

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

PLEASE NOTE:

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

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

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

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

Updated: April 2022



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

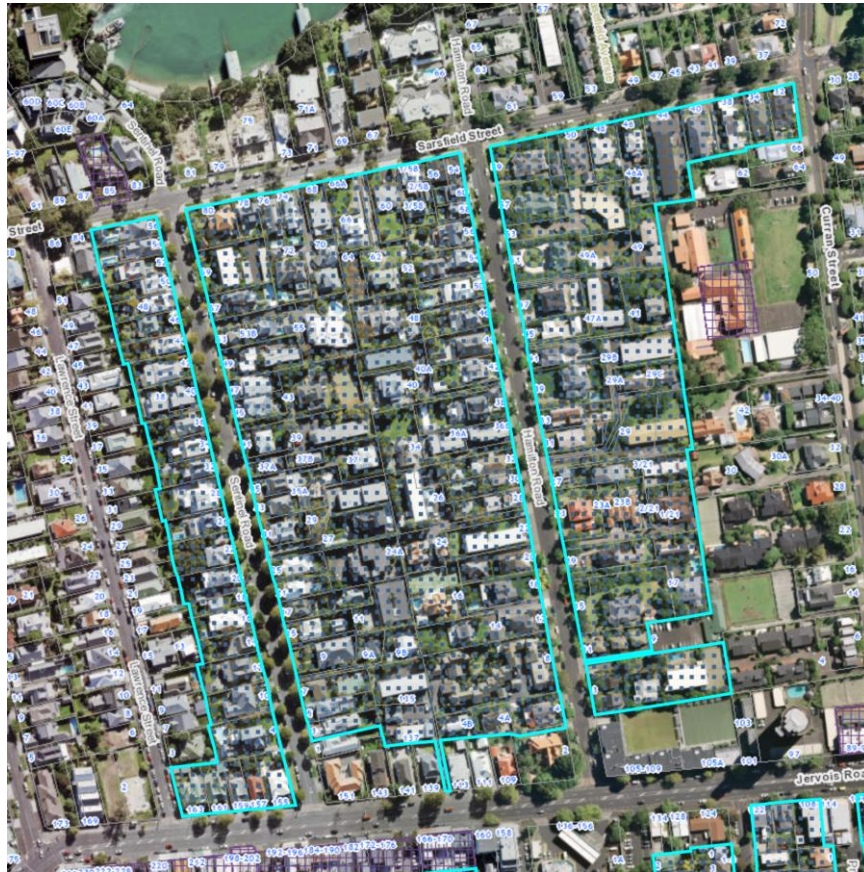
SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Herne Bay East
SCA Overlay	Isthmus A
Survey Area Number(s)	21
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Herne Bay East survey area encompass dwellings along in the Sentinel and Hamilton Roads blocks. The area was one of the earliest areas of residential development in Tāmaki Makaurau outside of the city centre, with the associated Deed dated 1857 (DEED Blue I and D). The sites however were not auctioned until April 1874 as part of the Campbell Ville subdivision and were not built on until after this date. The area retains a linear roading pattern with blocks stretching between Sarsfield Street to the north and Jervois Road to the south. The topography of the land slopes down from Jervois Road to the Waitematā. The original 3000-4000m² lots of Campbell Ville have been subsequently subdivided into smaller, but still generous lots with original dwellings now located centrally within the blocks on irregular shaped sites. Street facing lot sizes in the area are generally more regular and consistent in shape and size, ranging from 450m² to 700m². Street facing housing in the area has a consistent rhythm, setback, and density of development – particularly along the west side of Sentinel Road. The most prevalent architectural styles are late-Victorian and Edwardian villas (1880s-1910s) of modest to large scale. A number of the original large-scale dwellings, now located on rear sites, remain partially visible from the streetscape. Dwellings from within the period of significance maintain a high degree of physical integrity.² Houses are visible behind low picket fences and hedging and have smaller front gardens. The wide, straight streets provide open views down to the Waitematā Harbour and are lined in bluestone kerbing, have grass verges and mature street trees. Most houses have some provision for off-street parking, generally to the side or front, as permitted by the larger lot sizes. There is some variability in the character of the area due to the modern infill development throughout, with a number of multi-storied-terrace-units and apartment blocks that are located on both street facing and rear sites.

² Based on the survey findings 72% of dwelling from within the period of significance retain a high degree (+1) of physical integrity.



Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey ³	N/A	
Number of properties	157		
Individual property scores	Score	Number of properties	Percentage ⁴
	6	36	36%
	5	32	32%
	4	10	10%
	3	3	3%
	2	15	15%
	1	4	4%
	0	1	1%
	Rear/vacant	56	NA

³ 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.

⁴ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

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

Recommendation

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

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁵
Hamilton Road	NA
Sentinel Road	NA

⁵ At this stage, only flags for potential historic heritage areas are being considered.

Historic Heritage

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



Report dated: 19 January 2022

Appendix 1: Index map

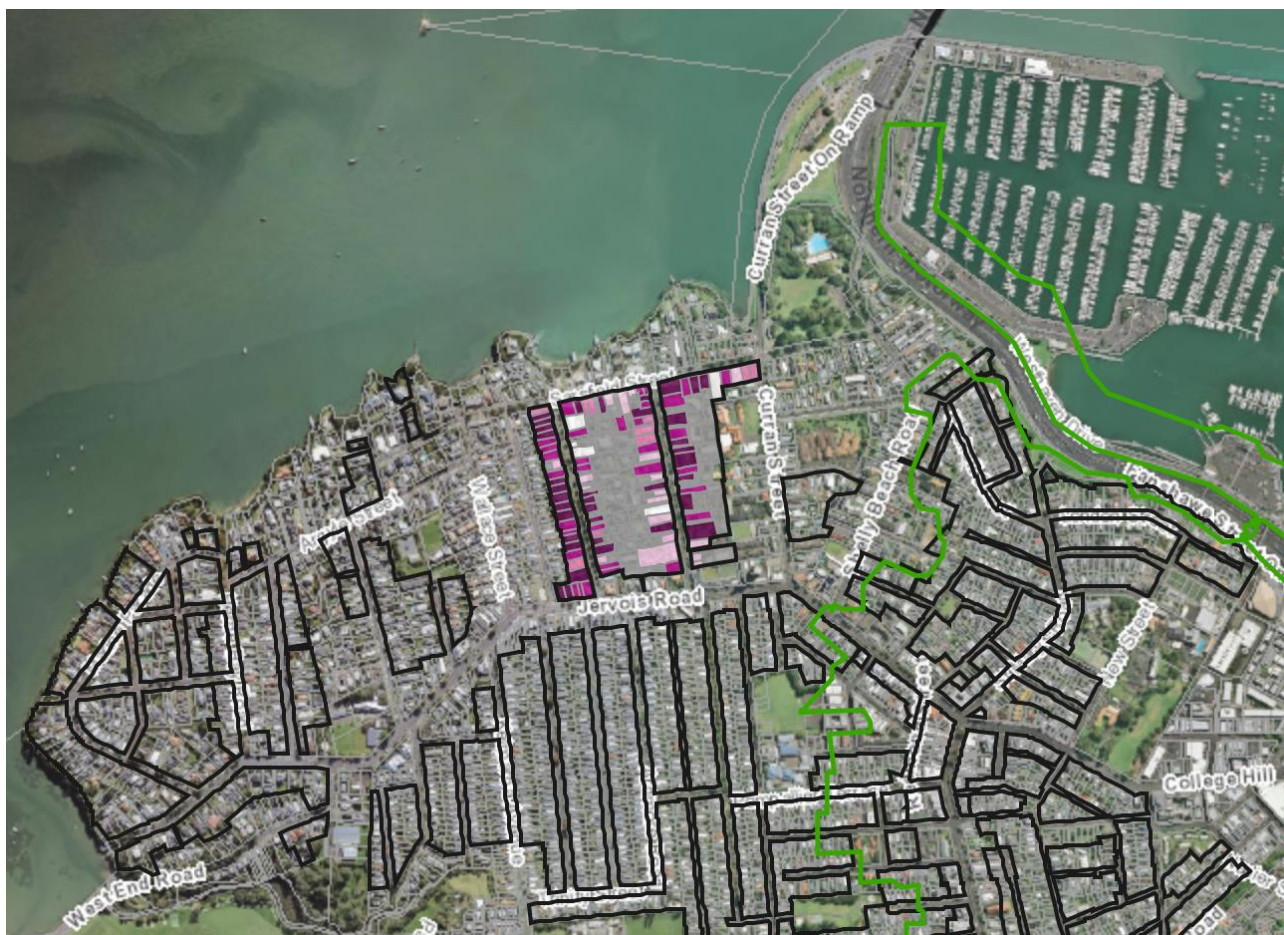


Figure 1: The green line is the City Centre walkable catchment

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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



Key survey data

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

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

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



Overall findings

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

Recommendation

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

Sub-areas of high-quality Special Character

NA

Flag: Potential Historic Heritage Area³

NA

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

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	NA



Report dated: 10 January 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

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

² 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.

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



Overall findings

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

Recommendation

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

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁴
Herne Bay Southwest – Jervis Road and Marine Parade (in part)	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
Sub-area of 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

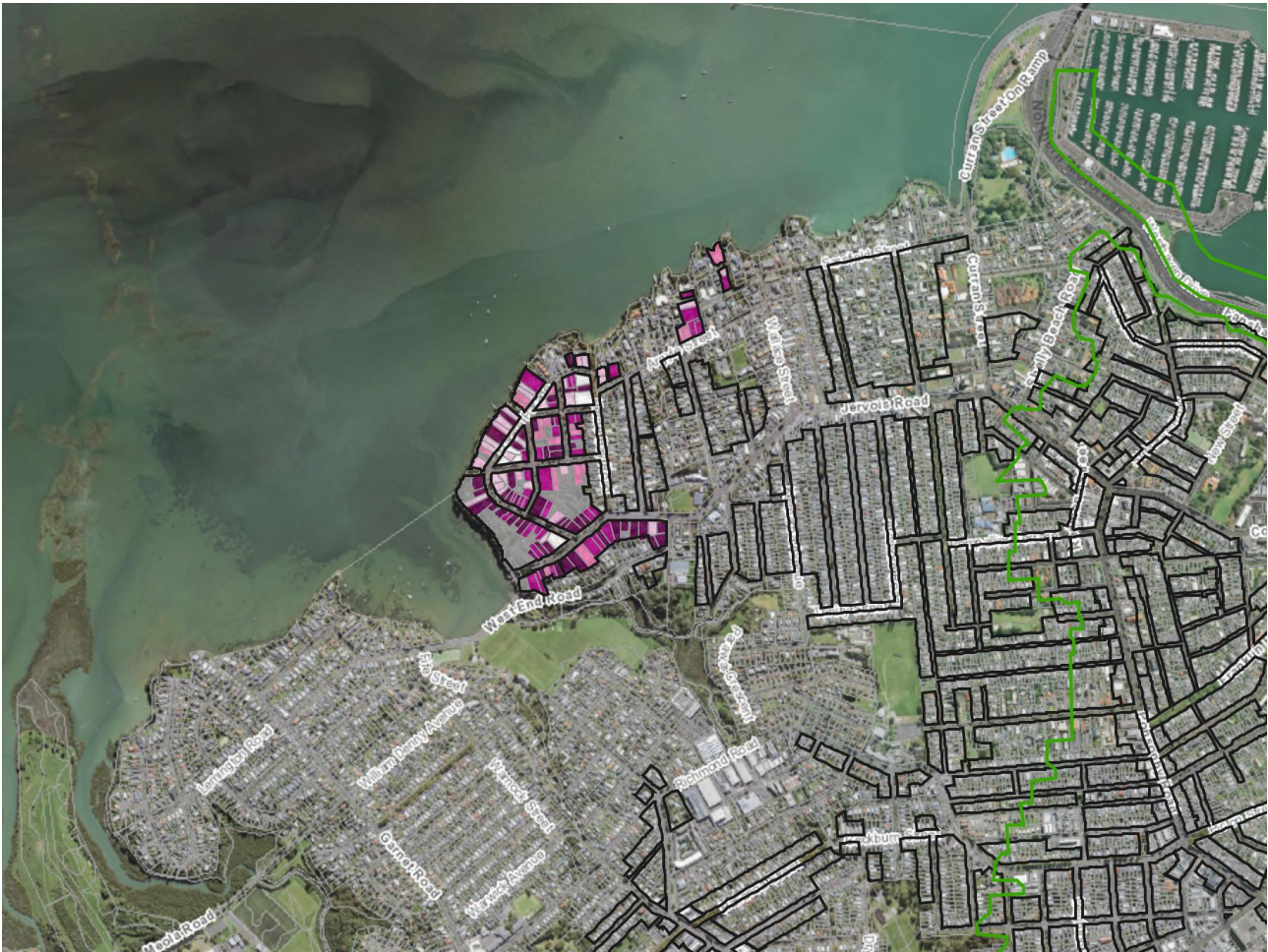


Figure 1: The green line to the east represents the City Centre walkable catchment

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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



Key survey data

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

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



Overall findings

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

Recommendation

The Kelmarina Avenue and Surrounds 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

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.
Kelmarina Avenue and Surrounds SCA: Summary of Area Findings | Final | January 2022

Historic Heritage and High-Quality Special Character

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



Report dated: January 2022

Appendix 1: Index map



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