

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell
SCA Overlay	Isthmus A
Survey Area Number(s)	26 (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 a property that was erroneously included in the overlay was corrected in response to internal feedback (on Gibraltar Crescent; shown in red). In addition, parts of the previously identified sub-area are now proposed to be removed from the overlay (also shown in red). This is a result of an internal review of the extent of the overlay.

Part of this area is inside the walkable catchment and meets the threshold for 75% or more of individual properties scoring a 5 or 6; and part of 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	Parnell Isthmus A
SCA Overlay	Isthmus A
Survey Area Number(s)	26 (part)
NPS-UD priority^{TBC}	Walkable catchment – Parnell Train Station Walkable catchment – City centre All other areas
AUP (OIP) Zone(s)	Residential Single House
Area Description	<p>The Parnell Isthmus A report area is made up of over 30 small subdivisions dating from the 1840s to 1940s, with most occurring between the 1880s and 1920s. There are no large-scale or comprehensive subdivisions in this area, rather, all subdivision occurred at a small-scale in a more ad hoc fashion. Parnell was the first suburb developed outside of central Auckland and included important routes and connections to Great South Road. The area was also served as a residential and commercial hub for workers employed in Mechanics Bay.</p> <p>The pattern of development generally follows a grid, with narrow streets defining small blocks of development. Sections are small and regularly shaped at around 300m²-700m². House setbacks and spacing are generally consistent considering the piecemeal nature of subdivision and development. The rhythm and grain of development are somewhat affected by recent infill, replacement buildings of a different type (often multi-unit residential), and rear subdivisions, but most of the area maintains its original pattern of development. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s). Housing that dates to the period of significance generally retains a high degree of physical integrity.</p> <p>Most houses are visible behind low picket fences or hedges. Most streets in the area are lined in bluestone kerbing and footpaths. The northern side of Logan Terrace includes grass verges and street trees, as do a few properties along Litchfield Road and Alberon Street. Because of the small, narrow lots in this area, most sites do not allow for off-street car-parking, and consequently, there are instances where carports and garages are located in front of houses or excavated below. Individual properties have very small setbacks, which may include some landscaping. Vegetation is primarily provided at the rear of houses, lending the area a distinctly urban character. The topography of the area is also a key aspect of its character, with development occurring over a landscape of steep ridges and gullies, which provide views both toward the city and Hauraki Gulf.</p>
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100% ¹	
	Desk top survey	NA	
Number of properties	291		
Individual property scores	Score	Number of properties	Percentage ²
	6	146	53%
	5	59	22%
	4	15	5%
	3	13	5%
	2	24	9%
	1	16	6%
	0	0	0%
Rear/vacant	18	NA	



Overall findings	The Parnell Isthmus A 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 75% of individual properties scoring either 5 or 6.
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¹ Data has not been checked or verified

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

Recommendation

The Parnell Isthmus A 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	2 (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.
Parnell Isthmus A SCA: Summary of Area Findings | FINAL | December 2021

Appendix 1: Index map

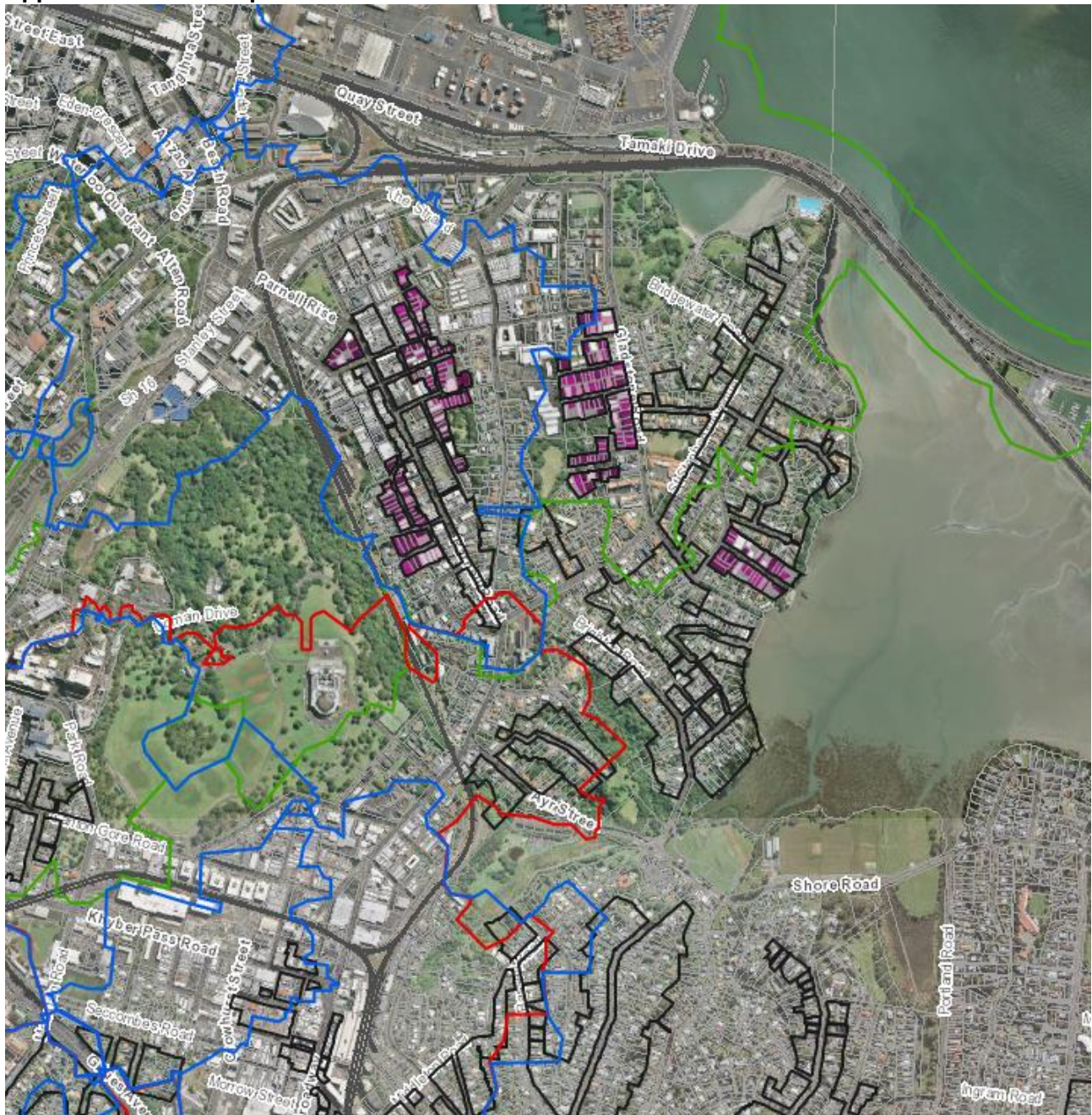


Figure 1: The blue line is the walkable catchment of the Parnell Train Station; the green line is the walkable catchment of the city centre; the red line is the walkable catchment of the Newmarket Metro Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell Isthmus B
SCA Overlay	Isthmus B
Survey Area Number(s)	27

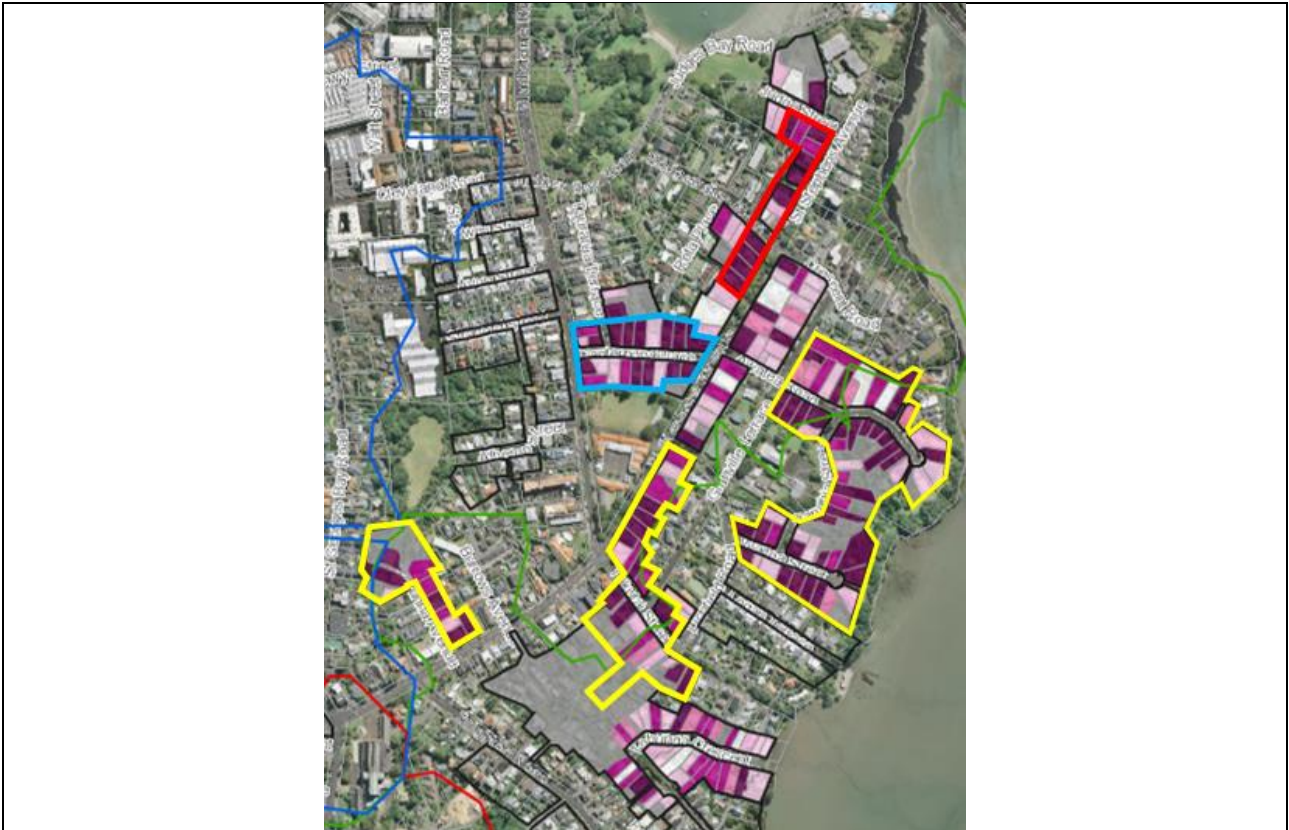
PLEASE NOTE:

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 three sub-areas that meet the threshold for 66% or more of individual properties scoring a 5 or 6 (shown in yellow).

Part of a previously identified sub-area is now proposed to be removed from the overlay (shown in red). This is a result of an internal review of the extent of the overlay.

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	Parnell Isthmus B
SCA Overlay	Isthmus B
Survey Area Number(s)	27

PLEASE NOTE:

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

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

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

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

Updated: April 2022




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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell Isthmus B
SCA Overlay	Isthmus B
Survey Area Number(s)	27
NPS-UD priority	Walkable Catchment – City Centre All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Parnell Isthmus B report area is made up of several small subdivisions, dating from the 1890s to 1960s, with most occurring during the inter-war period. There are a few larger-scale subdivisions, including Canterbury Place (DP 23319; 1930), Papahia Street (DP 21631; 1928 and DP 25015; 1934) and Tohunga Crescent (DP 9448; 1913), however most subdivisions occurred at a smaller scale and on a more ad hoc basis.</p> <p>The roading pattern in the area generally follows a grid that begins drops away closer to the coastline, where the pattern becomes more dictated by the topography of the area. Blocks tend to be narrow apart from the block bounded by Takutai Street, Brighton Road and St Stephen’s Avenue, which is exceptionally wide, creating a significant number of rear lots. Lot shape and size is generally consistent, ranging from around 750m²-850m², with some variation due to the topography of the area.</p> <p>House setback and spacing varies throughout the area, with more consistency apparent in the larger-scale subdivisions. The most prevalent architectural styles in the area are English Cottages (1920s-1930s) and modern or contemporary housing (1970s-present). Houses that date to the period of significance tend to maintain a high degree of integrity, however there is significant modern redevelopment in this area.</p> <p>Many houses, especially those along main roads, have high fences or hedges which partially block visibility of the house. Although sections are large, many houses also have garaging or carports on the front boundary, which can impact the relationship of each place to the street. Streets are wide and lined with bluestone kerbing, footpaths, grass verges and street trees. Individual properties also tend to be highly vegetated, with large well-landscaped gardens in front and behind. The topography of the area is a key aspect of its character, with development occurring over a landscape of steep ridges and gullies, which provide views both toward the city and Haruaki gulf.</p>
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100% ²	
	Desk top survey	NA	
Number of properties	269		
Individual property scores	Score	Number of properties	Percentage ³
	6	80	39%
	5	39	19%
	4	13	6%
	3	24	12%
	2	40	19%
	1	9	4%
	0	1	<1%
Rear/vacant	63	NA	



Overall findings	<p>The Parnell Isthmus B 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 58% of individual properties scoring either 5 or 6.</p>
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² This data has not been checked or verified.

³ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Parnell Isthmus B 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 Area ⁴
Papahia Street/Waitoa Street	NA
Canterbury Place	
St Stephen's Avenue (north and south)	

Potential Historic Heritage and High-Quality Special Character

Number of places currently scheduled	3 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	3 (marked ★ on maps)
Flag: Potential Historic Heritage Area	0 (marked [redacted])
Sub-area high-quality Special Character	3 (marked [redacted])



Report dated: 19 January 2022

⁴ At this stage, only flags for potential historic heritage areas are being considered.
 Parnell Isthmus B 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 Parnell Train Station; the red line is the walkable catchment of the Newmarket Metro Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōwairaka North / Kitenui Avenue
SCA Overlay	Residential Isthmus B
Survey Area Number(s)	B2, 37 and 51
NPS-UD priority	Walkable Catchment – RTN - Mt Albert Train Station Walkable Catchment – RTN - Baldwin Ave Train Station All other areas
AUP (OIP) Zone(s)	Residential: Single House Zone
Area Description	<p>This area is the north-eastern section of Isthmus B in Mount Albert, bounded by Allendale Road, New North Road and Alberton Road. Kitenui Avenue runs centrally through the area. The area was progressively subdivided in the early 20th century, including a large portion of Violet and Bennett Streets which were surveyed together in 1907. The remaining blocks in the area are comprised of a number of smaller subdivisions dating between c.1900 and 1971.¹</p> <p>Many of the sites are rectangular, following the grid pattern of subdivision. Some sites are rhomboid in shape to fit within the larger block's angles. Lot sizes are generally consistent within each subdivision, and overall within the area range between approximately 600 – 1000m². The streets are wide with bluestone kerbing and mature berm plantings. There are two cul-de-sacs, Francis Ryan Close and Oakfield Avenue. The former is a modern subdivision on an allotment that appears to have remained vacant until its development in the 1970s.</p> <p>House setback and rhythm are generally consistent throughout the area, with most dwellings positioned towards the front of the site. The area is prevalently bungalows, followed by villas and transitional villas and a few examples of 1930's typologies, cottages and State houses. There is little infill development, and the integrity of the historic subdivision pattern remains.</p> <p>Most houses are visible from the public realm and strongly contribute to the streetscape. Many individual properties have mature vegetation, and historic stone walls are evident. There are four scheduled historic heritage residences within this area and a scheduled historic stone garage and wall along the corner of Alexis Avenue and Violet Street. Ferndale House is not included within the area boundary; however this prominent scheduled historic heritage site is a notable feature and forms part of the historic landscape at the northern end of Alexis Avenue.</p>

¹ DEEDS28, DP11225, DEEDS286, DP14218, SO47297, DP26364, DEEDS85, DP19291, DP10806, DP15384, DP17273, DEEDS395, DEEDS1051 (not exhaustive)

Recommendation

The Ōwairaka North / Kitenui Ave 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 Area ³
Ōwairaka North / Kitenui Avenue (in part)	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	6 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	2 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	1 (marked [redacted])



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

Report dated: 19 January 2022

Appendix 1: Index map



Figure 1: The blue lines are the walkable catchment of the RTN: Mount Albert and Baldwin Ave Train Stations

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

PLEASE NOTE:

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

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

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

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

Updated: August 2022



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

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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

PLEASE NOTE:

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

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

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

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

Updated: April 2022

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



SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

² DP133

³ DP3280, DP8539, DP19887



Key survey data

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

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

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



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

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

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

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

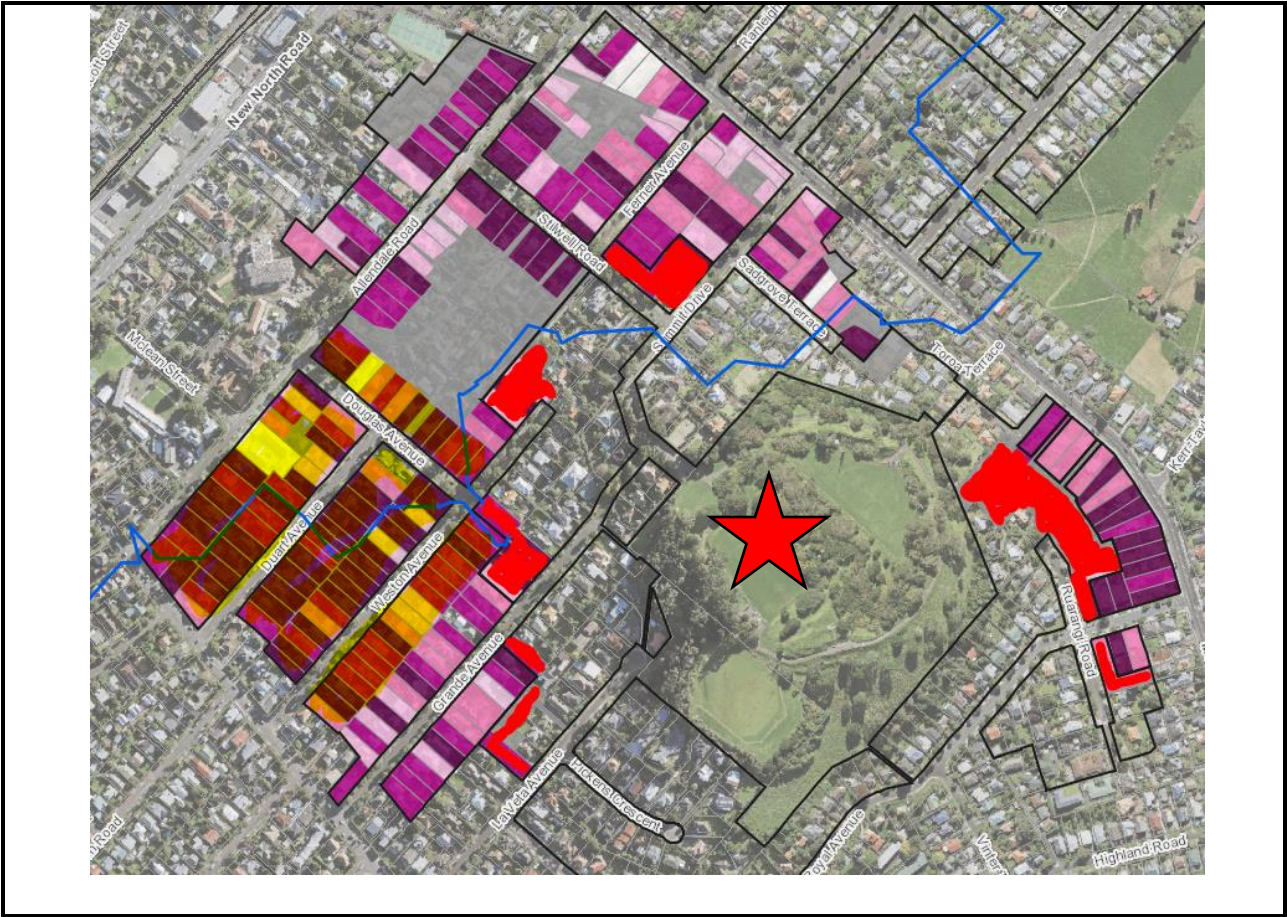
Note: Some areas identified below form a complete area with the adjacent Isthmus C. Please refer to the “Recommendation” section of the Findings Report for area Ōwairaka.

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

Potential Historic Heritage and High-Quality Special Character

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

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



Report dated: 19 January 2022

Appendix 1: Index map



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

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

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


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

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

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



Key survey data

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

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

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

Recommendation

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

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

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

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

Historic Heritage and High-Quality Special Character

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



Report dated: 20 January 2022

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

Appendix 1: Index map

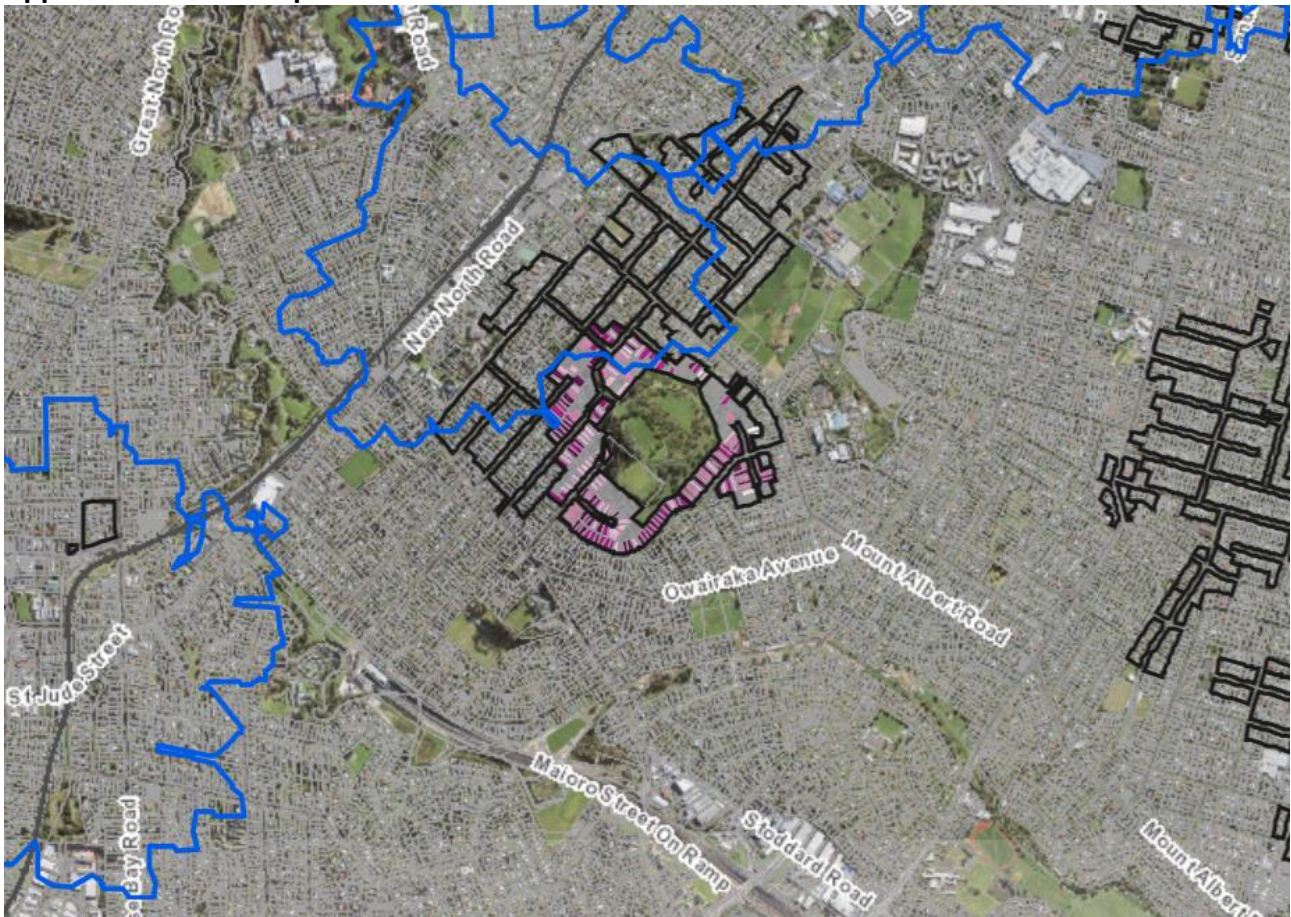


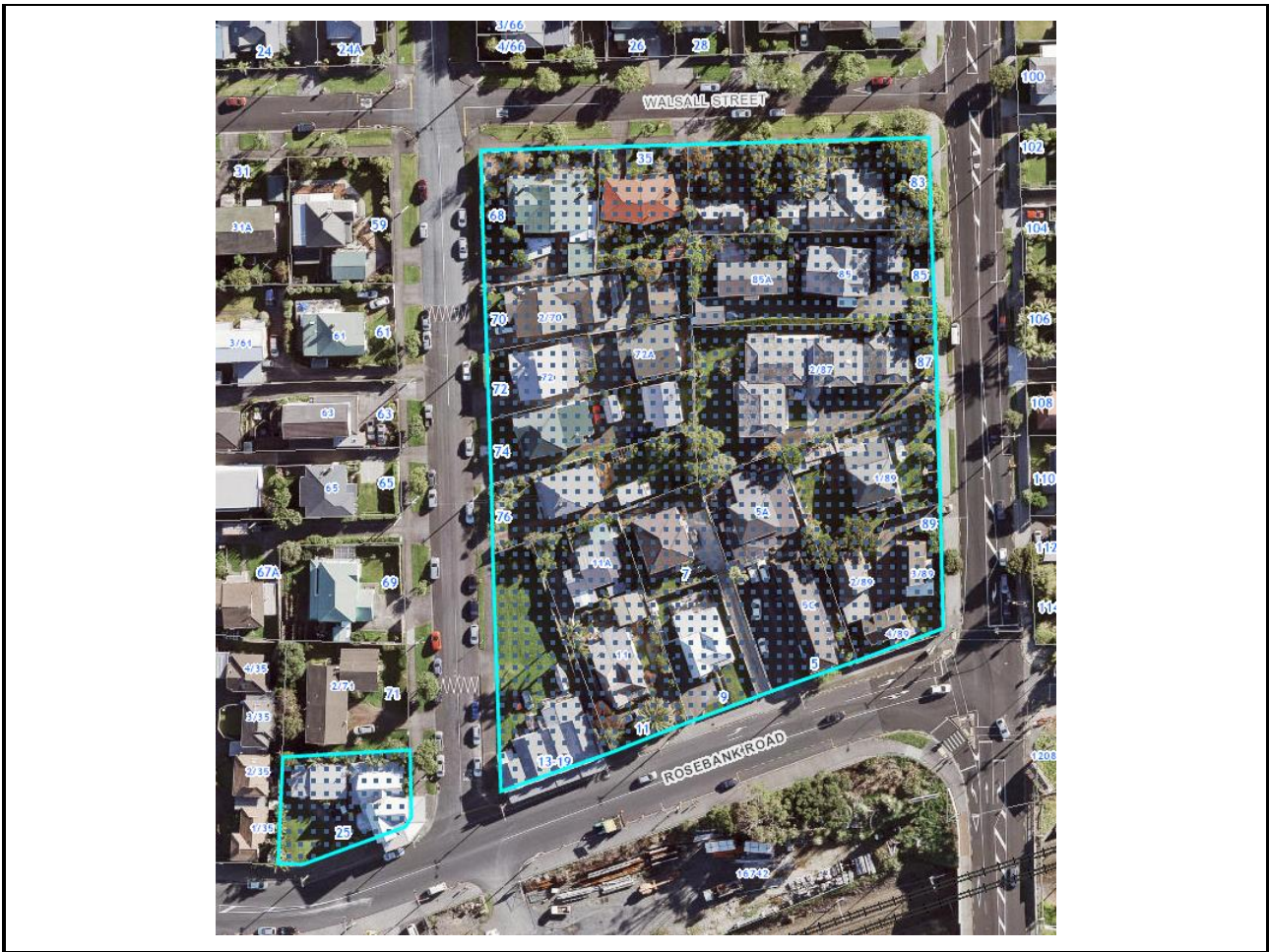
Figure 1: The blue line is the walkable catchment of the Mount Albert Train Station.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Avondale
SCA Overlay	Isthmus A
Survey Area Number(s)	40
NPS-UD priority	Walkable Catchment – RTN – Avondale Train Station
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Avondale report area of Isthmus A is a small part of a larger historic subdivision dating from 1883 (Deeds Reg 17) that extended from Blockhouse Bay Road through to New North Road, and is associated with the Avondale town centre and railway line to the south. The small area is bordered by Rosebank Road, Blockhouse Bay Road, Walsall Street and Robertson Road, with one property in the adjacent block on the corner of Robertson and Rosebank roads. The subdivision generally follows a grid pattern with lot sizes ranging from 500m² to 1400m². A number of the original sites have been subsequently subdivided with rear lots.</p> <p>The most prevalent architectural styles in the area are freestanding single level timber framed, late Victorian and Edwardian Bay villas (1880s-1910s) as well as a small number of bungalows (1920s-1930s). On opposite corners of Robertson Road and Rosebank Road are two historic commercial shops which clearly define the edge of the residential zone. Dwellings from the period of significance maintain a high degree of physical integrity. Modern infill housing is located on both street facing and rear sections. The new housing that has been built in front of the original dwellings has affected the grain of the area.</p> <p>Most houses built in the period of significance are visible behind low picket fences, with drystone and brick boundary treatments also present. Houses built in contemporary styles have taller fences and/or fences of more modern design. Contributing dwellings on Robertson Road and Walsall Street tend to have more consistent setbacks, with variation present in other areas. All sites have off-street parking, typically at the side or rear of the house. All streets have footpaths with grass verges and are lined in bluestone kerbing, with street trees on Walsall Street and Blockhouse Bay Road. Individual lots tend to be well vegetated. The post 1940s infill development has compromised the coherence and cohesiveness of the late-Victorian subdivision (particularly along Rosebank and Blockhouse Bay Roads) but the integrity of the remaining character dwellings remains high.</p>



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	21		
Individual property scores	Score	Number of properties	Percentage¹
	6	9	50%
	5	1	6%
	4	2	11%
	3	4	22%
	2	0	0%
	1	2	11%
	0	0	0%
	Rear/vacant	3	NA

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



Overall findings	The Avondale 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 56% of individual properties scoring either 5 or 6.
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Recommendation

The Avondale report area is not of high quality. The survey data does not show sub-areas of high-quality special character and/or potential areas of historic heritage value. No further special character work is recommended in this area.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area²
NA	NA

Historic Heritage

Number of places / areas 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

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



Report dated: 17 January 2022

Appendix 1: Index Map

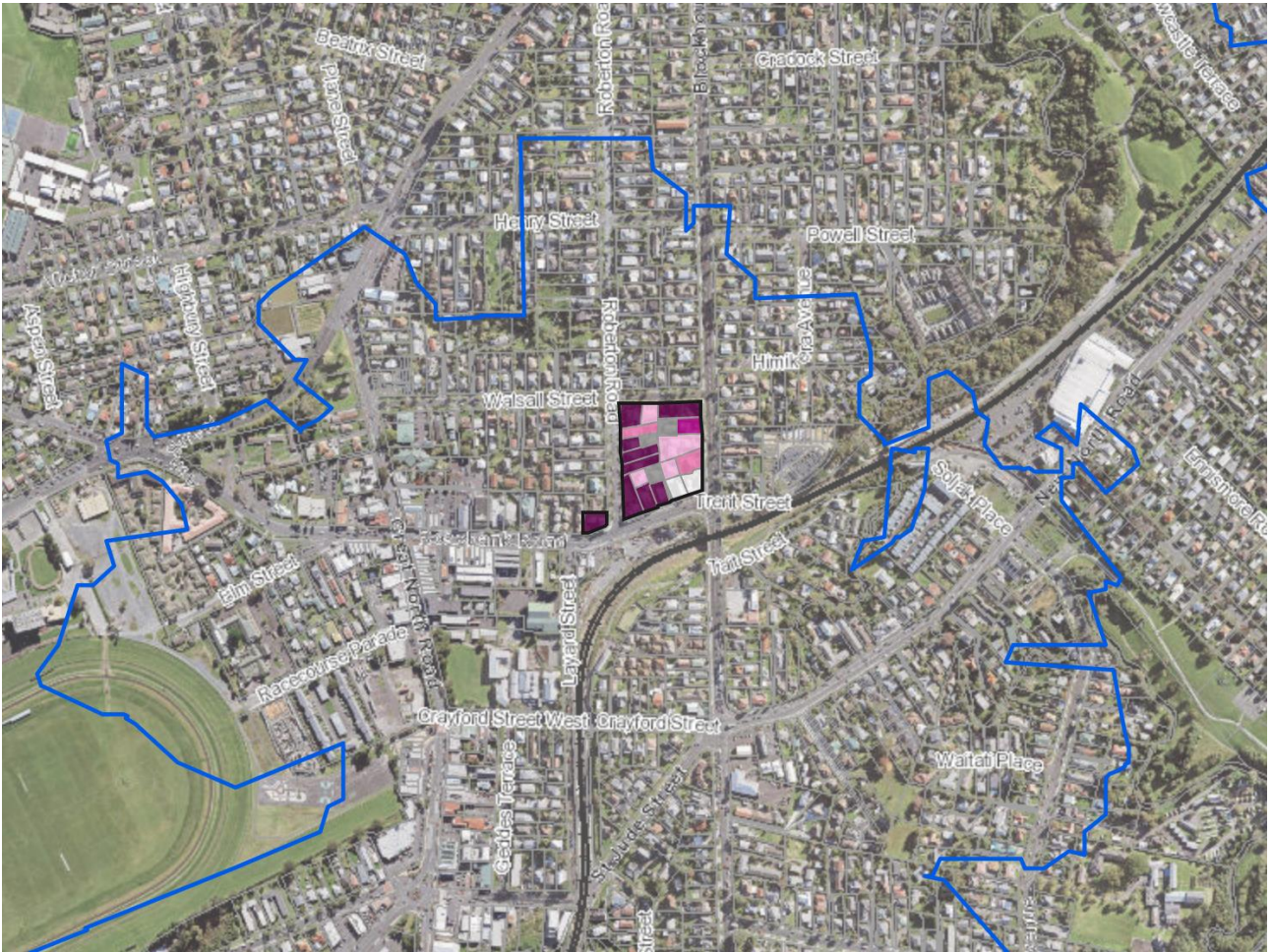


Figure 1: The blue line represents the walkable catchment of the Avondale Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Remuera East
SCA Overlay	Isthmus B
Survey Area Number(s)	41, 56, 57, 58

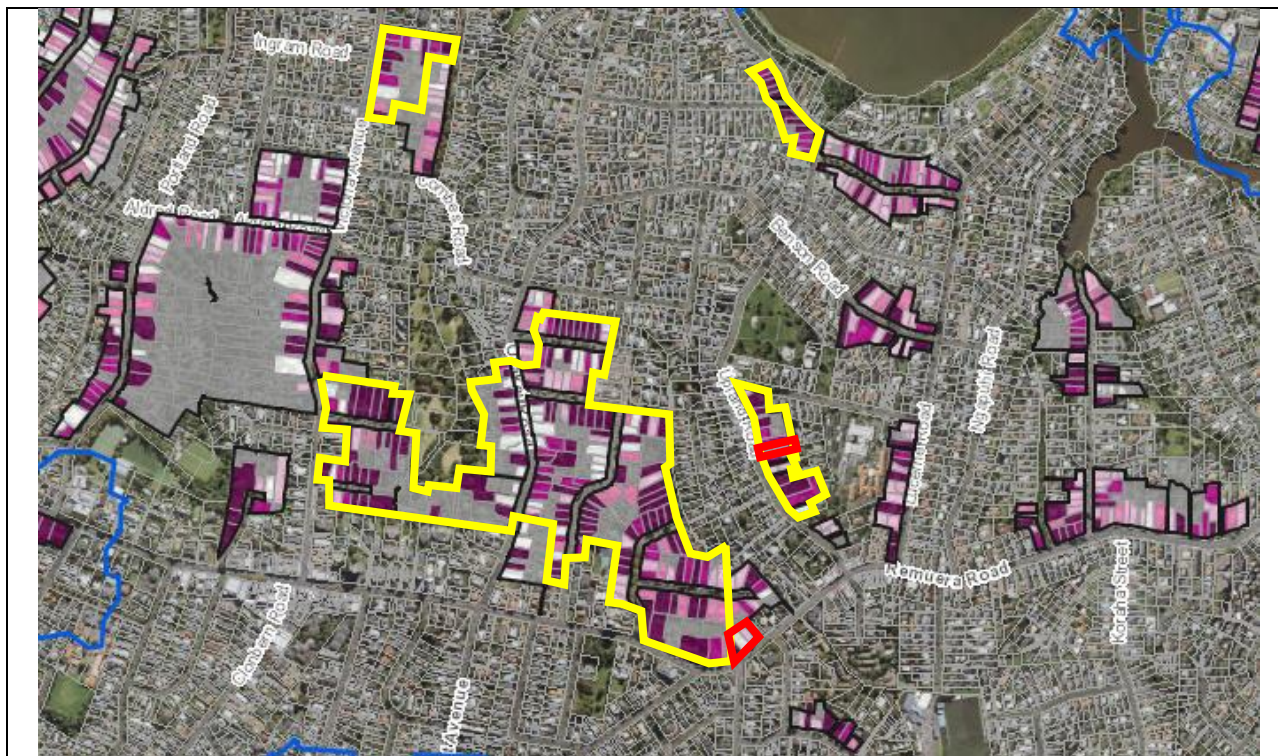
PLEASE NOTE:

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 were reviewed in response to feedback received from the public and have been amended (as shown in yellow). One property that was erroneously included in the overlay was corrected in response to internal feedback (shown in red, to the east) and an additional three properties which were previously included in a sub-area are proposed to be removed (shown in red, to the south). This is the result of an internal review of the extent of the overlay.

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	Remuera East
SCA Overlay	Isthmus B
Survey Area Number(s)	41, 56, 57, 58

PLEASE NOTE:

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

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

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

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

Updated: April 2022

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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Remuera East
SCA Overlay	Isthmus B
Survey Area Number(s)	41, 56, 57, 58
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The Remuera East report area encompasses a large area of residential development in the suburb of Remuera. The area contains a significant number of separate subdivisions, dating from late 19th century through to the early decades of the 20th century, spanning from Ladies Mile in the south to Ōrākei Basin in the north.</p> <p>Typically, the first roads were located along the ridges such as Victoria Avenue, Remuera, Portland, Upland and Ōrākei Roads with secondary roads traversing the areas between. This has had a significant effect on the pattern of development over the whole area, with residential areas located along coastal edges, and areas of steep and relatively flat or undulating land across the isthmus.</p> <p>The suburbs within the Remuera East report area are generally those developed to provide larger sections for bigger homes than those typically found in other suburbs from the same period. Houses are generally located on generous sections facing wide streets. Larger sections with wider roads allowed for the development of private gardens and street tree planting which is a dominant aspect of this area consistent with the Garden Suburb design ideals.</p> <p>House designs and streetscape character are typically that of the English Cottage revival and the Garden Suburb movement. There is a wide range in scale with some very substantial dwellings on large sections, as well as smaller houses on modest section sizes. The style of dwellings can be diverse, and the area includes examples of Victorian and Edwardian villas (1880s-1910s), Arts and Crafts influenced houses, Art Deco houses, Californian bungalows (1920s) and English Cottage style dwellings (1920s-1930s).</p> <p>The area reflects a range in terms of density, the pattern of subdivision, lot sizes, lot widths, and spacing between houses. Lot sizes vary ranging from around 700-800m² in Ara Street and Kelvin Road to a varied range of larger lots sizes up to over 3000m² elsewhere, which tended to be formed on more valuable land where large houses were built. Many of these larger lots have subsequently been subdivided into smaller, but still generous sites. Many of these larger lots also remain unsubdivided and are often highly vegetated.</p> <p>Dwellings in the report area are typically set well back from the road, and there is an abundance of trees and vegetation both on private and public land. Variation in the set back of houses is evident, with often generous landscaped front gardens, as well as street trees in many parts of the area. Setbacks generally range from around 4 to 12 metres, with some deep front yards of over 15 metres.</p> <p>The topography of the area contributes to its character, especially for houses located along the ridgelines, which have views across the gullies and to Ōrākei Basin and the Waitematā Harbour. Overall, the area maintains a strong suburban character.</p>



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	768		
Individual property scores	Score	Number of properties	Percentage²
	6	200	36%
	5	97	18%
	4	64	12%
	3	51	9%
	2	70	13%
	1	59	11%
	0	9	2%
	Rear/vacant	212	NA

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



Overall findings	The Remuera East 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 54% of individual properties scoring either 5 or 6.
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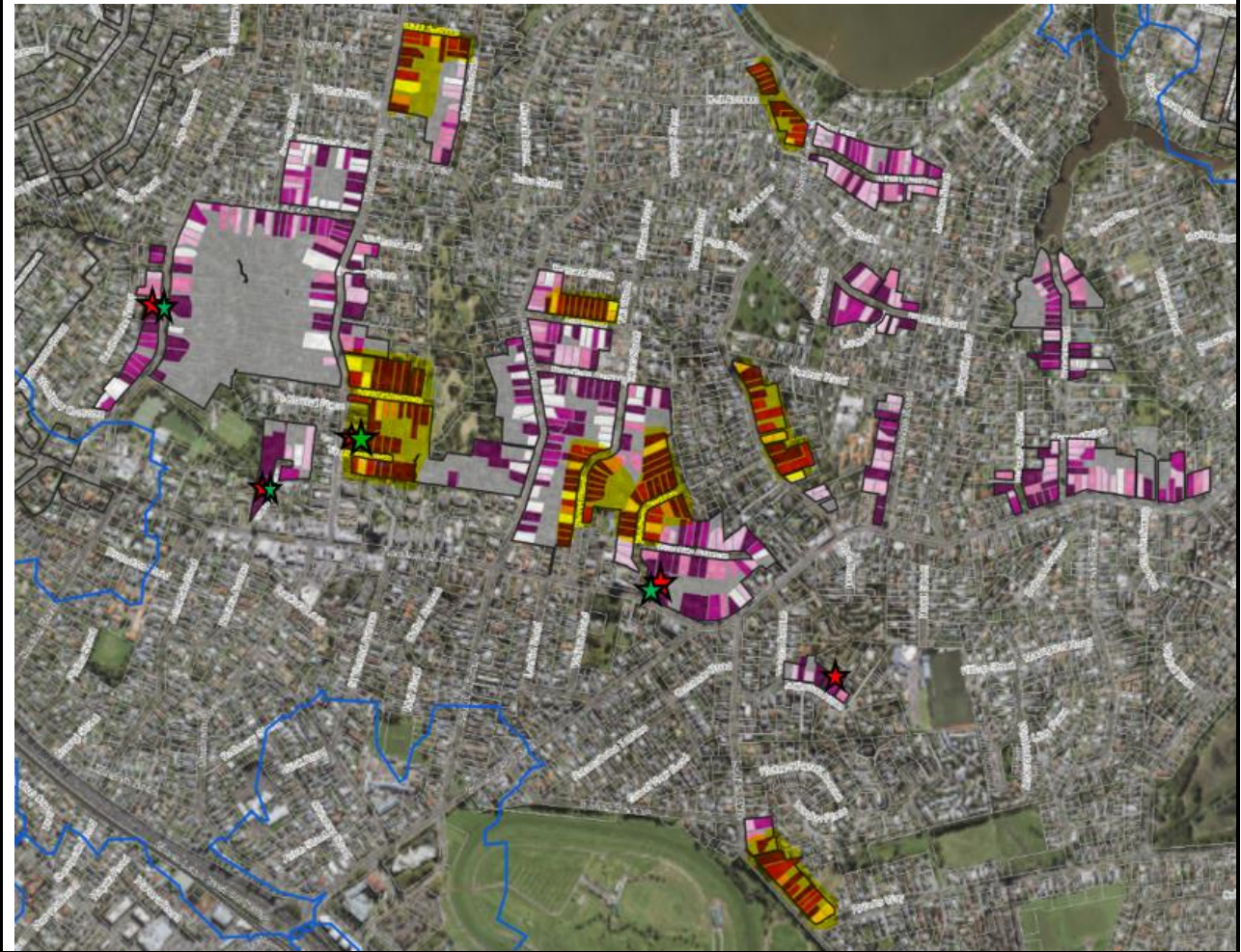
Recommendation

The Remuera East 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 Area
Ladies Mile Residences	NA
Victoria Avenue and Hiriri Avenue	
Waiata Avenue and Tirohanga Avenue	
Ara Street	
Ranui Road	
Entrican Avenue	
Upland Road (South)	
Upland Road (North)	

Potential Historic Heritage and High-Quality Special Character

Number of places / areas currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	4 (marked ★ on maps)
Flag: Potential Historic Heritage Area	0 (marked)
Sub-area high-quality Special Character	8 (marked)



Report dated: January 2022

Appendix 1: Index map



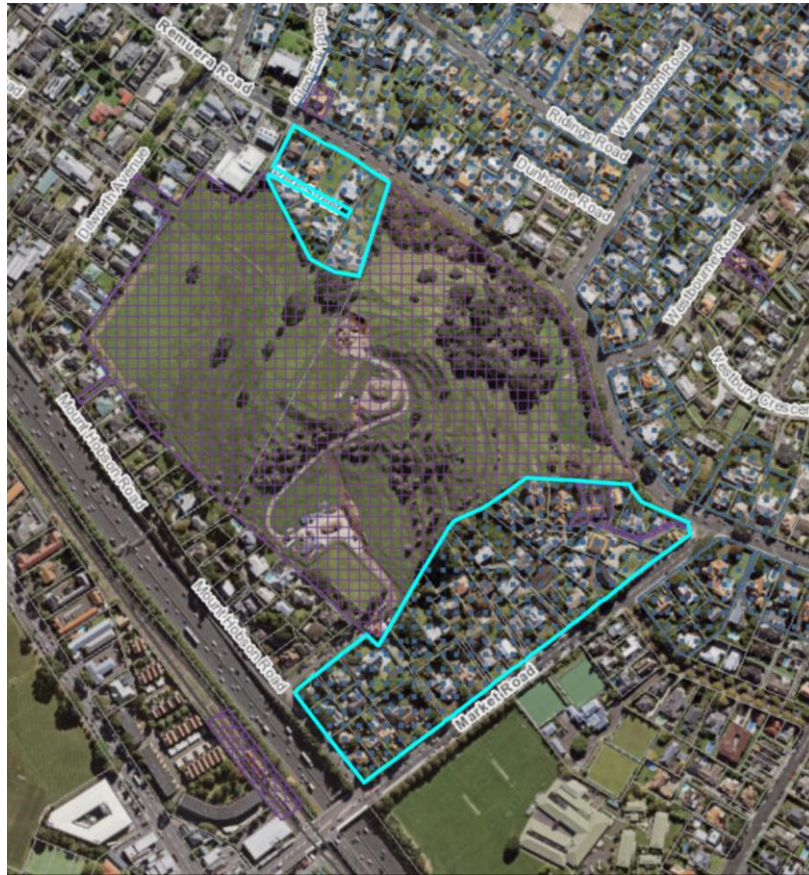
Figure 1: The blue lines are the walkable catchments of the Orakei and Meadowbank Train Stations (to the north) and Remuera and Ellerslie Train Stations (to the south)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōhinerau/Mount Hobson
SCA Overlay	Isthmus C
Survey Area Number(s)	41 (Isthmus C only)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Remuera Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The Ōhinerau/Mount Hobson report area includes two development areas on the lower northern and southern slopes of the maunga. The northern Pere Street area was subdivided in 1904 (DP 3426) and the southern Market Road (Mount Hobson Lane and Remuera Road) area was subdivided from the 1910s to 1920s (Deeds Reg 959; Deeds Reg 1231). Sites along Remuera and Market Roads are read contextually alongside Isthmus B (A41_Remuera). There is variation the size and shape of lots depending on the topography, with street facing sections more regular. Section sizes vary from around 600m² to 1000m², with larger rear sections directly adjacent to (or on) the maunga tending to be larger, at around 2000-3000m².</p> <p>Houses in the area are well setback from the road boundary and have large front yards with mature planting. Irregular lot shapes and sizes, as well as a number of rear sites, affect the rhythm of development – particularly on the corner of Market and Remuera Road. There is more consistency in the street front sites along Market Road. The most prevalent architectural styles in the area are English Cottages and villas. Dwellings from within the period of significance maintain a high degree of physical integrity. There is more recent infill housing on Mount Hobson Road and the west end of Market Road.</p> <p>Houses are visible behind hedging or walls. Sites located along Market Road tend to have higher boundary treatments, however due to the sloping topography, deep setbacks and elevated scale of dwellings, houses remain visible from the streetscape. Streets are lined with bluestone kerbing and have footpaths, Mount Hobson Lane has grass verges and street trees. Individual sites tend to be highly vegetated with mature planting, especially rear sites that are elevated on the slopes of the maunga. All sites have off-street car parking. Ōhinerau is not included in the SCA area but is a dominant feature in the backdrop of houses in this area. Overall, the area retains a strong suburban character influenced by the unique topography of the maunga.</p>



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	47		
Individual property scores	Score	Number of properties	Percentage¹
	6	11	39%
	5	8	29%
	4	3	11%
	3	0	0%
	2	5	18%
	1	1	4%
	0	0	0%
	Rear/vacant	19	NA

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



Overall findings	The Ōhinerau/Mount Hobson 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 Ōhinerau/Mount Hobson 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.

Note: There are small clusters of high-quality special character dwellings on Pere Street and at the corner of Remuera and Market Road that have a collective visual and historic coherence with dwellings on the opposite side of Remuera Road that are in Isthmus B and therefore assessed in a separate report (A41_Remuera). It is recommended that these two residential areas (Isthmus B and C) could be considered in conjunction to collectively form additional high-quality sub-areas.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ²
Market Road, Mount Hobson Lane	NA

Historic Heritage

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

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



Report dated: January 2022

Appendix 1: Index map

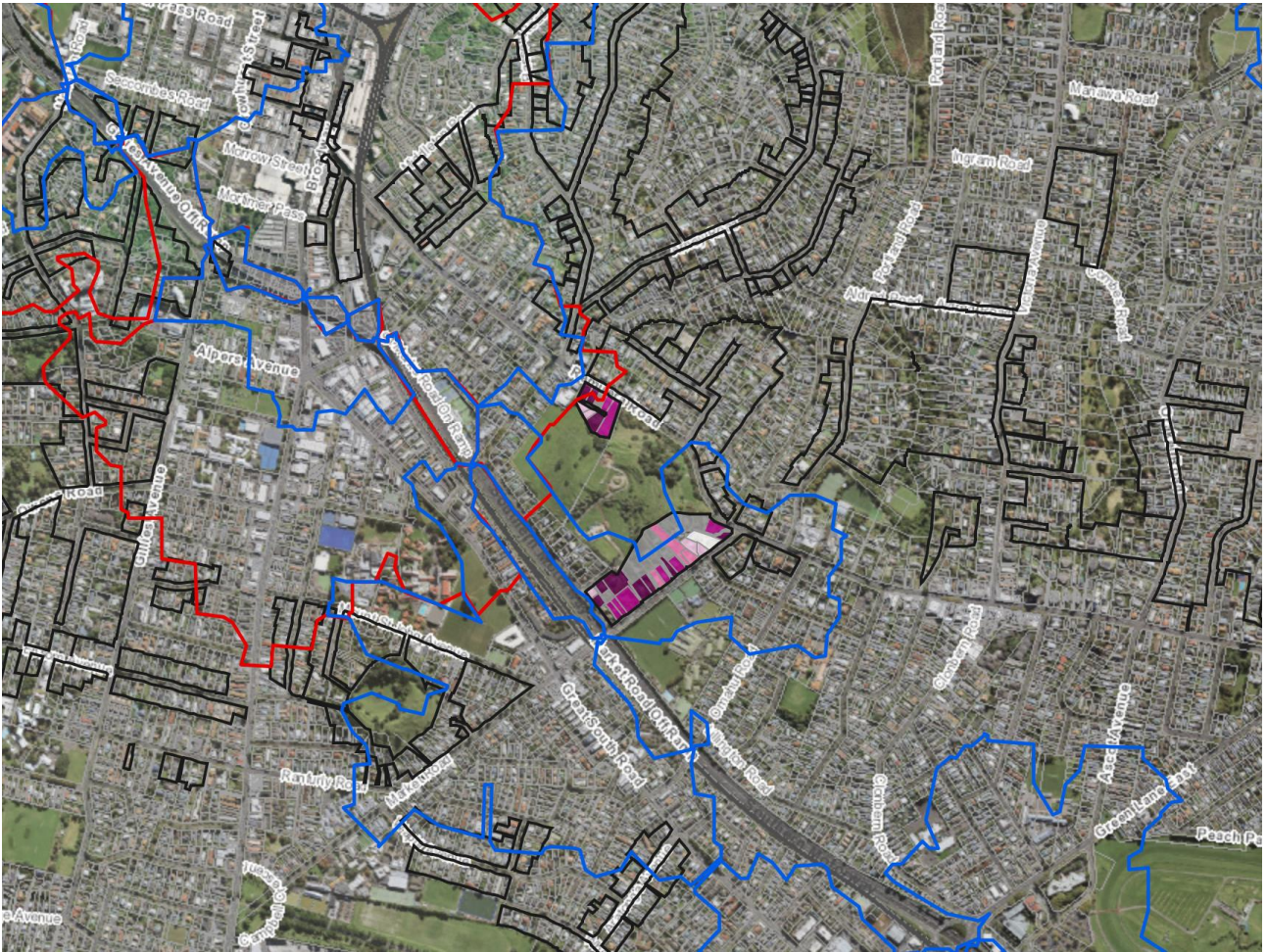


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue lines are the walkable catchments of the Remuera and Newmarket (north) Train Stations.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Remuera
SCA Overlay	Isthmus B
Survey Area Number(s)	41 (Isthmus B only)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Remuera Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The Remuera report area of Isthmus B includes several subdivisions located on the sloping topography around the base of Ōhinerau/Mount Hobson that were developed from the 1880s (DP 337; Deeds Reg 113; ALLOT 16, 18 & 20 SEC 16 Suburbs AUCKLAND; Deeds Reg BLUE77; DEED S102) to the 1920s (DP 19463). Sites along Remuera and Market Roads are read contextually alongside Isthmus C (A41_ Ōhinerau Mount Hobson). Sections vary in shape and larger lots have subsequently been subdivided into smaller, but still generous sites, ranging from 500m² up to 2000m².</p> <p>Due to the sloping topography, housing density and rhythm varies throughout the area with rear development of street-facing properties in lower gullies – particularly on Warrington Road. The high value and desirable location of the area is evident in the generous lot sizes and large scale development, with the original subdivision pattern legible in the rhythm of street facing dwellings that tend to be setback from the street frontage with generous yards and mature planting.</p> <p>The most prevalent architectural styles include substantial English Cottage, Arts and Crafts, Georgian Revival style houses (1920s-1930s) as well as examples of Villas and Transitional Villas (1880s-1910s). The majority of dwellings from the period of significance retain a high degree of physical integrity. There is modern infill development throughout the area, with both modern and period housing on rear sites.</p> <p>Sites located along main roads typically have higher boundary treatments, such as along Remuera and Manukau Roads, however due to the sloping topography, deep setbacks and elevated scale of dwellings, houses remain predominantly visible from the streetscape. Off-street car parking is provided for on all sites, though there are instances where garaging has been located on the front boundary. Streets are lined with bluestone kerbing and have footpaths and there are grass verges and street trees on the main roads. Ōhinerau is not included in the SCA area but is a notable feature in the backdrop of houses in this area. Overall, the area in part retains a strong suburban character.</p>



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	129		
Individual property scores	Score	Number of properties	Percentage¹
	6	29	30%
	5	28	29%
	4	10	10%
	3	8	8%
	2	9	9%
	1	12	12%
	0	1	1%
	Rear/vacant	32	NA

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



Report dated: January 2022

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Remuera and Newmarket (north) Train Stations.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

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

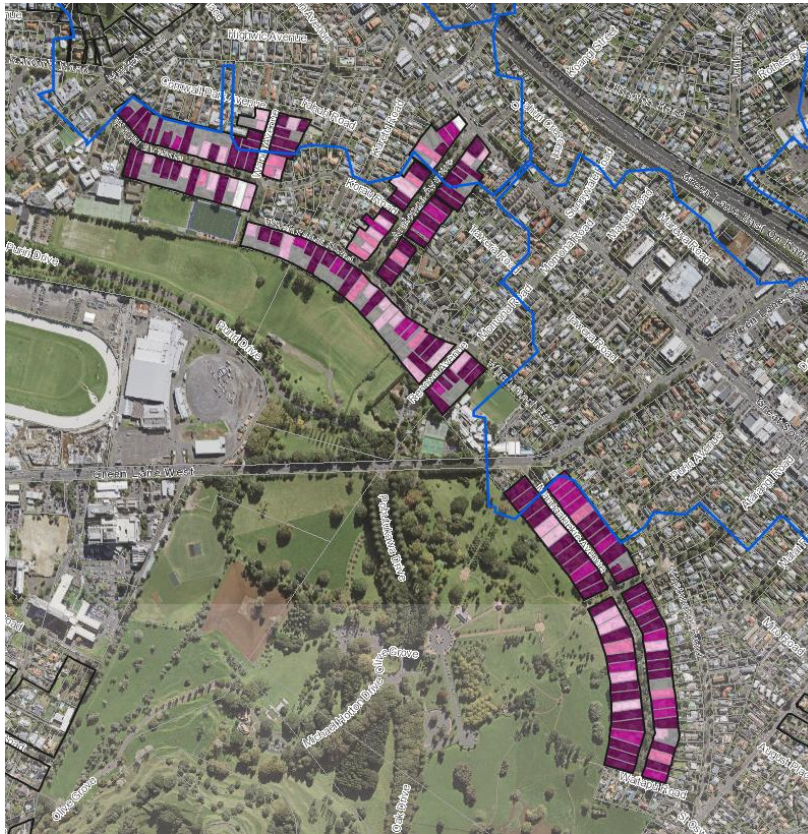
Name	Greenlane
SCA Overlay	Isthmus B
Survey Area Number(s)	42
NPS-UD priority	Walkable Catchment – RTN – Remuera Train Station Walkable Catchment – RTN – Greenlane Train Station All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Greenlane Isthmus B report area includes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



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	212		
Individual property scores	Score	Number of properties	Percentage²
	6	93	55%
	5	24	14%
	4	14	8%
	3	20	12%
	2	17	10%
	1	2	1%
	0	0	0%
	Rear/vacant	42	NA

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



Overall findings	The Greenlane Special Character Area - Residential is not of high-quality special character value . An area of high-quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 69% of individual properties scoring either 5 or 6.
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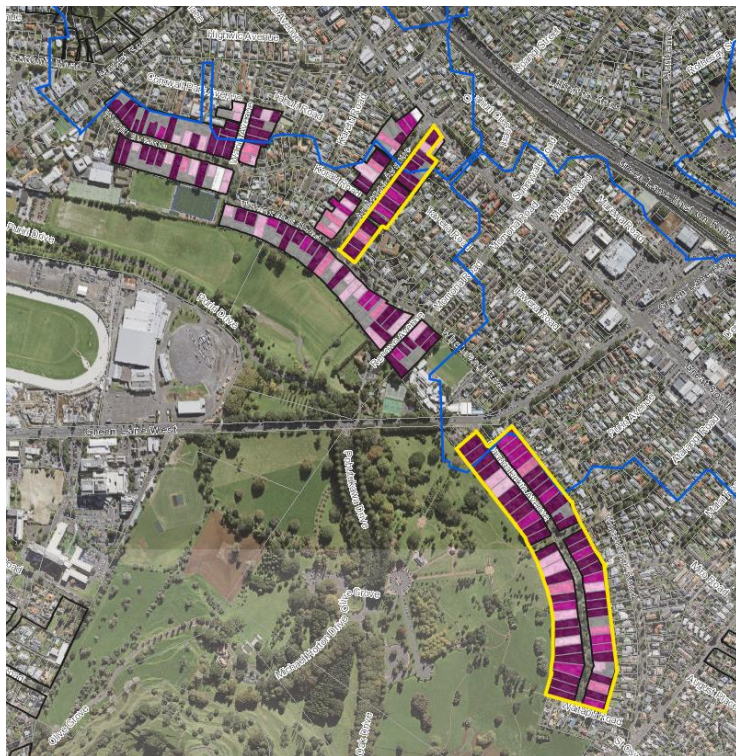
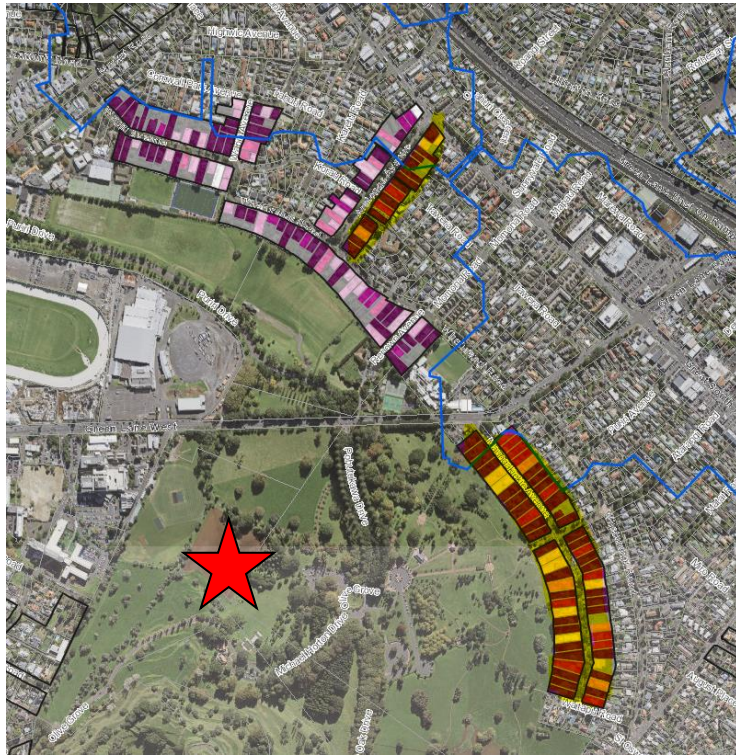
Recommendation

The Greenlane SCA survey data shows that there are sub-areas of high-quality special character. Further work will be undertaken to confirm the values of the areas that are identified in the table below.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area³
Aratonga Avenue East	NA
Maungakiekie Avenue	

Historic Heritage

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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	63%	
	Desk top survey	37% (Hewson and Cawley Streets)	
Number of properties	89		
Individual property scores	Score	Number of properties	Percentage¹
	6	21	34%
	5	19	31%
	4	3	5%
	3	9	15%
	2	6	10%
	1	2	3%
	0	2	3%
	Rear/vacant	27	NA

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



Overall findings	The Lawry Settlement Special Character Area - Residential is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 65% of individual properties scoring either 5 or 6.
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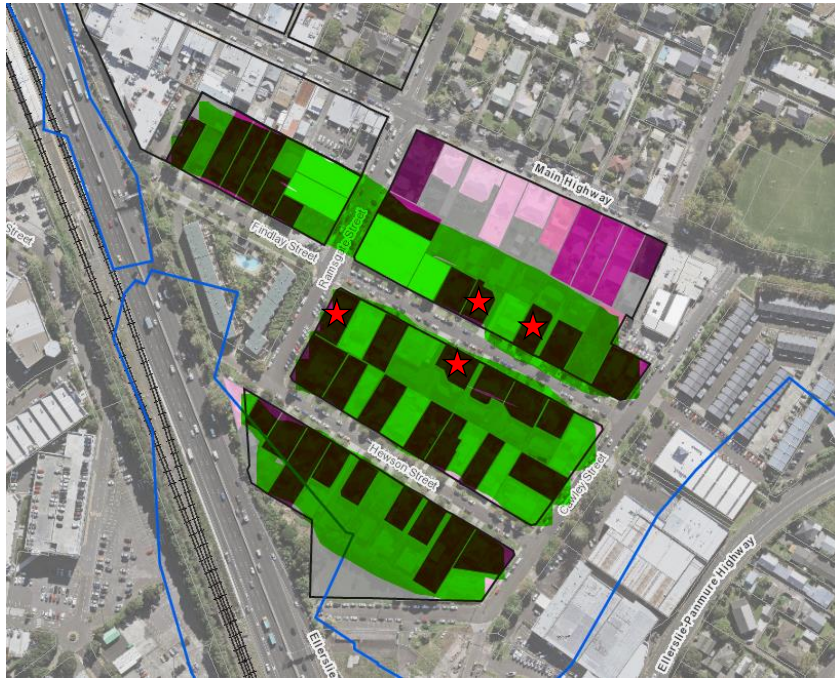
Recommendation

The Lawry Settlement SCA survey data survey data shows that there are potential areas of historic heritage value. Further work will be undertaken to confirm the values of the areas that are identified in the table below.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area²
NA	Lawry Settlement

Historic Heritage

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

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



Report dated: 18 January 2022

Appendix 1: Index Map



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

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 to remove the properties identified in red. This is a result of an internal review of the extent of the overlay.

This area is inside the walkable catchment. It is an isolated pocket that will be surrounded by intensification (THAB). Therefore, this area is not identified as a qualifying matter.

Updated: August 2022



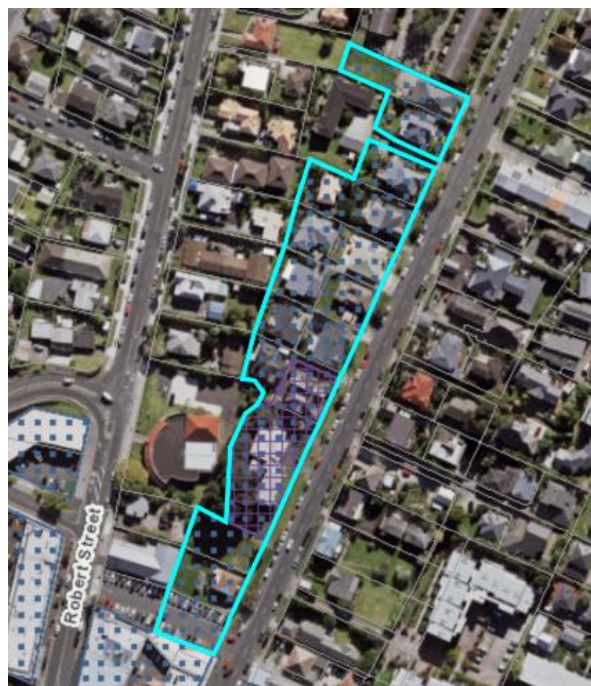
Please note where the sub-area map in this report differs from the map in the Plan Viewer, the map in the Plan Viewer takes precedence.

SUMMARY OF AREA FINDINGS


SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	17		
Individual property scores	Score	Number of properties	Percentage ¹
	6	5	50%
	5	3	30%
	4	1	10%
	3	1	10%
	2	0	0%
	1	0	0%
	0	0	0%
	Rear/vacant	7	NA
			
Overall findings	<p>The Isthmus A Ladies Mile West Special Character Area – Residential is of high quality special character value. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 80% of individual properties scoring either 5 or 6.</p>		

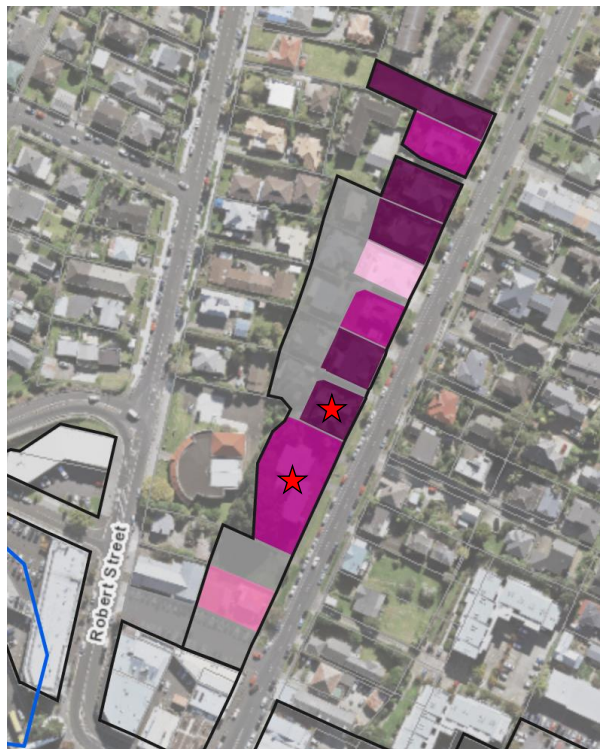
¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

<p>The Isthmus A Ladies Mile West report area is of high quality.</p> <p>No further special character work is recommended in this area at this time.²</p>	
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 / areas currently scheduled	2 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of High-Quality Special Character	NA



Report dated: 6 December 2021

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

Appendix 1: Index Map

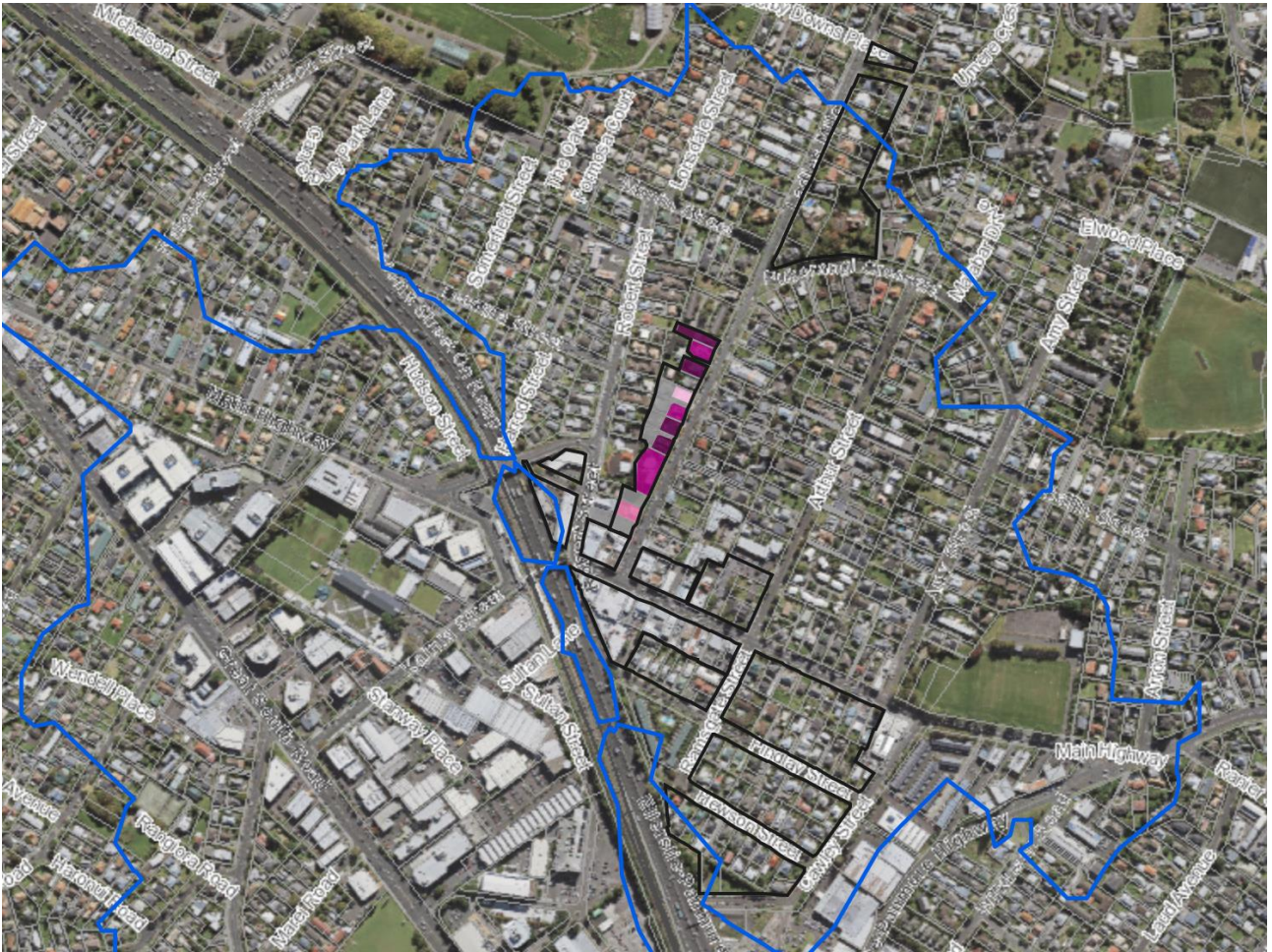


Figure 1: The blue line represents the Ellerslie Train Station walkable catchment.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom Avenue and Ranfurly Road
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (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 to remove the properties identified in red. 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 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	Epsom Avenue and Ranfurly Road
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

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	Epsom Avenue and Ranfurly Road
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Epsom Avenue and Ranfurly Road area includes subdivisions along Epsom Avenue and Ranfurly Road in the flat area of land between Maungawhau and Te Kōpuke/Tītīkōpuke. The east end of Epsom Avenue was subdivided in 1907 (Town of Armadale – DP 5072) and the west side in 1902 (DP 2902). Ranfurly Road was subdivided from 1896-1916 (PT ALLOT 20-21 SEC 10 Suburbs AUCKLAND; DP 1555; DP 3069; DP 11267).</p> <p>Lots are regular in shape but vary in size from 1000-1100m² along Epsom Avenue, and 700-1900m² on Ranfurly Road. There is only a small amount of rear development (eight sites) along Epsom Avenue.</p> <p>There is variation in the rhythm, setback and density of development throughout the area, with more consistency along the eastern end of Epsom Avenue. There is a large mix of architectural styles in the area with the most prevalent being bungalows (1920s-1930s). There are also examples of villas and transitional villas (1880s-1910s), Arts and Crafts and State House style dwellings along Epsom Avenue. The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is modern infill development on both rear and street facing sections which interrupts the overall cohesiveness of the area.</p> <p>Most houses are visible behind a low boundary treatment (typically basalt rock walls and timber fencing) or hedging. Streets are lined with bluestone kerbing and have footpaths, grass verges and street trees. Individual sites tend to be highly vegetated with mature plantings and trees. All sections provide for off-street car parking, though there are some instances where garaging has been located in the front yard, compromising dwellings relationship to the street. The area (in part) retains its historic suburban character.</p>



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	0%	
	Desk top survey	100%	
Number of properties	48		
Individual property scores	Score	Number of properties	Percentage²
	6	10	26%
	5	16	41%
	4	5	13%
	3	3	8%
	2	4	10%
	1	1	3%
	0	0	0%
	Rear/vacant	9	NA

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



Overall findings

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

Recommendation

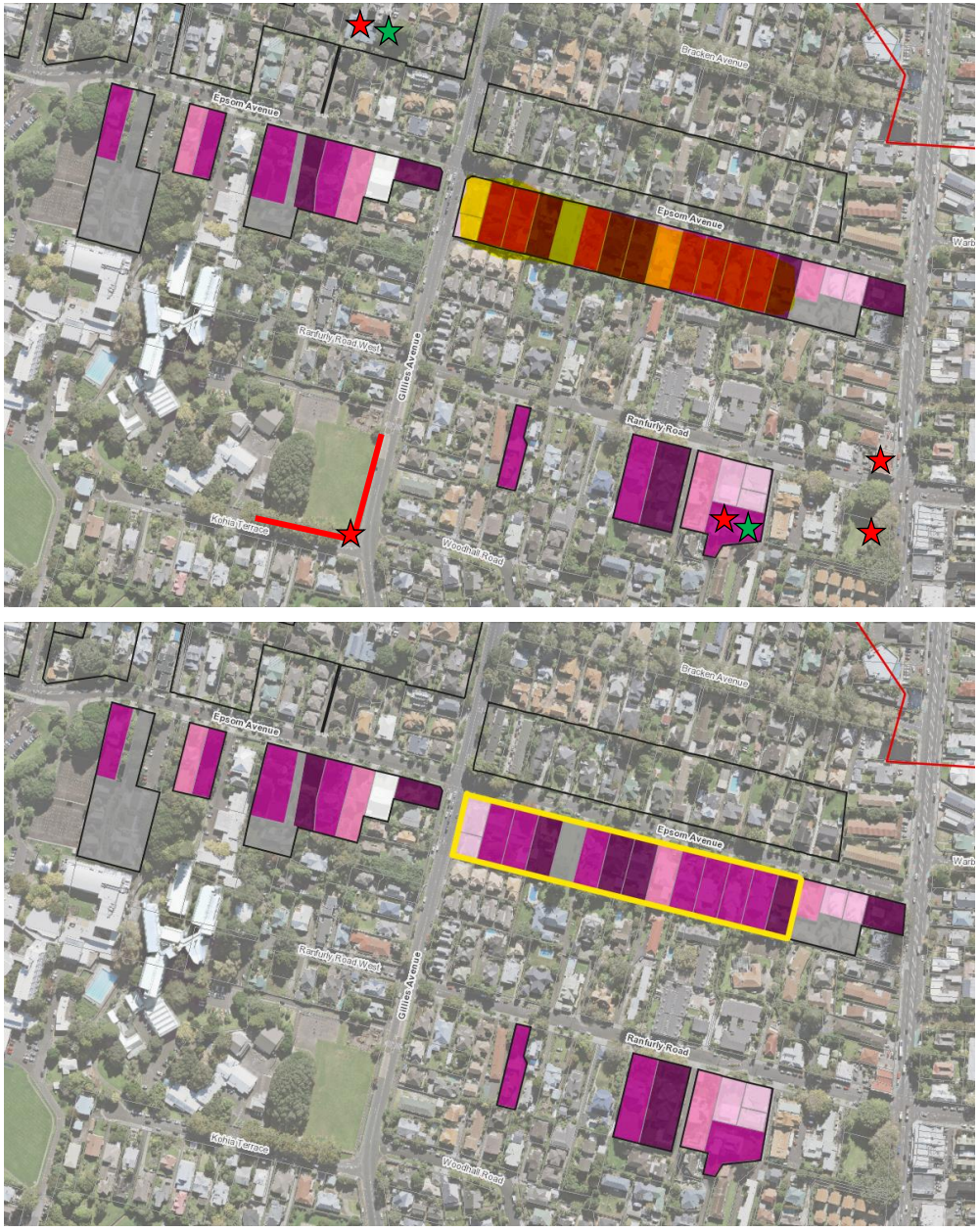
The Epsom SCA survey data shows that there are sub-areas of high-quality special character. Further work will be undertaken to confirm the values of the areas that are identified in the table below.

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

Potential Historic Heritage and High-Quality Special Character

Number of places / areas 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	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 red line represents the walkable catchment of the Newmarket Metro Centre, the blue lines represent the walkable catchments of the Newmarket, and Remuera Train Stations.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Cecil Road and Marama Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	54 (in part)

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	Cecil Road and Marama Avenue
SCAR Overlay	Isthmus A
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Cecil Road and Marama Avenue area of Isthmus A comprises of two linear roads that extend north-to-south between Owens Road and Epsom Avenue. Marama Avenue was subdivided in 1902 (Allotment 41, Deeds Reg S69 and S70) and Cecil Road in 1904 (DP 3267). Sections are regular in shape. Those along Marama Avenue are more generous in size (aligning more with the lot sizes of Isthmus B) with sections on the east side around 700m² and sections on the western side around 1100m². Cecil Road sections are significantly smaller in depth but slightly wider and range from 600-800m². The larger sized lots on Marama Avenue have allowed for further subdivision with rear development.</p> <p>Setbacks and rhythm are consistent, and the larger section sizes allow for a lower density housing with well vegetated yards. The most prevalent architectural styles in the area are Edwardian Bay villas and transitional villas (1880s-1910s) with some bungalows (1920s-1930s). The majority of dwellings from within the period of significance retain a high degree of physical integrity. Modern infill development is located on both street facing and rear lots, with multi-unit developments that have somewhat interrupted the cohesiveness of the area, particularly in the northern half of Marama Avenue.</p> <p>Houses are generally visible behind low boundary treatments (typically timber picket fences and basalt rock walls) and hedging. Off-street car parking is provided for on all sites to the rear or side of sections. The area has bluestone kerbing, footpaths and wide grass verges with mature street trees. Maungawhau / Mt Eden is not included in the SCA but is a notable feature in the backdrop of houses in this area. While modern infill development has had some effect on the continuity of character in the streets, the area still retains a strong sense of its original character of an area of early Edwardian residential suburb.</p>



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	59		
Individual property scores	Score	Number of properties	Percentage²
	6	22	47%
	5	13	28%
	4	0	0%
	3	5	11%
	2	4	9%
	1	3	6%
	0	0	0%
	Rear/vacant	12	NA

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



Overall findings	The Cecil Road and Marama Avenue 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 74% of individual properties scoring either 5 or 6.
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Recommendation

The Cecil Road and Marama Avenue 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 Area³
Cecil Road and Marama Avenue	NA

Historic Heritage

Number of places / areas 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 ■ on maps)

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



Report dated: January 2022

Appendix 1: Index Map



Figure 2: The red line represents the walkable catchment of the Newmarket Metro Centre; the blue line represents the walkable catchment of the Newmarket Train Station.