

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Hill Park
SCA Overlay	General: Hill Park
Survey Area Number(s)	45, 46, 47, 48, 49
NPS-UD priority	Walkable Catchment – RTN – Manurewa Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House Business - Neighbourhood Centre Zone
Area Description	The boundary of the Hill Park Special Character overlay area includes land which was part of original subdivisions from the 1840s including land granted to James Reddy Clendon in 1842. Between the 1860s and up until around the turn of the 20th century, the area was known as Hunter's Bush. The survey area generally reflects land acquired by the Nathan family in 1910, which they later subdivided beginning in 1959 after the motorway bisected their property, making it uneconomic to farm. Most residential development within the area did not take place until the mid-20th century. The survey area was subdivided primarily during the 1950s and 1960s following the creation of a garden subdivision around significant stands of native forest that were restored by the Nathan family, including the David Nathan Park. The area includes the full extent of at least 10 subdivisions dating from this period. Predominant architectural styles include modernist houses, mid-20th century brick and tile bungalows, Arts and Crafts influenced houses, and English Cottage style houses. This area also has a number of older buildings, some of which are historic heritage places such as the Nathan Homestead. The primary characteristics are lower housing density combined with large open front yards and setbacks, large lots, wide roads, and an abundance of native trees. Houses are set back from the street, with front yards highly landscaped with little or no fencing. In addition to David Nathan Park, the area also includes Orford Park to the west and Hillcrest Grove Reserve to the east. The original subdivision pattern remains largely intact, of which curvilinear streets and cul-de-sacs are common. Located next to the southern motorway, the area's elevated hill-top landform has a strong visual presence in the wider area.
	

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	769		
Individual property scores	Score	Number of properties	Percentage ¹
	6	304	52%
	5	143	24%
	4	65	11%
	3	48	8%
	2	24	4%
	1	2	0%
	0	1	0%
	Rear/vacant	182	NA



Overall findings	The Hill Park 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 76% 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 Hill Park 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	2 (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: 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.

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



Figure 1: The blue line is the walkable catchment of the Manurewa Train station