


SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Arch Hill
SCA Overlay	Isthmus A
Survey Area Number(s)	7
NPS-UD priority ^{TBC}	Walkable Catchment – City Centre Walkable Catchment – RTN – Kingsland Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The Arch Hill report area includes three historic subdivisions dating from the 1860s. Streets in this area are narrow and laid out in a grid pattern. The area is characterised by small lot sizes of between 300-350m², with some larger sites up to 500m². Throughout the report area, there is a high degree of consistency in subdivision pattern, lot size, lot width, house setback and house spacing.</p> <p>Houses in this area include some of the earliest residential development outside of Auckland city centre. Houses are very densely developed on narrow sections, often occupying nearly the full width of their lots. The most prevalent architectural styles are cottages (1860s-1880s) and villas (1880s-1910s). Houses address the street and often have a verandah across the full frontage. Generally housing maintains a high degree of physical integrity.</p> <p>Most houses are visible behind low fences and have small setbacks. Most houses do not have off-street parking, though the topography provides opportunities to develop spaces underneath many houses. The steeply sloping topography is significant to the streetscape character of the area, providing open views to Eden Terrace. Narrow streets are lined in bluestone kerbing and have no grassed verges or street trees. Footpaths are adjacent to property boundaries, reinforcing the dense urban character of this area.</p>
	

Key survey data

Survey date(s)	June 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	316		
Individual property scores	Score	Number of properties	Percentage ¹
	6	193	66%
	5	63	22%
	4	11	4%
	3	18	6%
	2	6	2%
	1	2	1%
	0	0	0%
Rear/vacant	23	NA	



Overall findings	The Arch Hill Special Character Area - Residential has been found to be of high quality in terms of its character values. This determination is based on 87% of individual properties within the area scoring either 5 or 6.
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

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

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ³
NA	NA

Historic Heritage⁴

Number of places / areas currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)



Report dated: 1 November 2021

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

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

⁴ The identification of potential 'flags of historic heritage' has not been undertaken due to this area being of high quality.

Appendix 1: Index Map



Figure 1: The red line represents the walkable catchment

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn South
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 9
NPS-UD priority ^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Grey Lynn South report area includes one historic subdivision (DP 329) extending from Great North Road to Prime Road, completed in 1884. This subdivision (in addition to Areas 10/13 and 22, included in separate reports), formed the Surrey Hills Estate, the region’s largest Victorian-era residential subdivision. The area reflects the activities of suburban land development interests during the economic boom experienced during the late 1870s and early 1880s and is an important example of late nineteenth and early twentieth century residential development in Auckland.</p> <p>Streets are predominantly laid out in a radial grid pattern that defines regular rectangular blocks of lots with a consistent shape and size. Most lots in the area range from 400-500m². House setback and spacing provide well-articulated rhythms to the street. Limited rear development has maintained the grain of residential development in this area. The area generally reflects a historical pattern of development that progressively moves from east to west. This is evidenced in the workers cottages and Victorian villas being primarily located in the eastern part of the estate and transitional villas and bungalows located in the western part of the estate. The most prevalent architectural styles in the area include cottages and villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity, and there is limited modern infill. Elgin Road is recognised as a Historic Heritage Area.</p> <p>Most houses are visible behind low stone walls or picket fences. Most streets in the area are narrow and lined with footpaths, grass verges, street trees and bluestone kerbing. The principal radial streets, including Williamson Avenue and Crummer Road, are wider. Individual sites tend to have small front gardens and larger, well-vegetated rear gardens. Densely spaced housing on narrow lots does not provide for off-street parking, and some houses have a small carport or garage in front or excavated below. The area’s pronounced topography of ridges and valleys contributes to the views both within the area and beyond. Overall, the area maintains a well-established suburban character.</p>



Key survey data

Survey date(s)	May June and September 2021		
Level of survey	Field survey	80% (168 properties)	
	Desk top survey ¹	20% (42 properties)	
Number of properties	210		
Individual property scores	Score	Number of properties	Percentage²
	6	148	73%
	5	40	20%
	4	6	3%
	3	3	1%
	2	2	<1%
	1	1	<1%
	0	3	3%
	Rear/vacant	7	NA



Overall findings	The Grey Lynn South Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 93% of individual properties scoring either 5 or 6.
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¹ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Grey Lynn South report area is of high quality. No further special character work is recommended in this area at this time. ³	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area⁴
NA	NA

Historic Heritage and High-Quality Special Character

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



Report dated: 11 January 2022

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

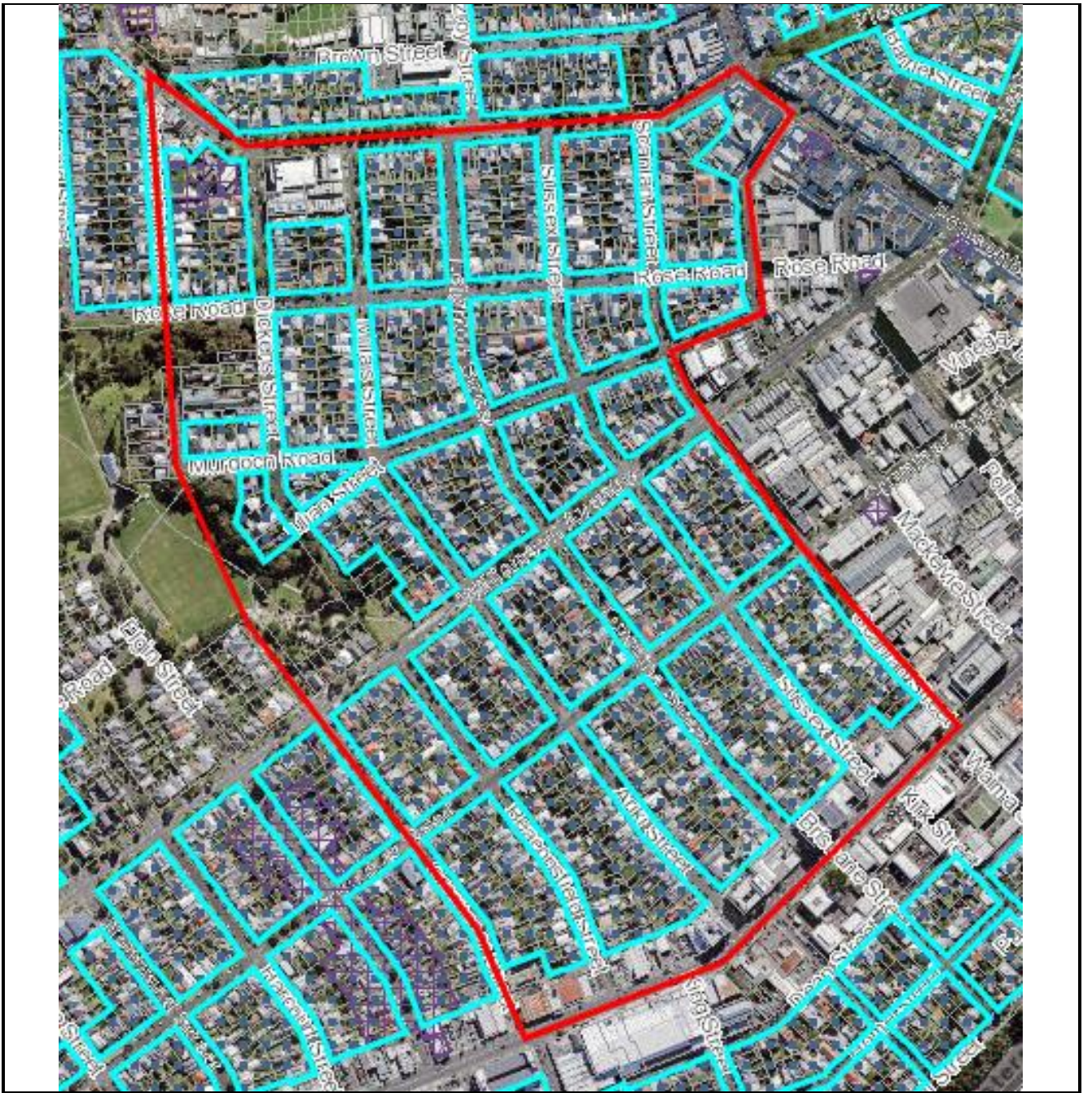
⁴ At this stage, only flags for potential historic heritage areas are being considered.
Grey Lynn South SCA: Summary of Area Findings | FINAL | December 2021

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn East
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 10 and Area 13 (part)
NPS-UD priority ^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Grey Lynn East report area includes one large historic subdivision (DP 282) extending from Great North Road to Richmond Road, completed in 1884. The area also includes a small area of residential development between Mackelvie and Scanlan Streets, which was originally part of an adjacent subdivision (DP 242), which was also completed in 1884, but is now primarily commercial and mixed-use land. Together, these two subdivisions (in addition to Areas 9 and 22, included in separate reports), formed the Surrey Hills Estate, the region’s largest Victorian-era residential subdivision. The area reflects the activities of suburban land development interests during the economic boom experienced during the late 1870s and early 1880s and is an important example of late nineteenth and early twentieth century residential development in Auckland.</p> <p>Streets are predominantly laid out in a radial grid pattern that defines regular rectangular blocks of lots with a consistent shape and size. Most lots in the area range from 400-500m². House setback and spacing provide well-articulated rhythms to the street. Limited rear development has maintained the grain of residential development in this area. The area generally reflects a historical pattern of development that progressively moves from east to west. This is evidenced in the early cottages and villas located in the eastern portion of the estate, which would have been a desirable location for both homeowners and developers owing to its easy access to the horse trams that ran along Ponsonby Road. The most prevalent architectural styles in the area include cottages and villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity, and there is limited modern infill.</p> <p>Most houses are visible behind low stone walls or picket fences. Most streets in the area are narrow and lined with footpaths, grass verges, street trees and bluestone kerbing. The principal radial streets, including Williamson Avenue and Crummer Road, are wider. Individual sites tend to have small front gardens and larger, well-vegetated rear gardens. Densely spaced housing on narrow lots does not provide for off-street parking, and some houses have a small carport or garage in front or excavated below. The area’s pronounced topography of ridges and valleys contributes to the views both within the area and beyond, particularly toward the city centre. Overall, the area maintains a well-established suburban character.</p>



Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	614		
Individual property scores	Score	Number of properties	Percentage¹
	6	432	72%
	5	111	19%
	4	23	4%
	3	9	2%
	2	16	3%
	1	7	1%
	0	2	<1%
Rear/vacant	14	NA	



Overall findings	The Grey Lynn East Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 91% of individual properties scoring either 5 or 6.
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Grey Lynn East report area is of high quality. No further special character work is recommended in this area at this time. ²	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area³
NA	NA

Historic Heritage and High-Quality Special Character

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



Report dated: 11 January 2022

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

³ At this stage, only flags for potential historic heritage areas are being considered.
Grey Lynn East SCA: Summary of Area Findings | FINAL | December 2021

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre; the blue line is the walkable catchment of the Morningside, Kingsland, and Mt Eden Train Stations

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby South
SCA Overlay	Isthmus A
Survey Area Number(s)	13 (in part) and 16 (in part)

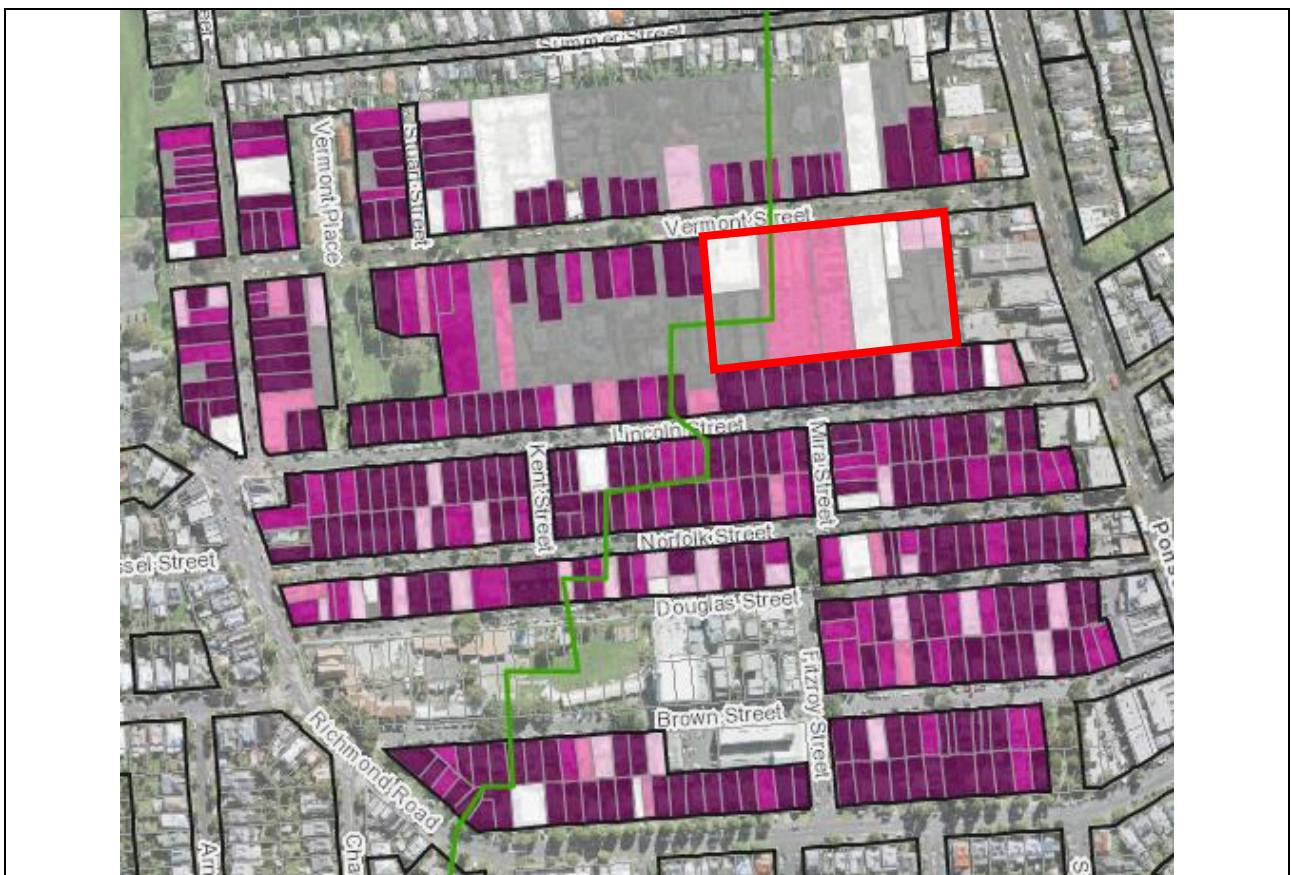
PLEASE NOTE:

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

The area has been reviewed and amended. The properties identified in red are to be removed from the area identified as a qualifying matter. This is a result of refining the extent of the overlay.

This amended area is inside the walkable catchment and meets the threshold for 75% or more of individual properties scoring a 5 or 6.

Updated: August 2022



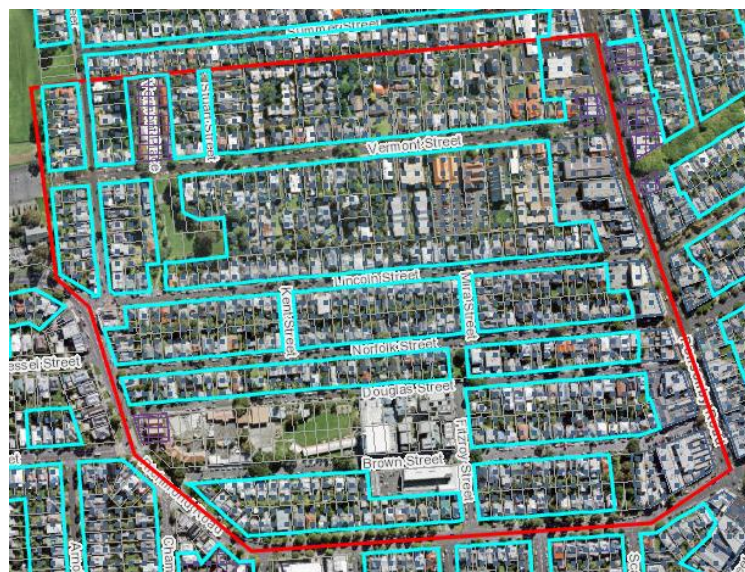
Please note where the map in this report differs from the map in the Plan Viewer, the map in the Plan Viewer takes precedence.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby South
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 13 (part) and Area 16 (part)
NPS-UD priority ^{TBC}	Walkable catchment – City Centre
AUP (OIP) Zone(s)	Residential Single House
Area Description	<p>The Ponsonby South report area encompasses three historic subdivisions dating to the 1860s (Deeds Blue U, Deeds Blue V, Deeds Blue W), and a 1908 extension to John Street (Deed P 17). The subdivision pattern apparent in the Vermont Street block is unique within the area. This block was subdivided as “Ponsonby Place” and includes significantly larger, irregular shaped lots – originally between 2000m² and 4000m². While most of these lots have since been subdivided, many are still larger and less densely developed than lots elsewhere in the area, which are more consistent in size and shape, ranging from 300m² to 500m². The roading pattern is primarily linear, with streets running perpendicular to Ponsonby Road, defining long, narrow blocks with few cross-streets.</p> <p>House setbacks and spacing are generally consistent, apart from Vermont Street, where there is more variation due to the larger lot sizes. The width of the Vermont Street block has also allowed for development behind street-facing properties; other blocks are narrow and have limited or no rear development. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s), with some examples of later styles. The area has limited modern infill and houses from the period of significance tend to retain a high degree of physical integrity.</p> <p>Most houses are visible behind low fences or have no boundary treatment. Streets in the area tend to be narrow and lined with bluestone kerbing and footpaths. Vermont Street is wider and includes grass verges and street trees. Individual properties have small front gardens, with more vegetation apparent at the rear. Densely spaced housing on narrow lots does not provide space for off-street parking, and some houses have a small carport or garage in front or excavated below. The area retains a distinctly historic urban character.</p>



Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	415		
Individual property scores	Score	Number of properties	Percentage ¹
	6	241	62%
	5	80	21%
	4	18	5%
	3	6	2%
	2	25	6%
	1	11	3%
	0	6	2%
Rear/vacant	28	NA	



Overall findings	The Ponsonby South Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 83% of individual properties scoring either 5 or 6.
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Ponsonby South report area is of high quality. No further special character work is recommended in this area at this time. ²	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area
NA	NA

Potential Historic Heritage and High-Quality Special Character

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



Report dated: 8 December 2021

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

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Freemans Bay South
SCA Overlay	Isthmus A
Survey Area Number(s)	14

PLEASE NOTE:

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

The area has been reviewed and amended. The properties identified in red are to be removed from the area identified as a qualifying matter. This is a result of an internal review of the extent of the overlay.

This area is inside the walkable catchment and meets the threshold for 75% or more of individual properties scoring a 5 or 6.

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: RESIDENTIAL

Area details

Name	Freemans Bay South
SCA Overlay	Isthmus A
Survey Area Number(s)	14
NPS-UD priority	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The Freemans Bay South report area includes the southern half of the Freemans Bay suburb, which includes six main subdivisions dating from the 1860s¹. The area includes some of the oldest residential subdivisions in Auckland. Franklin Road was selected as a boundary between Freemans Bay North and South due to a change in subdivision, roading patterns and lot sizes. Freemans Bay South generally has larger lots, ranging from around 250m² on smaller streets up to 1500m² for the properties backing on to Western Park or those located in the wide block formed by Picton and Anglesea Streets. The wide streets generally follow a grid pattern with some variations due to the topography.</p> <p>Most houses in this area are densely developed and have a regular rhythm and consistent setback. Larger properties, including those adjacent to the park, have larger setbacks and lower density, but maintain a consistent rhythm. The most prevalent architectural styles in this area are cottages (1860s-1880s) and villas (1880s-1910s), including examples of grander two-storey villas. This area has one of the highest concentrations of Victorian housing in Auckland. Generally, period housing in this area retains a high degree of physical integrity. Modern infill, including multi-unit housing, is apparent in this area.</p> <p>Houses are typically visible behind low picket fences or hedges and have minimal front gardens (and larger rear yards). Most houses do not have off-street parking, though some houses have an excavated garage underneath and larger properties have parking to the side or rear. Steep but wide streets are generally lined in bluestone kerbing and have grass verges, footpaths and mature street trees. Individual properties have more vegetation than the Freemans Bay North report area due to the larger lot sizes. Overall, the area maintains a strong suburban character.</p>
	

¹ Deed City 7/Deed AE (1860s); Deed Red AF (1860s); Deed City 40/Deed Red AG (1870s); Deed Red AH (1860s); DP 48857 (1958); SO 5 (1860s)

Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	307		
Individual property scores	Score	Number of properties	Percentage ²
	6	148	54%
	5	63	23%
	4	14	5%
	3	10	4%
	2	17	6%
	1	13	5%
	0	7	3%
Rear/vacant	35	NA	



Overall findings	The Freemans Bay South Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 78% of individual properties scoring either 5 or 6.
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² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Freemans Bay South report area is of high quality.	
No further special character work is recommended in this area at this time. ³	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area
NA	NA

Potential Historic Heritage and High-Quality Special Character

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

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



Report dated: 6 December 2021

Appendix 1: Index map




Figure 1: The green line is the walkable catchment of the City Centre


SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby Central
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 16 (part) Area 18 (part)
NPS-UD priority^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential – Single House Open Space - Community
Area Description	<p>The Ponsonby Central report area includes five historic subdivisions that date from the 1850s-1880s (Deeds Blue M; Deed P14/A; Deed P2; Deed Blue I; DP 316). This area includes Tole Reserve, the largest public open space in Ponsonby, which contains one of the gullies that define the topography of this area. The roading pattern is primarily linear, with roads generally extending perpendicular from Ponsonby Road, defining long, narrow blocks with few cross-streets. Tole Street and Scott Street are both no-exit roads that terminate at Tole Reserve; Scott Street also terminates at the intersection of Islington Street. Lot sizes in the area tend to be consistent in shape and range in size from around 250m² up to 1100m².</p> <p>House setbacks and spacing are generally consistent. Many sites along O’Neill Street and Summer Street have angled parcel boundaries, meaning houses address the street at an angle, which creates a “sawtooth” effect when viewing facades along the street. Smaller lot sizes and narrow blocks mean there is very limited or no rear development in the area, which maintains the original grain of development. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s). Houses from the period of significance retain a high degree of physical integrity. There is a small amount of modern infill development located throughout the area; modern development tends to be multi-unit housing.</p> <p>Most houses are visible behind low fences or have no boundary treatment. Streets in the area are narrow and lined with bluestone kerbing. Tole Street is slightly wider and include grass verges as well as angled public parking. Individual properties have small front gardens, with more vegetation apparent at the rear. Densely spaced housing and narrow lots do not provide space for off-street parking and some houses have a small carport or garage in front or excavated below. The area retains a distinctly historic urban character.</p>
	

Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	256		
Individual property scores	Score	Number of properties	Percentage¹
	6	153	60%
	5	62	25%
	4	15	6%
	3	10	4%
	2	8	3%
	1	4	2%
	0	1	<1%
Rear/vacant	3	NA	
			
Overall findings	The Ponsonby Central Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 85% of individual properties scoring either 5 or 6.		

Recommendation

The Ponsonby Central report area is of high quality. No further special character work is recommended in this area at this time. ²	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area³
NA	NA

¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

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

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

Historic Heritage and High-Quality Special Character

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



Report dated: 12 January 2022

Appendix 1: Index map



Figure 1: The blue line is the walkable catchment of the City Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Freemans Bay North
SCA Overlay	Isthmus A
Survey Area Number(s)	17

PLEASE NOTE:

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

The sub-area has been reviewed and amended in response to feedback. The property identified in red is to be removed from this sub-area. This is a result of refining the extent of the overlay.

The amended sub-area is inside a walkable catchment and meets the threshold of 75% or more of individual properties scoring a 5 or 6.

Updated: August 2022



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Freemans Bay North
SCA Overlay	Isthmus A
Survey Area Number(s)	17
NPS-UD priority	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The Freemans Bay North report area includes the northern half of the Freemans Bay suburb, which includes 18 subdivisions dating from the 1860s-1900s. The area includes some of the oldest residential subdivisions in Auckland. Franklin Road was selected as a boundary between Freemans Bay North and South due to a change in subdivision and roading patterns and lot sizes (the southern area generally has larger lots, wider streets and grass verges). The roading pattern generally follows an orthogonal grid with some variations due to the steep topography. Lot sizes range from around 250m² up to 1000m².</p> <p>Houses in this area are densely developed and have a regular rhythm and consistent setback. The most prevalent architectural styles in this area are cottages (1860s-1880s) and villas (1880s-1910s). This area has one of the highest concentrations of Victorian housing in Auckland. Generally, period housing in this area retains a high degree of physical integrity. Modern infill, especially multi-unit housing, is apparent throughout the area.</p> <p>Houses are typically visible behind low picket fences or hedges and have minimal front gardens (and larger rear yards). Most houses do not have off-street parking, though some houses have an excavated garage underneath. Streets are steep and narrow and lined with footpaths and bluestone kerbing. A lack of grass verges and street trees further contribute to the urban character of the streetscape.</p>

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	372		
Individual property scores	Score	Number of properties	Percentage ¹
	6	162	45%
	5	76	21%
	4	27	8%
	3	33	9%
	2	26	7%
	1	24	7%
	0	9	3%
	Rear/vacant	15	NA



Overall findings	<p>The Freemans Bay North SCA is not of high-quality special character value. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 67% of individual properties scoring either 5 or 6.</p>
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Freemans Bay North SCA survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value.	
Further work will be undertaken to confirm the values of the areas that are identified in the table below.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area²
Freemans Bay North	NA

Potential Historic Heritage and High-Quality Special Character

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




Report dated: February 2022

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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Islington Street
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 18 (part) and 19 (part)
NPS-UD priority ^{TBC}	All Other Areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Islington Street report area includes two historic subdivisions. One (Deed Blue M) includes the northern part of John Street and dates to the 1880s, and the other (DP 7073) covers Islington Street and dates to 1911. The roading pattern in the area is linear, with long streets extending perpendicular from Jervois Road and defining narrow blocks. Pompallier Terrace is the only cross-street in this area. Lot size and shape is very consistent along Islington Street, with all lots being around 300m². Lots on John Street are deeper and narrower than those along Islington Street, and there is some variation between the eastern side of the street, where lots are larger (around 400m²) and the western side of the street where lots are smaller (around 300m²). The small lot sizes in this area have prevented rear subdivision and development, retaining the original subdivision pattern and grain of development.</p> <p>House setback and spacing is particularly consistent along Islington Street, and generally consistent along John Street, with houses on the larger lots on the eastern side of the road having a larger setback. The rhythm of development is a particular defining feature of this report area. The most prevalent architectural styles include villas (1880s-1910s). Houses from the period of significance tend to retain a high degree of integrity, and there is little modern infill.</p> <p>Most housing in the area is visible behind low fences or hedges. The small lot sizes in this area do not allow for off-street car-parking and some houses have a carport or garage in front or excavated below. Islington and John Streets have a markedly different streetscape character. Islington Street is wide and lined with footpaths, grass verges and street trees. John Street is very narrow and has footpaths with no verges or street trees. Consequently, Islington Street has a more vegetated suburban character, while John Street is more urban.</p>
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	187		
Individual property scores	Score	Number of properties	Percentage ¹
	6	129	72%
	5	37	21%
	4	4	2%
	3	7	4%
	2	3	2%
	1	0	0%
	0	0	0%
	Rear/vacant	7	NA



Overall findings	The Islington Street Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 92% of individual properties scoring either 5 or 6.
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Islington Street report area is of high quality. No further special character work is recommended in this area at this time. ²	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area³
NA	NA

Historic Heritage and High-Quality Special Character

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



Report dated: 12 January 2022

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

³ At this stage, only flags for potential historic heritage areas are being considered.
Islington Street SCA: Summary of Area Findings | FINAL | December 2021

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby North
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 18 (part) Area 19 (part)
NPS-UD priority^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House Business - Mixed Use
Area Description	<p>The Ponsonby North report area includes three historic subdivisions dating from the 1860s to the 1880s (Deeds Blue I; Deeds P16; Deed Blue M). This residential area, associated with the Three Lamps commercial area around the corner of Ponsonby and Jervois Roads, includes the earliest subdivisions in Ponsonby. The roading pattern is primarily linear, with roads generally extending perpendicular from Ponsonby Road or Redmond Street, defining long, narrow blocks. There are several no-exit roads that terminate at Ponsonby Intermediate, which opened in 1976 on the site of a historic brick works. Another no-exit road, Ponsonby Terrace, terminates as a result of abutting subdivisions. Lot sizes in the area are very consistent in size and shape at around 275-450m².</p> <p>House setback and spacing are generally consistent. Smaller lot sizes and narrow blocks mean there is very limited or no rear development in the area, which maintains the original grain of development. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s). Provost Street is an anomaly in the area as it was developed later and is lined with bungalows (1920s-1930s). Houses from the period of significance retain a high degree of physical integrity. There is a small amount of modern infill development located throughout the area; modern development tends to be multi-unit housing.</p> <p>Most houses are visible behind low fences or have no boundary treatment. Streets in the area tend to be narrow and lined with bluestone kerbing. Pompallier Terrace and Provost Street are slightly wider and include grass verges and some street trees. Individual properties have small front gardens, with more vegetation apparent at the rear. Densely spaced housing and narrow lots do not provide space for off-street parking and some houses have a small carport or garage in front or excavated below. The area retains a distinctly historic urban character.</p>



Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	221		
Individual property scores	Score	Number of properties	Percentage ¹
	6	134	61%
	5	62	28%
	4	11	5%
	3	7	3%
	2	3	1%
	1	2	<1%
	0	1	<1%
Rear/vacant	1	NA	



Overall findings	The Ponsonby North Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 89% of individual properties scoring either 5 or 6.
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Ponsonby North report area is of high quality. No further special character work is recommended in this area at this time. ²	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area³
NA	NA

Historic Heritage and High-Quality Special Character

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



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

³ At this stage, only flags for potential historic heritage areas are being considered.
Ponsonby North SCA: Summary of Area Findings | FINAL | December 2021

Report dated: 12 January 2022

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	St Marys Bay
SCA Overlay	Isthmus A
Survey Area Number(s)	20

PLEASE NOTE:

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

The sub-areas have been reviewed and amended in response to an amendment to the location of the walkable catchment boundary.

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

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: RESIDENTIAL

Area details

Name	St Marys Bay
SCA Overlay	Isthmus A
Survey Area Number(s)	20

PLEASE NOTE:

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

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

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

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

Updated: April 2022




¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	St Marys Bay
SCA Overlay	Isthmus A
Survey Area Number(s)	20
NPS-UD priority	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House Business – Mixed Use
Area Description	<p>The St Marys Bay report area includes six historic subdivisions dating from the 1860s to the 1900s². Along with the Freemans Bay report areas, St Marys Bay includes some of the earliest residential subdivision in the city. This area also includes part of the adjacent extensive Roman Catholic landholding, which is reflected in the names of some of the streets in the area, such as St Francis de Sales Street. The roading pattern generally follows a grid pattern, though there is some variation due to topography as the land slopes down from Jervois Road to the Waitematā Harbour. Lot shapes and sizes also vary because of the topography, ranging from around 200m² up to over 2500m².</p> <p>Housing in the area generally varies in terms of setback, rhythm, and density, which is largely due to variation in site shapes and sizes as well as modern redevelopment. The most prevalent architectural styles in the area include villas (1880s-1910s), including a few very grand examples, as well as some bungalows and English Cottages (1920s-1930s). The area includes significant modern infill development and redevelopment. In some areas, such as Yarborough Street and St Francis de Sales Street, every house on the street is a modern building, constructed within the past 30 years. Many period houses have significant alterations, with relatively few maintaining a high degree of physical integrity.</p> <p>Most houses are visible behind low fences or hedges, though many also have high walls with little or no visual permeability. St Marys Road is wide and primarily lined with bluestone kerbing, footpaths, grass verges and spartan/inconsistent street trees. Most other streets are narrow and do not have grass verges or street trees, lending a distinctly urban character to the area. Individual properties tend to be moderately vegetated, including hedges and small front gardens. Most lots in the area are not wide enough to accommodate off-street parking at the side or rear, and many houses have garages or carports located in front of, or excavated below, the house. In some cases, the parking structure obscures a significant portion of the front of the house. Overall, the area includes a mix of modern and period houses of varying integrity and consistency.</p>
	

² Deed Blue E (1860s); Deed Blue F (1860s-1870s); Deed Blue G (1860s); DP 20314 (1926); Deed Blue I (1860s); Deed Blue 78 (1914)

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	409		
Individual property scores	Score	Number of properties	Percentage ³
	6	107	28%
	5	119	31%
	4	59	15%
	3	26	6%
	2	60	16%
	1	6	2%
	0	9	2%
	Rear/vacant	23	NA



Overall findings	The St Marys Bay SCA is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 59% of individual properties scoring either 5 or 6.
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³ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The St Marys Bay SCA survey data indicates that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will need to be undertaken to confirm the values of the areas that are identified in the table below.

Sub-areas of high-quality Special Character	Flag: Historic Heritage Area⁴
St Marys Bay	NA

Potential Historic Heritage and High-Quality Special Character

Number of places currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ☆ on maps)
Flag: Potential Historic Heritage Area	0 (marked)
Sub-area high-quality Special Character	1 (marked)



Report dated: February 2022

⁴ At this stage, only potential historic heritage areas are being considered. No flags on potential individual historic heritage places are being considered.

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Herne Bay East
SCA Overlay	Isthmus A
Survey Area Number(s)	21

PLEASE NOTE:

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

The area has been reviewed and amended. The properties identified in red are to be removed from the area identified as a qualifying matter. This is a result of an internal review of the extent of the overlay.

This area is outside the walkable catchment and meets the threshold for 66% or more of individual properties scoring a 5 or 6.

Updated: August 2022



Please note where the sub-area 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: RESIDENTIAL

Area details

Name	Herne Bay East
SCA Overlay	Isthmus A
Survey Area Number(s)	21

PLEASE NOTE:

This survey area is to be identified as a qualifying matter.

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

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

This survey area is outside a walkable catchment and has over 66% of individual properties scoring either 5 or 6.

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Herne Bay East
SCA Overlay	Isthmus A
Survey Area Number(s)	21
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The boundaries of the Herne Bay East report area encompass dwellings along in the Sentinel and Hamilton Roads blocks. The area was one of the earliest areas of residential development in Tāmaki Makaurau outside of the city centre, with the associated Deed dated 1857 (DEED Blue I and D). The sites however were not auctioned until April 1874 as part of the Campbell Ville subdivision and were not built on until after this date.</p> <p>The area retains a linear roading pattern with blocks stretching between Sarsfield Street to the north and Jervois Road to the south. The topography of the land slopes down from Jervois Road to the Waitematā. The original 3000-4000m² lots of Campbell Ville have been subsequently subdivided into smaller, but still generous lots with original dwellings now located centrally within the blocks on irregular shaped sites. Street facing lot sizes in the area are generally more regular and consistent in shape and size, ranging from 450m² to 700m².</p> <p>Street facing housing in the area has a consistent rhythm, setback, and density of development – particularly along the west side of Sentinel Road. The most prevalent architectural styles are late-Victorian and Edwardian villas (1880s-1910s) of modest to large scale. A number of the original large-scale dwellings, now located on rear sites, remain partially visible from the streetscape. Dwellings from within the period of significance maintain a high degree of physical integrity.</p> <p>Houses are visible behind low picket fences and hedging and have smaller front gardens. The wide, straight streets provide open views down to the Waitematā Harbour and are lined in bluestone kerbing, have grass verges and mature street trees. Most houses have some provision for off-street parking, generally to the side or front, as permitted by the larger lot sizes. There is some variability in the character of the area due to the modern infill development throughout, with a number of multi-storied-terrace-units and apartment blocks that are located on both street facing and rear sites.</p>



Overall findings	The Herne Bay East Special Character Area - Residential is not of high-quality special character value . An area of high-quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 68% of individual properties scoring either 5 or 6.
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Recommendation

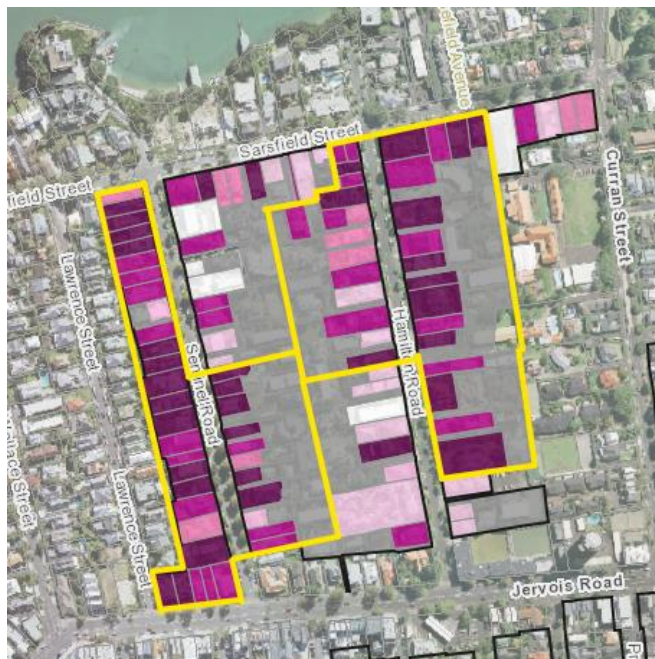
The Herne Bay East SCA survey data shows that there are sub-areas of high-quality special character. Further work will be undertaken to confirm the values of the areas that are identified in the table below.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁴
Hamilton Road	NA
Sentinel Road	NA

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

Potential Historic Heritage and High-Quality Special Character

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



Report dated: 19 January 2022

Appendix 1: Index map



Figure 1: The green line is the City Centre walkable catchment

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Westmere
SCA Overlay	Isthmus A
Survey Area Number(s)	22 (part) and 23

PLEASE NOTE:

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

The area has been reviewed and a property that was erroneously omitted from the overlay has been corrected in response to internal feedback. This area is outside the walkable catchment and meets the threshold for 66% or more of individual properties scoring a 5 or 6.

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: RESIDENTIAL

Area details

Name	Westmere
SCA Overlay	Isthmus A
Survey Area Number(s)	22 (part) and 23
NPS-UD priority ^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential Single House
Area Description	<p>The Westmere report area is made up of eight historic subdivisions dating from 1880 to 1923¹. This area is adjacent to the north and west to the Surrey Hills Estate subdivision, and includes an intact grouping of early council-funded housing along Old Mill and West View Roads.</p> <p>The subdivision pattern in this area is primarily based on a grid, with some variation where adjoining subdivisions abutt. Lots are regular in shape and size, ranging from around 500-800m². There is particular consistency within DP 3147 (1904) Hakanoa and Tutanekai Street and within DP 322 (1884) Francis, Wilton and Castle Streets. The subdivision pattern is highly intact, with only a few instances of subsequent subdivision.</p> <p>Houses are generally consistent in spacing and setback, with houses positioned toward the front boundary. The most prevalent architectural styles in the area include villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity. Infill and replacement housing is limited in this area.</p> <p>Most houses are visible behind low timber or brick fences. Apart from Hope Street (which only has footpaths), streets in this area are lined with bluestone kerbing, footpaths, grass verges and street trees. Hakanoa, Francis and Castle Streets are especially notable for their groupings of London Plane Trees. Individual sites are generally well-vegetated, despite small front and side yards. Most houses have some provision for off-street parking at the side, rear or excavated beneath, however some have garaging or carports located in the front yard, which can disrupt the relationship with the street. This area retains a strong association the Grey Lynn commercial centre, and overall retains a strong suburban character.</p>

¹ DP 254 (1880); DP 265 (1884); DP 322 (1884); DP 2797 (1902); DP 3147 (1904); DP 6717 (1910); DEEDS 809 (1923); DP 938A (n.d.); Deeds Reg Blue 55 (n.d.)



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	339		
Individual property scores	Score	Number of properties	Percentage ²
	6	230	71%
	5	64	20%
	4	10	3%
	3	9	3%
	2	9	3%
	1	1	<1%
	0	0	0%
Rear/vacant	16	NA	



Overall findings	The Westmere Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 91% of individual properties scoring either 5 or 6.
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² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Westmere report area is of high quality. No further special character work is recommended in this area at this time. ³	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area⁴
NA	NA

Potential Historic Heritage and High-Quality Special Character

Number of places currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	NA



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

⁴ At this stage, only flags for potential historic heritage areas are being considered.
Westmere SCA: Summary of Area Findings | Final | January 2022

Report dated: January 2022

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the city centre; the blue line is the walkable catchment of the Kingsland and Mt Eden Train Stations

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn West
SCA Overlay	Isthmus A
Survey Area Number(s)	22 in part

PLEASE NOTE:

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

The area has been reviewed and amended. The properties identified in red are to be removed from the area identified as a qualifying matter. This is a result of an internal review of the extent of the overlay.

This area is outside the walkable catchment and meets the threshold for 66% or more of individual properties scoring a 5 or 6.

Updated: August 2022



Please note where the sub-area 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: RESIDENTIAL

Area details

Name	Grey Lynn West
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 22 (part)
NPS-UD priority ^{TBC}	All Other Areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Grey Lynn West report area includes several small portions of residential development within one historic subdivision (DP 1720) extending from Surrey Crescent to Richmond Road, completed in 1886. This subdivision (in addition to Areas 9 and 10/13, included in separate reports), formed the Surrey Hills Estate, the region’s largest Victorian-era residential subdivision. The area reflects the activities of suburban land development interests during the economic boom experienced during the late 1870s and early 1880s and is an important example of late nineteenth and early twentieth century residential development in Auckland.</p> <p>Streets are predominantly laid out in a radial grid pattern that defines regular rectangular blocks of lots with a consistent shape and size. Most lots in the area range from 400-500m². House setback and spacing provide well-articulated rhythms to the street. Limited rear development has maintained the grain of residential development in this area. The area generally reflects a historical pattern of development that progressively moves from east to west. This is evidenced in the workers cottages and Victorian villas being primarily located in the eastern part of the estate and transitional villas and bungalows located in the western part of the estate. The most prevalent architectural styles in the area include cottages and villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity, and there is limited modern infill both within and adjacent to the overlay.</p> <p>Most houses are visible behind low stone walls or picket fences. Most streets in the area are narrow and lined with footpaths, grass verges, street trees and bluestone kerbing. Selbourne Street and Browning Street are lined with significant stands of plane trees. Individual sites tend to have small front gardens and larger, well-vegetated rear gardens. Densely spaced housing on narrow lots does not provide for off-street parking, and some houses have a small carport or garage in front or excavated below. The area’s pronounced topography of ridges and valleys contributes to the views both within the area and beyond. Overall, this area maintains a well-established suburban character.</p>



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey ¹	100%	
Number of properties	136		
Individual property scores	Score	Number of properties	Percentage ²
	6	105	77%
	5	22	16%
	4	5	4%
	3	1	1%
	2	1	1%
	1	1	1%
	0	1	1%
	Rear/vacant	0	NA



Overall findings	The Grey Lynn West Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 93% of individual properties scoring either 5 or 6.
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¹ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Grey Lynn West report area is of high quality. No further special character work is recommended in this area at this time. ³	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area⁴
NA	NA

Potential Historic Heritage and High-Quality Special Character

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



Report dated: 12 January 2022

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

⁴ At this stage, only flags for potential historic heritage areas are being considered.
Grey Lynn West SCA: Summary of Area Findings | FINAL | November 2021

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kelmarna Avenue and Surrounds
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 24
NPS-UD priority ^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential
Area Description	<p>The four principal roads in this area (Ardmore Road, Wanganui Avenue, Albany Road and Kelmarna Avenue) run perpendicular to Jervois Road. Commencing at Jervois Road, each road enters into a long, pronounced descent, then bottoms out and finishes with a short ascent to a common terminus at Trinity Street. Bayfield and Wharf Roads are both no-exit roads, as well as Hector Street, which all terminate at Hukanui Reserve.</p> <p>A large part of the area corresponds to what was effectively a single subdivision of some 250 lots, including Ardmore Road, Wanganui Avenue, and Albany Road, created between 1903 and 1906 in the name of the Jervois Estate Syndicate. The streets of bay villas were largely built over a period of two years by an American who employed labourers from ships in port during their periods of loading and unloading. The western part of the report area (Kelmarna Avenue) includes historic subdivisions subdivided around the same time period including the full extent of DP 3365 (1905) and DP 7172 (1911). Overall, the most prevalent architectural style is villas (1880s-1910s). Houses from the period of significance retain a high degree of physical integrity.</p> <p>Throughout the area, houses generally have a common alignment square to the site boundaries. There is consistency of lot size, width and building set-back in any one part, a strong repetition of building style and form (notably the gabled bay, particularly in Ardmore Road, Wanganui Avenue and Albany Road), and strong consistency of roof form and slope. These features form strong elements of group character and, in particular, have combined to create striking sequences of buildings in parallax. The steepness of the roads allows the character of the housing to be appreciated more fully than on a level road, such that each building plays an increased role in the visual composition of the streetscape.</p> <p>Lot sizes in the area tend to be consistent in shape (generally rectangular) and range in size from around 400m² up to 700m²,² aside from those on the western side of Hector Street and the southern part of Wharf Road which are more triangular and range in size from 250m² up to 600m². Many sites along Hector Street and Wharf Road have angled parcel boundaries, although the houses are still parallel to the street. Smaller lot sizes and narrow blocks mean there is very limited or no rear development in the area, which maintains the original grain of development.</p> <p>Most houses are visible behind low fences or have no boundary treatment. Streets in the area are narrow and lined with bluestone kerbing. Individual properties have small front gardens, with more vegetation apparent at the rear. Most properties have provision for off street parking although more densely spaced housing, especially along Hector Street, does not always provide space for off-street parking. The area retains a distinctly suburban character.</p>



Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	400		
Individual property scores	Score	Number of properties	Percentage¹
	6	268	67%
	5	90	23%
	4	27	7%
	3	5	1%
	2	1	<1%
	1	5	1%
	0	3	<1%
	Rear/vacant	1	NA

¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings	The Kelmarna Avenue and Surrounds Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 90% of individual properties scoring either 5 or 6.
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Recommendation

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

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ³
NA	NA

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

³ At this stage, only flags for potential historic heritage areas are being considered.
Kelmarna Avenue and Surrounds SCA: Summary of Area Findings | Final | January 2022

Historic Heritage and High-Quality Special Character

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



Report dated: January 2022

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Herne Bay West
SCA Overlay	Isthmus A
Survey Area Number(s)	25

PLEASE NOTE:

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

The area has been reviewed and amended. The properties identified in red are to be removed from the area identified as a qualifying matter. This is a result of an internal review of the extent of the overlay.

This area is outside the walkable catchment and meets the threshold for 66% or more of individual properties scoring a 5 or 6.

Updated: August 2022



Please note where the sub-area 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: RESIDENTIAL

Area details

Name	Herne Bay West
SCA Overlay	Isthmus A
Survey Area Number(s)	25
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The boundaries of the Herne Bay West report area encompass dwellings along Mason Avenue, Clifton Road and Salisbury Street, the Herne Bay Road Historic Heritage Area, and a small strip of West End Road to the south. The area was one of the earliest sections of residential development in Tāmaki Makaurau outside of the city centre, beginning in the late 1880s and continuing until the 1910s (ALLOT 1 SEC 3&8 Suburbs AUCKLAND; DP 277 – 1882; DP 1877 – 1897; DP 2477 – 1901; DEED 147 – 1919). The area retains a linear roading pattern with blocks stretching between Argyle Street to the north and Jervois Road to the south. Lots are regular in shape, and range in size from 450-1200m². A small number of sites have been subdivided with rear lots.</p> <p>Street facing housing in the area has a consistent rhythm, setback, and density of development. The most prevalent architectural styles are early Victorian villas and Edwardian villas (1880s-1910s). A number of dwellings have been modified with rooftop and garage additions, however the majority of dwellings from within the period of significance maintain a high degree of physical integrity. There is modern infill development throughout the area.</p> <p>Houses are visible behind low picket fences and hedging and have smaller front gardens. The wide, straight streets provide open views down to the Waitematā Harbour and are lined in bluestone kerbing, have grass verges and mature street trees. Most houses have some provision for off-street parking, generally to the side or front, as permitted by the larger lot sizes. The area maintains the distinctly suburban character of an early affluent villa suburb.</p>



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	N/A	
	Desk top survey ¹	100%	
Number of properties	144		
Individual property scores	Score	Number of properties	Percentage²
	6	62	50%
	5	36	29%
	4	4	3%
	3	7	6%
	2	12	10%
	1	2	2%
	0	0	0%
	Rear/vacant	21	NA

¹ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Herne Bay West Special Character Area – Residential **is of high quality** in terms of its special character values. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 79% of individual properties scoring either 5 or 6.

Recommendation

The Herne Bay West SCA report area is of high quality. No further special character work is recommended in this area at this time.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ³
NA	NA

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

Potential Historic Heritage and High-Quality Special Character

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



Report dated: 10 January 2022

Appendix 1: Index map



Figure 1: The green line to the east is the City Centre walkable catchment

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Herne Bay West
SCA Overlay	Isthmus B
Survey Area Number(s)	25A

PLEASE NOTE:

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

The sub-area was reviewed in response to feedback received from the public. The amended sub-area is outside a walkable catchment and meets the threshold of 66% or more of individual properties scoring a 5 or 6.

Updated: August 2022



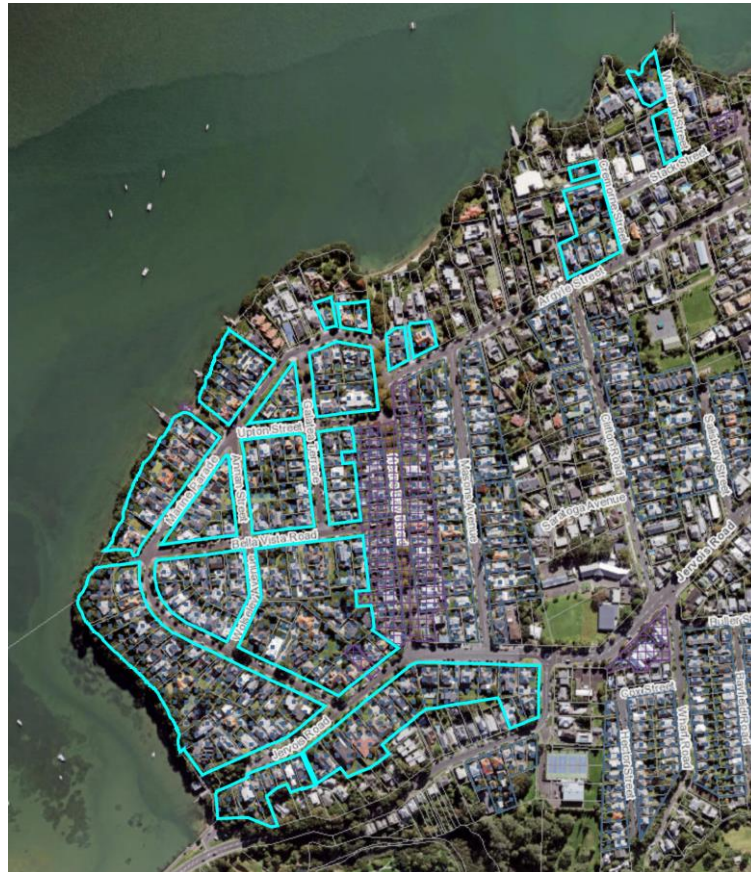
Please note where the map in this report differs from the map in the Plan Viewer, the map in the Plan Viewer takes precedence.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Herne Bay West
SCA Overlay	Isthmus B
Survey Area Number(s)	25a
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The report area encompasses the Isthmus B section of residential development on the western peninsula of Herne Bay that fronts onto the Waitematā harbour. The area is one of the earliest sections of residential development in Tāmaki Makaurau outside of the city centre, with subdivision beginning in the late 1880s (DP 200 – 1882, DP 1898 – 1898, DP 303 – nd., Deeds Reg A BLUE, PT ALLOT 1 SEC 2 & 8 Suburbs AUCKLAND, Deeds Reg S120). Lots in the area vary in shape and size, conforming to the topography and curved roading layout that follows contour of the coastline. Lot sizes range from 450m² to 3000m². Some rear development has occurred within the central blocks. Rear development is also present on the eastern side of Marine Parade, that has long narrower sections that slope down to the water with mature trees along the harbour's edge.</p> <p>Due to irregular lot sizes and shapes, there is variation in the rhythm, setback and density of development. Greater consistency is present in the street-facing dwellings along Galatea Terrace, the southern portion of Marine Parade, and western end of Jervis Road. The most prevalent architectural styles are villas (1880s-1910s) with transitional villas, bungalows and substantial English Cottage style dwellings (1910s-1930s) also present. There are a number of large-scale early dwellings on generous lots which are reflective of the early high value of the land and desirable location. Just over half of the dwellings from within the period of significance maintain a high degree of physical integrity, with rooftop additions and other modifications evident. Modern infill development is present throughout the area but most prevalent in the west along Marine Parade.</p> <p>Houses are generally visible behind low boundary treatments or hedging and sites are well vegetated with mature plantings. The streets provide open views to the Waitematā Harbour and are lined in bluestone kerbing, have grass verges, and mature street trees. All sites have provision for off-street parking, generally to the side, as permitted by the larger lot sizes; however, there are instances of front yard and boundary garaging. The area maintains the distinctly suburban character of an early affluent suburb.</p>



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	N/A	
	Desk top survey ¹	100%	
Number of properties	170		
Individual property scores	Score	Number of properties	Percentage²
	6	47	34%
	5	38	27%
	4	18	13%
	3	7	5%
	2	23	17%
	1	4	3%
	0	2	1%
	Rear/vacant	31	NA

¹ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings	The Herne Bay West Special Character Area - Residential is not of high-quality special character value . An area of high-quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 61% of individual properties scoring either 5 or 6.
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Recommendation

The Herne Bay West SCA survey data shows that there are sub-areas of high-quality special character. Further work will be undertaken to confirm the values of the areas that are identified in the table below.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area³
Herne Bay Southwest – Jervis Road and Marine Parade (in part)	NA

Potential Historic Heritage and High-Quality Special Character

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

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



Report dated: January 2022

Appendix 1: Index map

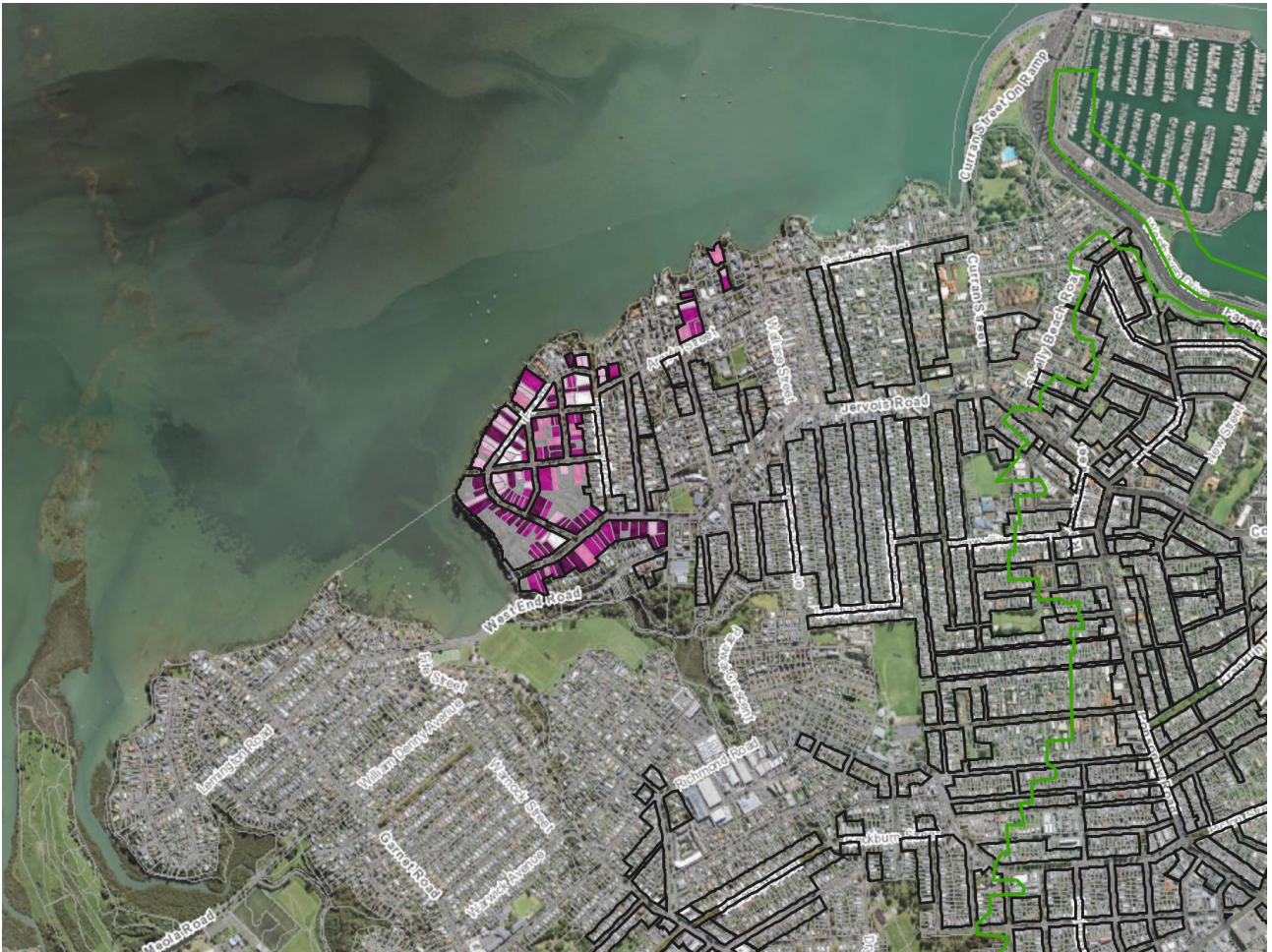


Figure 1: The green line to the east represents the City Centre walkable catchment