

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Narrow Neck
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	70 (in part) and 71 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House Zone
Area Description	The Narrow Neck survey area covers the north-eastern point of the North Shore – Devonport and Stanley Point Special Character Area. The area is bordered to the north by Narrow Neck Beach to the east by Fort Takapuna; to the south by Grove Road and Cheltenham Beach; and to the east by the Waitemata Golf Club. The area is made up of a number of historic subdivisions that date from the 1880s to 1920s.¹ Lots are regular in shape and generally consistent in size, ranging from 500m² to 1000m². There are also larger 1500-2500m² lots that back onto the coastal edge. There are a number of rear lots located within the central block that backs onto Vauxhall Primary School. Sites along Wairoa Road have been further subdivided with front/rear development. The most prominent architectural style in the area are villas, transitional villas (1880s-1910s), and bungalows (1920s-1930s). The majority of dwellings from within the period of significance retain a high level of integrity.² There is modern infill development scattered throughout the area, but with a higher concentration on sites along Wairoa Road facing the golf course. Generally low boundary treatments including fences, hedges and walls maintain reasonably open views to and from houses and the street. Setbacks, spacing and rhythm is consistent with more uniformity down individual streets. Dwellings are located towards the front boundary and occupy much of the width of their sites but still allow for well vegetated front yards. Off-street parking is provided on most sites, however there are some instances where garaging has been located in the front yard/boundary, compromising some dwellings relationships to the street. All streets have footpaths. Ascot Avenue, Turnbull Road, North Avenue and Morrison Avenue have grass verges and are lined with street trees that contribute to the areas established suburban character. Mature Pohutukawa feature throughout the area as street trees, in coastal reserves and private gardens. The landform rises northwards along Vauxhall Road to a high point at Fort Takapuna and the cliffs at the northern end of Cheltenham Beach. Overall, the Narrow Neck survey area maintains in-part a well-established and coherent suburban character of an early marine suburb.

¹ Subdivisions include Allot 4, 19-20 Parish of TAKAPUNA; DP 224 – 1883; DP 304 – 1886; DP 6921 – 1909; DP 6830 – 1910; SP 17310 – 1923

² Based on the survey findings 56% of dwelling from within the period of significance retain a high degree (+1) of physical integrity.



Key survey data

Survey date(s)	November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	208		
Individual property scores	Score	Number of properties	Percentage ³
	6	40	23%
	5	54	31%
	4	9	5%
	3	40	23%
	2	30	17%
	1	3	2%
	0	0	0%
	Rear/vacant	32	NA

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



Overall findings

The Narrow Neck 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 54% of individual properties scoring either 5 or 6.

Recommendation

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

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁴
Narrow Neck (in part)	NA

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	1 (marked)

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



Report dated: January 2022

Appendix 1: Index map

