

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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



Key survey data

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

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



Overall findings

The Hazel Avenue Special Character Area - Residential is of **high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 80% of individual properties scoring either 5 or 6.

Recommendation

The Hazel Avenue survey 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 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

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.
Hazel Avenue SCA: Summary of Area Findings | FINAL | January 2022



Report dated: 20 January 2022

Appendix 1: Index map



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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



Key survey data

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



Overall findings	The Foch Avenue and Haig Avenue Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 79% of individual properties scoring either 5 or 6.
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Foch Avenue and Haig Avenue Special Character Area survey 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 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: 20 January 2022

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

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

Appendix 1: Index map



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kings Road and Princes Avenue
SCA Overlay	Kings Road and Princes Avenue
Survey Area Number(s)	12
NPS-UD priority^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential Single House
Area Description	The Kings Road and Princes Avenue survey area includes part of one comprehensive subdivision that was completed in 1910 (DP 6822) as an extension to the “Town of Edendale”. The area illustrates the type of residential expansion that occurred across the isthmus from the late 19th to the early 20th century in relation to the extension of the electric tram network. The accessibility of affordable public transportation meant workers could live further from the city in new suburban subdivisions, which were often developed to reflect the ideals of the Garden Suburb Movement. The area reflects Garden Suburb ideals through its wide roads and low-density development on larger lots arranged on a grid street pattern. Lot sizes on Kings Road and Princes Avenue are consistently 695m², aside from the corner sections addressing Duncumb Street, which are larger at around 870m². Houses are generally set toward the front of their sections and have a consistent setback. The subdivision pattern remains largely intact, with few subsequent subdivisions. The most prevalent architectural styles in the area include transitional villas (1910s-1920s), bungalows, and bungalow-cottages (1920s-1930s). Most houses in the area are modest in scale, however examples of modern infill houses, such as those along Princes Avenue, tend to be larger in terms of their size and massing. Housing from the period of significance generally has a high degree of physical integrity. Streets in the area have footpaths and are lined in bluestone kerbing. Both Kings Road and Princes Avenue have grass verges with street trees; Duncumb Street has been converted into a reserve. Individual lots tend to be highly vegetated, with many mature trees, hedges and plantings. Houses would originally have had low fencing or hedges (around 1.2m), however many properties now have 1.8m fences, basalt walls or overgrown hedges, which disrupt their contribution and connection to the streetscape. Most houses have introduced some form of off-street car-parking, though this tends to be located at the side or rear and is not prominent in the streetscape.
	

Key survey data

Survey date(s)	May 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	123		
Individual property scores	Score	Number of properties	Percentage ¹
	6	46	44%
	5	35	33%
	4	9	9%
	3	9	9%
	2	2	2%
	1	3	3%
	0	1	<1%
	Rear/vacant	18	NA



Overall findings

The Kings Road and Princes Avenue Special Character Area - Residential is of **high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 77% of individual properties scoring either 5 or 6.

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

Recommendation

The Kings Road and Princes Avenue survey 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 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: 19 January 2022

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

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

Appendix 1: Index map

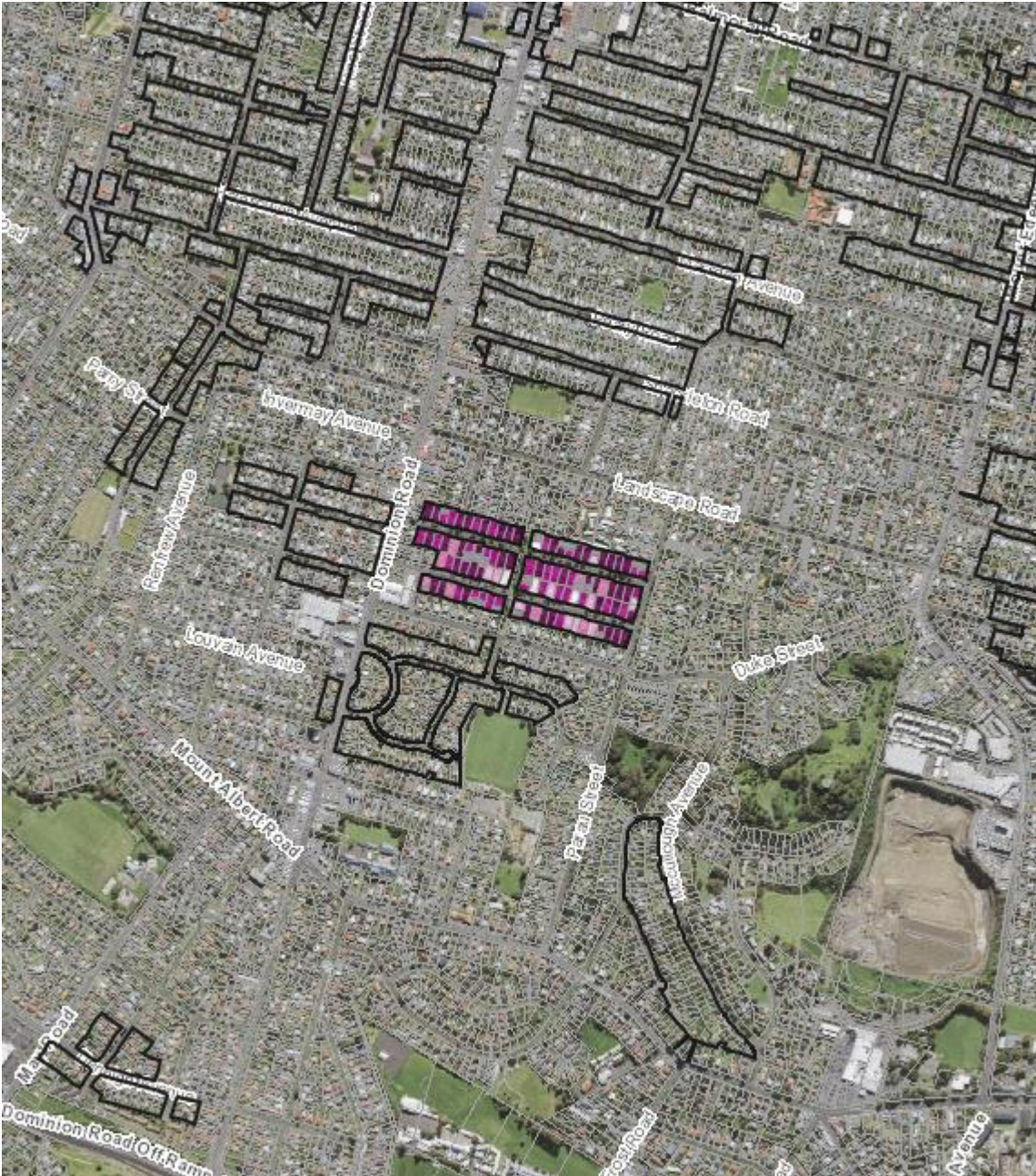


Figure 1: The Kings Road and Princes Avenue SCA

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Fearon Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	15
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Business - Mixed Use Residential - Single House
Area Description	The Fearon Avenue survey area includes four historic subdivisions dating to 1940: DP 37700, DP 37699, SO 447662, and SO 432210. These subdivisions form part of the Wesley College Block (or Wesley Trust Estate), a comprehensive subdivision that was planned in the late 1930s to provide around 500 state houses. The roading pattern was designed to reflect the topography of the area to fit with the ideals of the Garden Suburb movement. Curvilinear streets and cul-de-sacs made this area distinct from surrounding subdivisions, which continued to use the traditional grid. The original subdivision pattern remains largely intact, with only a few instances of formal subdivision at the rear of some sites. Lot size is consistent at around 700m²-800m², but varies in shape, largely due to topography and the roading pattern which creates a number of triangular and curved sections. Housing set back and spacing is generally consistent, with houses positioned near the middle of their sections, allowing for generous front and rear yards. The most prevalent architectural style in the area is State Housing (1940-1950) - both single-unit houses and duplexes - and a few examples of modern replacement buildings. Housing from the period of significance retains a high degree of physical integrity, and a strong sense of cohesion due to similarities in age, planning and style. Houses are very visible from the public realm; many do not have any kind of front boundary treatment, and those that do tend to have a low timber fence or hedge. Garaging and carports are generally provided to the side or rear of houses, though there are examples where car-parking is located in front, which disrupts their relationship to the street. Streets are wide and lined with concrete kerbing, footpaths and grass verges. There are a few street trees in the area, but most vegetation is provided on private property. The landscape of the area is a key aspect of its character. When the subdivision was planned, special attention was paid to retaining and enhancing the volcanic features of the landscape, as well as retaining existing historic trees and structures.
	

Key survey data

Survey date(s)	October 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	135		
Individual property scores	Score	Number of properties	Percentage ¹
	6	81	63%
	5	27	21%
	4	8	6%
	3	4	3%
	2	4	3%
	1	1	1%
	0	0	0%
	Rear/vacant	6	NA



Overall findings	The Fearon Avenue Special Character Area –Residential Area is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 84% of individual properties scoring either 5 or 6.
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Fearon Avenue survey 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

Historic Heritage and High-Quality Special Character

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



Report dated: 17 January 2022

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



SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	McCullough Avenue, Three Kings
SCA Overlay	Isthmus C
Survey Area Number(s)	11
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The overlay area is significant for its physical and visual qualities as it demonstrates a significant period of residential development that occurred primarily during the 1940s. McCullough Avenue was formed in 1939 (DP 28851), with subdivision taking place in the early 1940s (DP 37712, DP 37702) and some later development during the early 1960s (DP 51256, DP 53938). State houses (1940s) are the predominant housing style of this area and are of a compact English Cottage style. The roofs are typically tiled, mostly hipped or gabled, with minimal eaves and a typical pitch of 30 degrees. Windows are casement type with high sills, divided horizontally into three panes. The houses are mostly clad in brick veneer or weatherboard. Within the overlay area, the relationship to volcanic landforms contributes strongly to the character of the streetscape. McCullough Avenue also follows the volcanic landform, curving to follow the contours at base of the Three Kings Reserve. Houses are viewed stepping up hillsides or along terraced roads on the sloping topography. Views to and from these elevated positions are an important feature of the area and building forms are viewed in relation to these significant landforms. Larger sections with wider roads allowed for the development of private gardens and street tree planting which is a dominant aspect of these areas consistent with the Garden Suburb design ideals. Setbacks range from around four metres to over 12 metres. Sections sizes of around 600-800m² allow for houses to be set well back and generously spaced with a subsequent lower development density. An abundance of planting is generally evident throughout many parts of the area, with variety in terms of vegetation and landscape characteristics. Front yards often incorporate trees and shrubs. Grassed berms and street trees are present throughout the area and contribute to an impression of a well-vegetated character.
	

Key survey data

Survey date(s)	October 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	273		
Individual property scores	Score	Number of properties	Percentage ¹
	6	48	76%
	5	9	14%
	4	5	8%
	3	0	0%
	2	1	2%
	1	0	0%
	0	0	0%
	Rear/vacant	8	NA



Overall findings	The McCullough Avenue SCA 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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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The McCullough Avenue survey 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

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA ³
Sub-area of High-Quality Special Character	NA ⁴



Report dated: 10 January 2022

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

³ Potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ Potential high-quality special character is only flagged in areas that do not meet the 75% threshold.

Appendix 1: Index map

