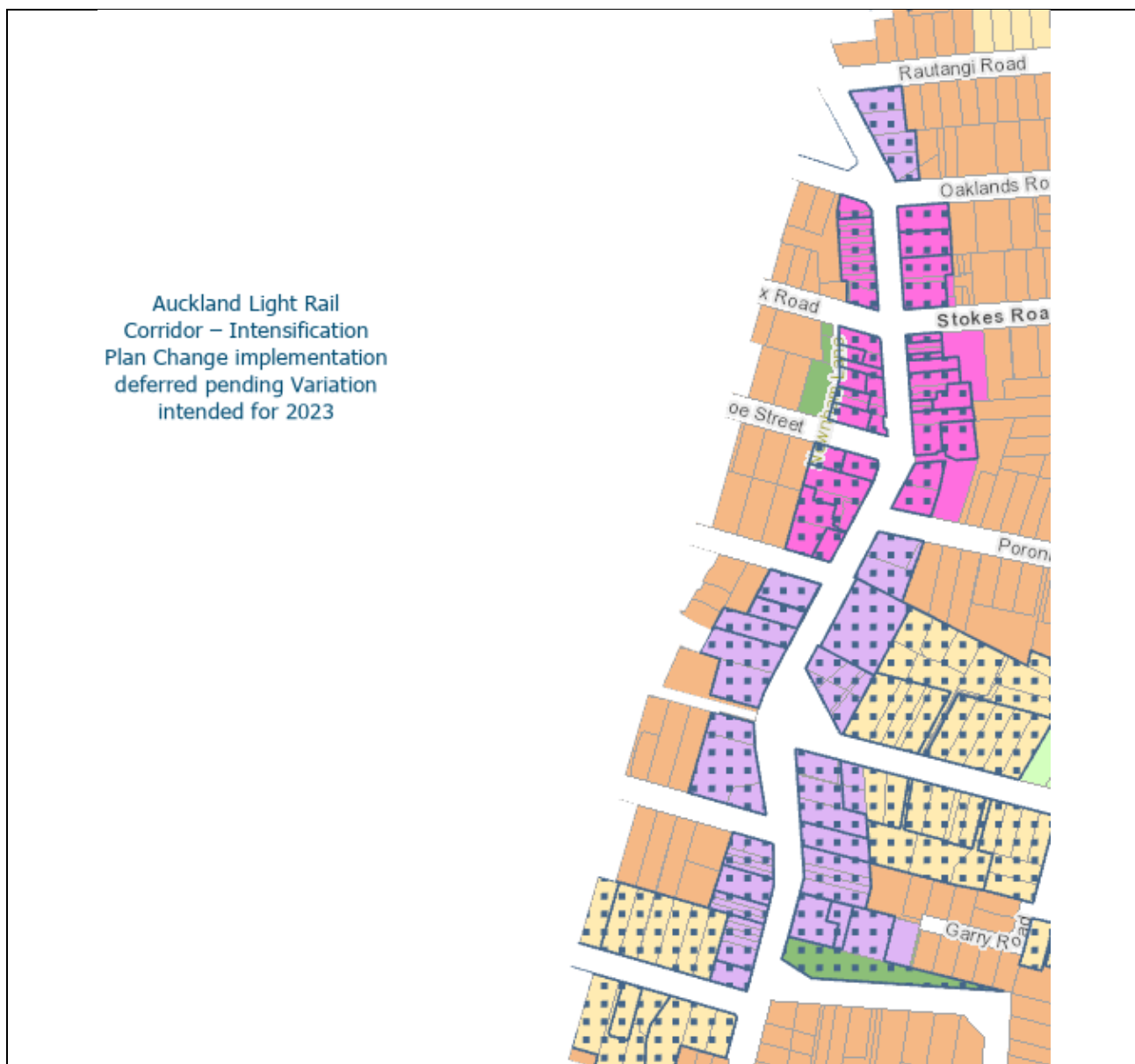
Area details

Name	Mount Eden Village
SCA Overlay	Special Character Business

PLEASE NOTE:

Only part of this area is subject to Proposed Plan Change 78, as shown on the map below. One property within the Mount Eden Village Special Character Area, 391-393 Mount Eden Road, is within the Auckland Light Rail Corridor (the corridor is shown in white below) and will continue to be subject to the provisions of the Special Character Areas Overlay in the Unitary Plan (Operative in Part).

Updated: August 2022




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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	MOUNT EDEN VILLAGE
Suburb(s)	Mount Eden
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan Operative in Part (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Early outlying rural village developed as a suburban village centre. Traditional main street and tram suburb.
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939)
AUP (OIP) Historic heritage places	Cucksey's Buildings (ID 01745); Ambury's Dairy (former) (ID 01746); Crystal Palace Theatre (ID 01747); Greyfriars Church (ID 01748)
AUP (OIP) Zone(s)	Business – Local Centre Zone (principal) Business – Mixed Use Zone (northern and southern section) Open Space - Informal Recreation Zone (southern section)
Heritage New Zealand Pouhere Taonga listings	Crystal Palace (No. 512); Greyfriars Church (Presbyterian) (No. 513)
<p>Spatial extent and context</p> <p>The map shows the AUP (OIP) spatial extent of the Mount Eden Village Special Character Areas Overlay: Business (SCA).</p> <p>The business area is focussed along Mount Eden Road, a principal thoroughfare that extends roughly north-south through the well-established residential suburb of Mount Eden. The extent encompasses two distinct commercial areas – one in the north and one in the south – connected by a central residential link.</p> <p>The SCA is surrounded by residential streets, some of which (to the south-east and south-west) are covered by the Special Character Areas Overlay: Residential Isthmus B. To the north-east is the volcanic cone of Mount Eden/Maungawhau, which is identified in the AUP (OIP) as historic heritage place (ID 01577).</p> <p>The entire SCA is covered by the Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay.</p>	

Key survey data

Survey date(s)		August 2021			
Level of survey	Field survey	100%			
	Desk top survey	N/A			
Total number of records		92			
Total number of buildings		74			
Breakdown	Street-facing buildings		66		
	Contributing¹ buildings	AUP (OIP)	51 ²	Character defining	40
		Survey results	55	Character defining	26
				Character supporting	11
			Character supporting	29	
Number of variations between AUP (OIP) and survey results		26 ³			
Number of historic heritage flags⁴		8 places (marked ★ on maps) ⁵			
Historic heritage area flag⁶		Yes			

Comparisons: mapping ‘contribution’



¹ Identified as ‘character defining’ or ‘character supporting’ buildings.
² There are a total of 53 contributing sites in the AUP (OIP), but only 51 contributing buildings. The other two sites consist of a vacant lot and a reserve/carpark.
³ This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
⁴ Buildings identified as being of potential historic heritage significance.
⁵ One of these places is recorded as two buildings but would be assessed as one place. That is the Trinity Methodist Church and church hall at 400 New North Road.
⁶ Does the area or part of the area have potential to be a historic heritage area?

In comparing the AUP (OIP) with the survey results, 21 variations have been identified. Of these, five buildings (or sites) are found to have an increased level of contribution⁷ while 16 have a reduced level of contribution⁸. The variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and/or the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Despite the relatively high number of variations identified between the AUP (OIP) and survey results, the overall number of ‘contributing’ buildings is unchanged. The main difference is the number of character defining and character supporting buildings identified by the survey, with the results showing less character defining and more character supporting buildings than in the AUP (OIP).

It should be noted that the AUP (OIP) identifies each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern commercial blocks



Observations

- Contributing (character defining or character supporting) buildings feature throughout the sub-area, which represents the main commercial section of Mount Eden village. This sub-area has the greatest number of character defining buildings in the SCA.
- A small number of non-contributing buildings are scattered throughout this sub-area. All post-date the area’s period of significance, being small commercial buildings dating from 1960-present.
- There are few differences between the survey results and the AUP (OIP) in this sub-area. The key difference is the small increase in the number of contributing buildings.
- There are several buildings with historic heritage flags in this sub-area, including the Till and Son Building, 427-429 Mount Eden Road and the former Mount Eden Post Office, 466 Mount Eden Road.

Variations

1	395 Mount Eden Road	‘Character defining’ to ‘Character supporting’ <i>(Modified, makes a no greater than moderate contribution)</i>
2	431-433 Mount Eden Road (villa at rear of shop)	‘Character defining’ to ‘Character supporting’ <i>(Split lot. Residential building (villa) from period of significance that supports the character of the area)</i>

⁷ From ‘not identified’ or ‘character supporting’ to ‘character supporting’ or ‘character defining’.

⁸ From ‘character defining’ to ‘character supporting’ or ‘non-contributing’ or ‘no building-not visible’ OR from ‘character supporting’ to ‘non-contributing’ or ‘no building-not visible’.

3	437-441 Mount Eden Road (villa at rear of shop)	'Character defining' to 'Character supporting' <i>(Split lot. Residential building (villa) from period of significance that supports the character of the area)</i>
4	443-445 Mount Eden Road (villa at rear of shop)	'Character defining' to 'Character supporting' <i>(Split lot. Residential building (villa) from period of significance that supports the character of the area)</i>
5	1 Ngauruhoe Street	'Character defining' to 'Character supporting' <i>(Residential building (villa) from period of significance that supports the character of the area)</i>
6	447 (447A) ⁹ Mount Eden Road	'Character defining' to 'Non-contributing' <i>(Post period of significance)</i>
7	451 Mount Eden Road	'Character defining' to 'Non-contributing' <i>(Post period of significance)</i>
8	453-453E Mount Eden Road	'Not identified' to 'Character supporting' <i>(Residential building (villa) from period of significance that supports the character of the area)</i>
9	1 Grange Road	'Not identified' to 'Character supporting' <i>(Residential building (villa) from period of significance that supports the character of the area)</i>
10	454-456 Mount Eden Road (villa at rear of shop)	'Character defining' to 'Character supporting' <i>(Split lot. Residential building (villa) from period of significance that supports the character of the area)</i>
11	466A Mount Eden Road	'Not identified' to 'Character supporting' <i>(Former post and telegraph exchange from period of significance)</i>

Sub-area B: Central residential link

Observations

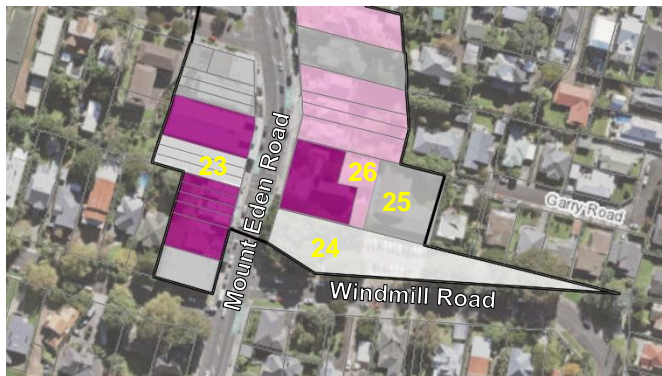
- Contributing buildings feature throughout this sub-area and mainly comprise character supporting residential buildings.
- Non-contributing buildings are scattered throughout the sub-area. Most post-date the area's period of significance, while others have been compromised by a high level of modification.
- There are a number of differences between the survey results and the AUP (OIP) in this sub-area. They are mainly a result of a lower level of contribution being attributed to several buildings on the western side of Mount Eden Road. These buildings are residential and, like the villas located on the eastern side of this link, are generally considered to support rather than define the character of the area.
- One building at 465 Mount Eden Road has an historic heritage flag.

⁹ When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number of the building in question.

Variations

12	457-459 Mount Eden Road	'Character defining' to 'Character supporting' (Modified, making a no greater than moderate contribution)
13	457-459 Mount Eden Road	'Character defining' to 'Character supporting' (Additional house (bungalow) on same property making a no greater than moderate contribution)
14	461 Mount Eden Road	'Character defining' to 'Non-contributing' (Post period of significance)
15	463 Mount Eden Road	'Character defining' to 'Character supporting' (Modified, making a no greater than moderate contribution)
16	465 Mount Eden Road	'Character defining' to 'Character supporting' (Modified, making a no greater than moderate contribution)
17	510 Mount Eden Road	'Character defining' to 'Character supporting' (Modified villa, making a no greater than moderate contribution)
18	2A Disraeli Street	'Character defining' to 'Character supporting' (Modified bungalow, making a no greater than moderate contribution)
19	2 Disraeli Street	'Character defining' to Character supporting' (Modified bungalow, making a no greater than moderate contribution)
20	520 Mount Eden Road	'Not identified' to 'Character supporting' (Former hall from period of significance that supports the character of the area)
21	532 Mount Eden Road	Character supporting' to 'Non-contributing' (Highly modified villa compromising its contribution)
22	536 Mount Eden Road	'Not identified' to 'Character supporting' (Residential building (villa) from period of significance that supports the character of the area)

Sub-area C: Southern commercial blocks



Observations

- There is a cluster of character defining buildings in this sub-area, including a relatively cohesive group of commercial buildings on the western side of Mount Eden Road.
- A small number of non-contributing buildings are located in this sub-area, which post-date the area's period of significance.

Variations

23	537A Mount Eden Road	'Character defining' to 'N/A – Not visible' (Vacant land)
24	2 Windmill Road	'Character supporting' to 'N/A – Not visible' (Reserve)
25	Greyfriars Memorial Hall 546 Mount Eden Road	'Character defining' to 'Non-contributing' (Post period of significance)

26	Greyfriars Hall 546 Mount Eden Road	‘Character defining’ to ‘Character supporting’ (No greater than moderate contribution)
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Review of special character values

Extent of area	The AUP (OIP) extent of the Mount Eden Village SCA aligns with the underlying Business – Local Centre and Mixed Use zones. The extent comprises two distinct commercial areas, northern and southern, connected by a series of residential lots, which collectively illustrate the early village character of Mount Eden.	
Special character values present	<p>Historical: The Mount Eden Village SCA is of significance as an example of a late nineteenth century outlying rural village that developed into an established twentieth century suburban commercial centre. First established in the 1870s as a centre serving the surrounding small farm allotments, the village development intensified in the late 1890s when Auckland’s electric tram was extended along Mount Eden Road and farmlets were subdivided for housing. A more substantial village centre with larger masonry buildings replaced earlier timber structures, reflecting the growing prosperity of the suburb. The further extension of the tramline along Mount Eden Road in the 1920s led to the development of another block of shops further south and more intensive residential development in the form of apartments. The area clearly demonstrates the consolidation and development of the village and the connection of the commercial centre with its residential neighbourhood.</p> <p>Physical and visual qualities: The Mount Eden Village SCA is of significance for its collection of buildings that reflect the types and architectural styles associated with its progressive development from an outlying rural village to a substantial suburban commercial centre. The distinctive mix of building types, including commercial, civic, religious, community and residential, demonstrates the period of considerable expansion and growth that occurred in the late nineteenth century through to the 1920s and 1930s. Immediately north of the village is the volcanic cone of Mount Eden/ Maungawhau, which visually has a distinctive presence and is an important element for this special character area.</p>	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	<p>Yes. The key periods of development are evident in the number of buildings that date from the late 1890s to 1930s.</p> <p>The scale of development is generally single or two-storeyed with a variety of building types including shops, a post office, a picture theatre, churches, houses and apartments. A predominance of two-storey buildings with continuous verandahs and built to the front boundary along the northern block from Valley Road to Stokes and Essex Roads provide the greatest level of enclosure within the area. On the southern side of this intersection up to Poronui Street on the eastern side and Grange Road on the western side is a greater mix of building heights and less continuous building frontage. This section has a number of interwar buildings built in front of earlier villas, illustrating an important transition in the area’s early pattern of development from residential to commercial.</p> <p>Another small commercial block on the southern end of the SCA is linked by a series of residential properties set back from the street boundary with large gardens, mature trees and basalt walls. Concentrated on the western side of the road, the southern commercial block along with Greyfriars Church and Windmill Domain on the eastern side define the end of the SCA.</p> <p>Early twentieth century apartment blocks, concentrated in and around the northern commercial sector, also contribute to the built form of the area.</p>

	<p>Architectural values</p>	<p>Yes. The majority of street facing buildings in the Mount Eden Village SCA demonstrate the architectural styles associated with the area's periods of development.</p> <p>Contributing commercial buildings are of masonry construction, with a plaster rendered, painted or exposed brick finish. Examples of more modest timber shops also remain. Buildings dating from the early 1900s are generally designed in the Edwardian Italianate or Classical style with decorative details such as moulded pilasters and ornamental parapets, keystones and corbels on windows, along with some moulded cast iron verandah posts. Later commercial buildings (including the Crystal Palace Theatre) from the 1920s and 1930s, are designed in the Stripped Classical style.</p> <p>Residential buildings are predominantly of timber construction with architectural styles including Victorian, Edwardian and transitional timber villas along with later bungalows and Arts and Crafts style houses. Some other residential architectural styles are Art Deco/Moderne and Spanish Mission influenced apartments with a plaster rendered or exposed brick finish.</p> <p>Another architectural style in the area is the Gothic Revival style. Evident in the design of a number of the churches, the style often incorporates gable roofs, lancet and rose windows.</p>
	<p>Urban structure</p>	<p>Yes. The northern commercial core of Mount Eden demonstrates a fine-grained urban character, which represents a traditional main street configuration with active street frontages. An important characteristic of this northern sector is a group of interwar shops with residential villas behind, all of which are from the period of significance. Collectively, they reflect an important pattern of development in the SCA.</p> <p>The southern commercial core also displays a small but strong urban character, particularly with the presence of the Crystal Palace. The central residential area displays a greater variation of lot sizes and setbacks, with landscaping, trees (some notable), and front gardens.</p> <p>Basalt walls and bluestone kerbing feature throughout the special character area, making reference to the village's relationship to the volcanic cone Mount Eden/Maungawhau, and contributing to its streetscape character.</p> <p>Small public reserves are located on two street corners adding to the leafy village feel of the SCA.</p>
<p>Overall findings</p>	<p>As shown in the above maps and review of character values the Mount Eden Village SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP).</p> <p>Whilst these values are evident throughout the area, they are especially prevalent in the northern and southern sub-areas, which feature cohesive blocks of contributing buildings that reflect the area's early and ongoing commercial development.</p> <p>A small number of buildings that do not actively contribute to the special character values are located within the SCA, and mainly post-date the area's period of significance.</p> <p>Some opportunities may be considered to modify the Mount Eden Village SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.</p> <p>As one of Auckland's early suburban centres, evident in its relatively intact collection of commercial buildings and landmark structures from the late nineteenth and early twentieth centuries, parts of the Mount Eden Village SCA also have potential to be of significance as a historic heritage area.</p>	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Till and Son Building, 427-429 Mount Eden Road



Figure 2: Former Mount Eden Post Office, 466 Mount Eden Road



Figure 3: Mount Eden Methodist Church and Church hall, 466 Mount Eden Road



Figure 4: Grange Hall Apartments, 492 Mount Eden Road

'Character supporting' buildings



Figure 5: 410 Mount Eden Road



Figure 6: 416-418 Mount Eden Road



Figure 7: 457-459 Mount Eden Road



Figure 8: 465 Mount Eden Road

'Non-contributing' buildings



Figure 9: 435 Mount Eden Road



Figure 10: 436 Mount Eden Road



Figure 11: 496-502 Mount Eden Road



Figure 12: 451 Mount Eden Road


Prepared by: Megan Walker, Specialist Built Heritage Policy
Date: January 2022

Managerial sign off: Megan Patrick, Team Leader Heritage Policy
Date: 19 January 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	NEWMARKET
Suburb(s)	Newmarket, Remuera
NPS-UD priority	Metropolitan Centre, Metropolitan Centre Walkable Catchment and RTN Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)).
Development pattern(s) and/or historical theme(s)	Early commercial and light industrial centre. Traditional shopping strip (with secondary streets).
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939) (Secondary phase ¹ : WWII-Post war period (1940-1959))
AUP (OIP) Historic heritage places	Excelsior Building (ID 1711); Kent's Building (ID 1712); Kent's Bakery (former) (ID 1779); Carlton Club (former) (ID 1713); Newmarket Police Station (former), including masonry villa and lock-up (ID 2545)
AUP (OIP) Zone(s)	Business – Metropolitan Centre Zone (principal) Business – Mixed Use Zone Residential – Terrace Housing and Apartment Building Zone Open Space – Informal Recreation Zone (one site)
Heritage New Zealand Pouhere Taonga listings	None
<p>Spatial extent and context</p> <p>The map shows the AUP (OIP) spatial extent² of the Newmarket Special Character Areas Overlay – Business (SCA).</p> <p>The area is centred on parts of Broadway, Khyber Pass Road and Remuera Road and captures Newmarket's early commercial centre and secondary streets to the west and south. The extent also encompasses a small residential area to the south-east.</p> <p>The SCA is predominantly surrounded by commercial and mixed-use development. To the east, the residential area borders streets that are subject to the Special Character Areas Overlay – Residential Isthmus A.</p> <p>The commercial and residential portions of the extent are split by the railway line and the Southern Motorway is located close to the area's southernmost boundary.</p>	

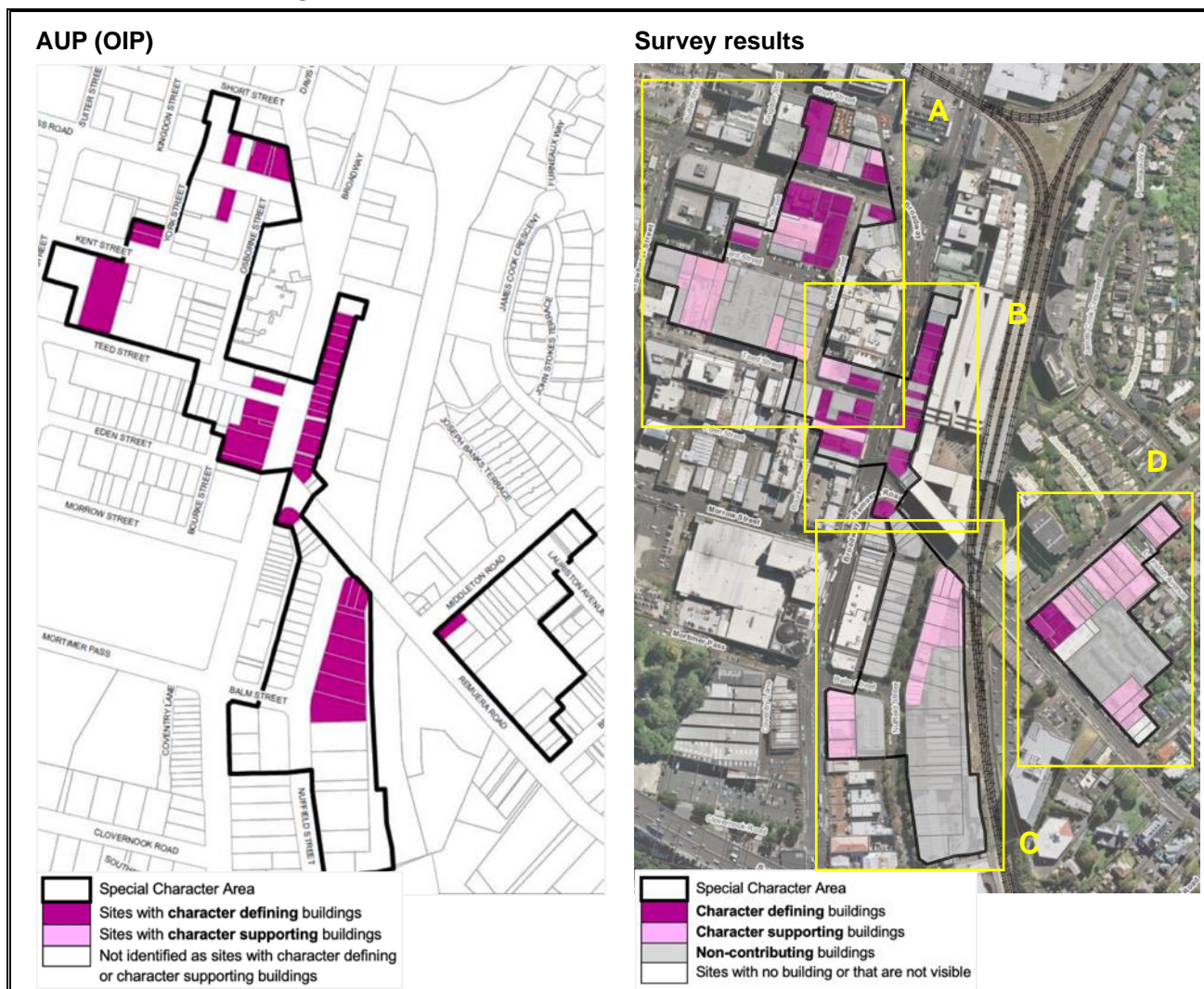
¹ A secondary phase of development has been added to align with the two key periods of significance identified in Schedule 15 of the AUP (OIP) (15.1.6.11. Special Character Areas Overlay – Business: Newmarket). In Newmarket, buildings from this later period of development have the potential to *support* the character of the area due to their historical associations with the centre's commercial and industrial expansion. However, to be assigned 'character supporting', the buildings also need to demonstrate the physical and visual qualities that characterise the area, with greater emphasis placed on integrity, architectural quality and building type/use.

² The extent shown on Auckland Council GeoMaps differs slightly from that shown in the Special Character Areas Map in Schedule 15 of the AUP (OIP) (15.1.6.11. Special Character Areas Overlay – Business: Newmarket). This is also addressed under 'Variations' on page 6 of the report.

Key survey data

Survey date(s)		July 2021			
Level of survey	Field survey	100%			
	Desk top survey	N/A			
Total number of records		99			
Total number of buildings		93			
Breakdown	Street-facing buildings		91		
	Contributing ³ buildings	AUP (OIP)	35	Character defining	35
		Survey results	55	Character supporting	0
				Character defining	26
			Character supporting	29	
Number of variations between AUP (OIP) and survey results		44 ⁴			
Number of historic heritage flags ⁵		9 places (marked ★ on maps)			
Historic heritage area flag ⁶		Not at this time ⁷			

Comparisons: mapping 'contribution'



³ Identified as 'character defining' or 'character supporting' buildings.

⁴ This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

⁵ Buildings identified as being of potential historic heritage significance.

⁶ Does the area or part of the area have potential to be a historic heritage area?

⁷ Whilst the area continues to exhibit the historical values and physical and visual qualities associated with its special character, it has not been prioritised for a historic heritage area evaluation at this time. This can be revisited in the future as resources allow.

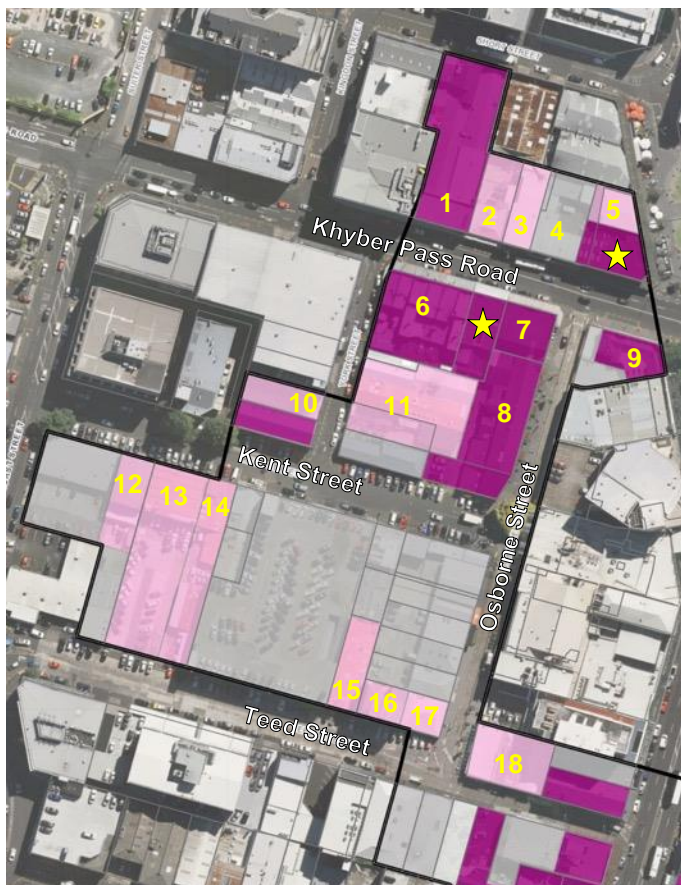
In comparing the AUP (OIP) with the survey results, 44 variations have been identified. Of these, 29 buildings/sites are found to have an increased level of contribution⁸, while 15 are found to have a reduced level of contribution⁹. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP), differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Overall, the survey results have determined that there is a greater number of contributing buildings in the SCA than those identified in the AUP (OIP). This is mainly due to the identification of a large number of character supporting buildings, of which there are currently none in the AIP (OIP). The overall number of character defining buildings identified in the survey results, however, are fewer than those in the AUP (OIP).

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- This sub-area includes a mixture of commercial and light industrial buildings that mainly date from the SCA’s primary period of significance or secondary phase of development.
- The greatest concentration of contributing (character defining or character supporting) buildings is on Khyber Pass Road and neighbouring secondary (Osborne and York) streets. This group comprises some of Newmarket’s earliest extant commercial premises, several of which are scheduled historic heritage places and two others have been flagged as potential historic heritage places. Smaller clusters of contributing buildings are located on Kent and Teed streets.
- Non-contributing buildings are principally located on Kent, Osborne and Teed streets. Almost all post-date the area’s primary period of significance. Those that date from the secondary phase of development are not considered to demonstrate the physical and visual qualities that characterise the area.

Variations

- | | | |
|---|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 424 Khyber Pass Road | ‘Not identified’ to ‘Character defining’
<i>(Two-storey residential shops from primary period of significance)</i> |
| 2 | 432-434 Khyber Pass Road | ‘Character defining’ to ‘Character supporting’
<i>(Modest commercial building from primary period of significance with modifications, making a moderate contribution)</i> |

⁸ From ‘not identified’ or ‘character supporting’ to ‘character supporting’ or ‘character defining’.

⁹ From ‘character defining’ to ‘character supporting’ or ‘non-contributing’ or ‘no building-not visible’ OR from ‘character supporting’ to ‘non-contributing’ or ‘no building-not visible’.

3	440 Khyber Pass Road	'Not identified' to 'Character supporting' <i>(Commercial building from primary period of significance with modifications, making a moderate contribution)</i>
4	442 Khyber Pass Road	'Character defining' to 'Non-contributing' <i>(From secondary phase of development but makes little visual/physical contribution to the area)</i>
5	Daytone Building 444-448 Khyber Pass Road	'Character defining' to 'Character supporting' <i>(Occupies the same site as a character defining building. From secondary phase of development and contributes to visual/physical qualities of the area)</i>
6	Excelsior Building 465-475 Khyber Pass Road	'Not identified' to 'Character defining' <i>(Notable commercial building from primary period of significance and scheduled as a historic heritage place)</i>
7	Kent's Building 481-487 Khyber Pass Road	'Not identified' to 'Character defining' <i>(Notable commercial building from primary period of significance and scheduled as a historic heritage place)</i>
8	Kent's Bakery (former) 2-8 Osborne Street	'Not identified' to 'Character defining' <i>(Important building from primary period of significance associated with early industrial/commercial activity in the area and scheduled as a historic heritage place)</i>
9	Carlton Club (former) 489 Khyber Pass Road	'Not identified' to 'Character defining' <i>(Landmark building from primary period of significance and scheduled as a historic heritage place)</i>
10	8 Kent Street (6 York Street) ¹⁰	'Character defining' to 'Character supporting' <i>(Occupies the same site as a character defining building. From secondary phase of development and contributes to visual/physical qualities of the area)</i>
11	2-8 Osborne Street (3 York Street)	'Not identified' to 'Character supporting' <i>(Warehouse/store building from primary period of significance associated with early industrial/commercial activity)</i>
12	Cashmore Bros Limited 25 Kent Street	'Not identified' to 'Character supporting' <i>(Utilitarian building from secondary phase of development that supports the industrial/commercial character of the area)</i>
13	CRS Building 15 Kent Street	'Character defining' to 'Character supporting' <i>(Utilitarian building from secondary phase of development that supports the industrial/commercial character of the area)</i>
14	Cashmore Bros Building 15 Kent Street	'Character defining' to 'Character supporting' <i>(Conspicuous building with façade added during secondary phase of development, which contributes to visual/physical qualities of the area)</i>
15	8A Teed Street	'Not identified' to 'Character supporting' <i>(Modest commercial building from primary period of significance that makes a moderate contribution)</i>
16	Hayes Building 8 Teed Street	'Not identified' to 'Character supporting' <i>(Building from primary period of significance associated with industrial/commercial activity in the area)</i>
17	F Hayes & Co Ltd Metal Merchants 8 Teed Street	'Not identified' to 'Character supporting' <i>(Utilitarian building from primary period of significance associated with industrial/commercial activity in the area)</i>
18	2-4 Teed Street	'Not identified' to 'Character supporting' <i>(Extended utilitarian building from primary period of significance associated with industrial/commercial activity in the area)</i>

¹⁰ When more than one building share an address (as shown in GeoMaps), a bracketed number/street name has been included to denote the physical street number of the building in question.

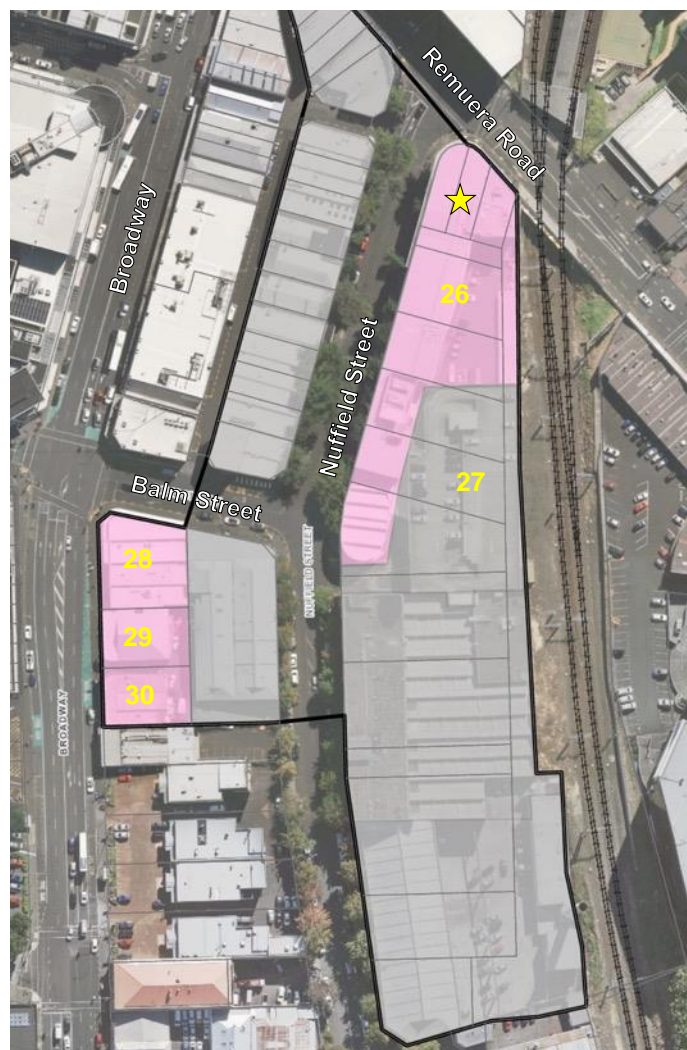
Sub-area B: Mid blocks**Observations**

- This sub-area incorporates part of Newmarket's main commercial strip along Broadway where the majority of buildings date from the SCA's primary period of significance.
- Contributing buildings are located on both sides of Broadway. Those situated on the western side of the street form a visually cohesive group of two-storey buildings, several of which have been flagged as potential historic heritage places. A degree of visual coherence is also evident on the eastern side of the street. However, the buildings here are generally single-storey and their streetscape presence has been overshadowed by neighbouring modern development, located within and beyond the SCA extent.
- Several non-contributing buildings are interspersed amongst the contributing buildings, particularly on the eastern side of Broadway. These buildings are either highly modified structures that date from the area's periods of significance, or contemporary buildings that have replaced earlier structures and post-date the area's periods of significance.

Variations

19	188-192 Broadway	'Character defining' to 'Non-contributing' <i>(Building from primary period of significance, but highly modified such that it now appears a contemporary building)</i>
20	224-226 Broadway	'Character defining' to 'Non-contributing' <i>(Building possibly formed part of neighbouring buildings from primary period of significance, but now has a highly modified façade)</i>
21	205-209 Broadway (1 Teed Street)	'Character defining' to 'Non-contributing' <i>(Post period(s) of significance building that occupies the same site as a character defining building)</i>
22	238 Broadway	'Character defining' to 'Non-contributing' <i>(Contemporary building, post period(s) of significance)</i>
23	219-225 (219) Broadway	'Character defining' to 'Character supporting' <i>(Building from primary period of significance, but has been modified)</i>
24	250-254 Broadway	'Character defining' to 'Non-contributing' <i>(Contemporary building, post period(s) of significance)</i>
25	235-237 Broadway	'Character defining' to 'Non-contributing' <i>(Contemporary building, post period(s) of significance. Part of the building is located within the SCA extent as shown on the Special Character Areas Map¹¹, and part is located outside. This extent differs to that shown on GeoMaps, which does not include this building)</i>

¹¹ Schedule 15 Special Character Schedule, Statements and Maps (15.1.6.11.1 Extent of area).

Sub-area C: Southern blocks**Observations**

- This sub-area features a mixture of commercial, office, warehouse and light industrial building types that date from the mid-twentieth century and are now largely in commercial use.
- Contributing buildings include a small group of shops on Broadway and the prominent former Auckland Electric Power Board (AEPB) Offices on the corner of Nuffield Street and Remuera Road. All date from the SCA's secondary phase of development and demonstrate the physical and visual qualities that characterise the area. The former AEPB office building has also been flagged as a potential historic heritage place.
- Non-contributing buildings dominate the sub-area. All date from the SCA's secondary phase of development and are associated with the area's industrial past. However, several of these buildings have been highly modified to accommodate new uses while others are not considered to demonstrate the physical and visual qualities that characterise the area.

Variations

26	Auckland Electric Power Board Offices (former) 2-38 Nuffield Street	‘Character defining’ to ‘Character supporting’ <i>(Landmark building with modifications from secondary phase of development that contributes to visual/physical qualities of the area)</i>
27	2-38 Nuffield Street	‘Character defining’ to ‘Non-contributing’ <i>(Multi-storey car park visible from Remuera Road, post period(s) of significance)</i>
28	352 Broadway	‘Not identified’ to ‘Character supporting’ <i>(Corner shop from secondary phase of development that contributes to the visual/physical qualities of the area)</i>
29	366-370 Broadway	‘Not identified’ to ‘Character supporting’ <i>(Shop from secondary phase of development that contributes to the visual/physical qualities of the area)</i>
30	372 Broadway	‘Not identified’ to ‘Character supporting’ <i>(Shop from secondary phase of development that contributes to the visual/physical qualities of the area)</i>

Sub-area D: Residential blocks



Observations

- This sub-area features a group of mainly residential buildings. Located on parts of Remuera Road, Middleton Road and Lauriston Avenue, the sub-area is physically separated from the main commercial centre by the railway line.
- Contributing buildings feature throughout the sub-area. With the exception of the former Newmarket Police Station site, all contributing buildings are in residential use and character and date from the SCA’s primary period of significance. Given their physical detachment from the area’s commercial core, however, these residential buildings do not read as part of the business area and respond more closely to the pattern of development of the adjacent Special Character Areas Overlay – Residential Isthmus A (where their level of contribution may be assessed differently).
- Non-contributing buildings in this sub-area post-date the SCA’s periods of significance and include a series of modern townhouses and several vacant sites.

Variations

31	25 Middleton Road	‘Not identified’ to ‘Character supporting’ <i>(Residential building from primary period of significance)</i>
32	23 Middleton Road	‘Not identified’ to ‘Character supporting’ <i>(Residential building from primary period of significance)</i>
33	21 Middleton Road	‘Not identified’ to ‘Character supporting’ <i>(Residential building from primary period of significance)</i>
34	19 Middleton Road	‘Not identified’ to ‘Character supporting’ <i>(Residential building from primary period of significance)</i>
35	17 Middleton Road	‘Not identified’ to ‘Character supporting’ <i>(Residential building from primary period of significance)</i>
36	15 Middleton Road	‘Not identified’ to ‘Character supporting’ <i>(Residential building from primary period of significance)</i>
37	1 Lauriston Avenue	‘Not identified’ to ‘Character supporting’ <i>(Residential building from primary period of significance)</i>
38	11 Middleton Road	‘Not identified’ to ‘Character supporting’ <i>(Residential building from primary period of significance)</i>
39	9 Middleton Road	‘Not identified’ to ‘Character supporting’ <i>(Residential building from primary period of significance)</i>
40	5 Middleton Road	‘Not identified’ to ‘Character supporting’ <i>(Residential building from primary period of significance)</i>
41	Newmarket Police Station (former), including masonry villa and lock-up, 58 Remuera Road	‘Not identified’ to ‘Character defining’ <i>(Forms part of the same lot as 58 Remuera Road, occupied by character defining buildings and scheduled as a historic heritage place)</i>

42	72 Remuera Road	'Not identified' to 'Character supporting' (Residential building from primary period of significance)
43	74 Remuera Road	'Not identified' to 'Character supporting' (Residential building from primary period of significance)
44	76 Remuera Road	'Not identified' to 'Character supporting' (Residential building from primary period of significance)

Review of special character values

Extent of area	The AUP (OIP) extent of the Newmarket SCA contains buildings that are closely associated with the area's commercial and industrial development during the late nineteenth and early twentieth centuries and subsequent expansion during the mid-twentieth century. It also captures a collection of residential buildings that is detached from the commercial core by the railway line. As part of a metropolitan centre that has experienced sustained growth and change over time, however, the SCA also incorporates modern development and buildings that have been highly modified, such that only parts of the area exhibit special character values.	
Special character values present	<p>Historical: The Newmarket SCA is of significance as one of Auckland's earliest established town centres. Whilst commercial development began as early as the 1850s, it was the late-1890s to 1930s that saw a surge in commercial activity and residential growth, reinforced by the centre's close proximity to the Auckland-Mercer railway line. Light industry also contributed to the town's ongoing expansion during the early to mid-twentieth century. These historical values are especially evident in the small groups of early twentieth century buildings on and around Broadway and Khyber Pass Road.</p> <p>Physical and visual qualities: The Newmarket SCA is of significance for its collections of buildings that reflect the types and architectural styles associated with the area's commercial and industrial growth and progressive development. Of particular note are the buildings that date from the area's key periods of development, particularly between the 1890s and 1930s and some examples from the mid-twentieth century.</p>	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	<p>Yes. The area continues to demonstrate, in parts of its built fabric, street layout and urban patterns, the periods of development that contribute to its special character values. These qualities are especially visible on Broadway and Khyber Pass Road where there is a degree of visual coherence, and on some secondary streets to the west of Broadway. Traditional commercial buildings are generally constructed to the front boundary, creating a fine-grained development pattern that reflects the area's early subdivision. Residential buildings that date from the area's primary period of significance comprise a group of villas and bungalows that are removed from the principal commercial centre and are set back from the street edge with front yards.</p> <p>Whilst traditional buildings within the SCA are primarily of single and two-storey construction, the scale of more modern development is typically much larger. This is most evident on (and adjacent to) Broadway, where late twentieth and early twenty-first century commercial buildings generally range from three to six storeys. Although outside the SCA, the seven-storey apartment building that directly abuts the area's eastern extent is a highly visible structure that dominates the smaller scaled character buildings located on the eastern side of Broadway</p>
	Architectural values	Yes. Buildings that contribute to the SCA's special character values continue to demonstrate a range of architectural styles associated with the area's key periods of development. Many of the nineteenth and early twentieth century commercial buildings feature Victorian and Edwardian Italianate styles of plastered brick construction. The

		<p>interwar and mid-century warehouse and light industrial buildings feature more utilitarian designs, with examples including Art Deco, Moderne and Modernist styles of either plastered brick or concrete construction. Residential buildings mainly comprise Victorian villas, with a single example of a Californian bungalow and Moderne-style apartment building.</p> <p>Changes to commercial buildings are generally limited to below-verandah shop fronts (though their modulation is often retained) and the replacement of some first-floor window units. In some cases, more extensive changes have occurred, including roof-top additions and façade renewals. Large billboards or signage also screen the architectural detailing of a small number of buildings. Where changes have occurred to residential buildings, these generally take the form of front, rooftop and/or garage additions.</p>
	<p>Urban structure</p>	<p>Yes. The area's fine grain subdivision and continuous retail frontages on Broadway and Khyber Pass Road continue to create a strong sense of enclosure and contribute to a traditional commercial streetscape character. The relatively small-scale streetscape character on the eastern side of Broadway, however, has become overshadowed by much larger scaled development to the rear.</p> <p>The area's early period of subdivision is also legible in the grid layout and narrow street widths of some secondary streets, especially at the eastern end of Teed Street. In these locations, the urban structure and streetscape quality is more varied when compared to the almost continuous building lines evident on the main streets, illustrating the shift in the nature of Newmarket's development during the early to mid-twentieth century. The collection of residences on the periphery of the retail centre also contrasts with the SCA's predominantly urban character, responding more closely to the pattern of development of neighbouring residential streets rather than the area's commercial core.</p>
<p>Overall findings</p>	<p>As shown in the above maps and review of character values, the Newmarket SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP).</p> <p>These values are most prevalent on Broadway and Khyber Pass Road and on some adjacent secondary streets. These comparatively compact urban environments feature cohesive groups of contributing buildings that reflect Newmarket's early commercial and light industrial development during the late nineteenth and early to mid-twentieth centuries.</p> <p>Special character values are also evident in the residential portion of the SCA. Here, the majority of the buildings are considered to illustrate the residential development that occurred alongside Newmarket's commercial growth during the late nineteenth and early twentieth centuries. Although considered to support the SCA's historical values, the physical and visual qualities of the buildings and their detachment from the area's commercial core mean that they respond more closely to the development pattern and character of neighbouring residential streets.</p> <p>Buildings that do not actively contribute to these values exist throughout the area, with the greatest concentrations located between Kent and Teed streets and on Nuffield Street.</p> <p>Opportunities may therefore exist to modify the Newmarket SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.</p>	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: 219-225 (225) Broadway



Figure 2: Kents Buildings, 481-487 Khyber Pass Road



Figure 3: 220-222 Broadway



Figure 4: Central Chambers, 205-209 Broadway

'Character supporting' buildings



Figure 5: Auckland Electric Power Board office building, 2-38 Nuffield Street



Figure 6: 21 Middleton Road



Figure 7: 2-8 Osborne Street (3 York Street)



Figure 8: Cashmore Bros. Ltd., 15 Kent Street

'Non-contributing' buildings



Figure 9: 2-38 Nuffield Street



Figure 10: 238 Broadway



Figure 11: 180-182 Broadway



Figure 12: 442 Khyber Pass Road