

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Middleton Road
SCA Overlay	Isthmus A
Survey Area Number(s)	5a (being Isthmus A properties only)
NPS-UD priority^{TBC}	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Newmarket Train Station
AUP (OIP) Zone(s)	Residential - Single House Business – Mixed Use Zone
Area Description	The Middleton Road survey area includes four subdivisions: Belmont Terrace, Ada Street and Mamie Street (DP 124, 1880s), Bassett Road to Middleton Road (Deeds S 51, n.d.), Bassett Road to The Glen (DP 3884, 1906) and upper Bassett Road (DP 27337, 1939). The streets closest to Remuera Road are narrow and generally follow a grid, however, the roading pattern changes north of Ada Street, and wider roads follow the ridgelines created by the undulating topography of the area. Lots vary in both size and shape resulting in sites ranging from 180m² up to 1375m². Housing density and spacing varies throughout the area. Closer to Remuera Road where residential sections follow a grid lay-out, houses are closer together on smaller sites. The housing in this area tends to be workers dwellings and villas (1880s-1910s). Further north along Bassett Road, sections are larger and housing is newer, often transitional villas (1910s-1920s), bungalows and English Cottages (1920s-1930s). The area furthest north along Bassett Road primarily includes villas (1880s-1910s). There is some modern infill development throughout the area, but generally housing from the period of development retains its physical integrity. Most houses in the area are visible behind low timber fences or hedges. The streets are lined with bluestone kerbing and have both footpaths and street trees in grass verges. Most houses have off-street parking at the side or rear, though some houses, especially those on smaller sections, have carparking in front. The topography contributes to the character of the area, especially for those houses located at the top of Bassett Road, which have open views to the Hauraki Gulf. Overall, the area retains a strong suburban character.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	110		
Individual property scores	Score	Number of properties	Percentage ¹
	6	28	30%
	5	33	36%
	4	13	14%
	3	2	2%
	2	16	17%
	1	0	0%
	0	0	0%
	Rear/vacant	18	NA

Overall findings	The Middleton Road 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 66% 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 Middleton Road 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.

Note: the southern-most property on the eastern side of Bassett Road is incorrectly included in the Isthmus A overlay. This property is part of the Isthmus B overlay and is addressed in the 5b Bassett Road findings report.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ²
Belmont Terrace	NA

Potential Historic Heritage and High-Quality Special Character Flags

Number of places currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Historic Heritage Area flags	0 (marked)
High-Quality Special Character flags	1 (marked)



Report dated: February 2022

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

Appendix 1: Index map

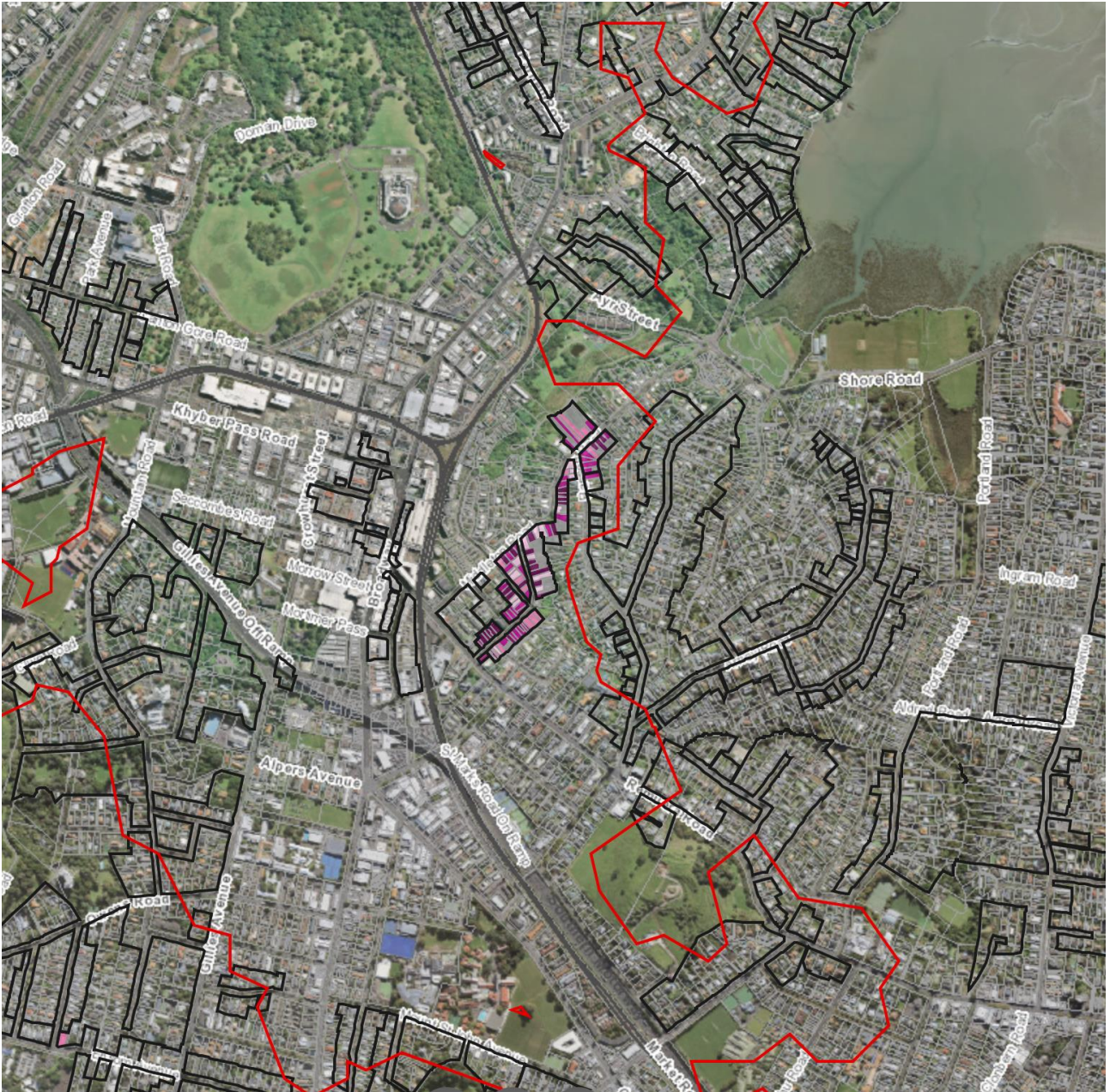


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Bassett Road
SCA Overlay	Isthmus B
Survey Area Number(s)	5b (being Isthmus B properties only)

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 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

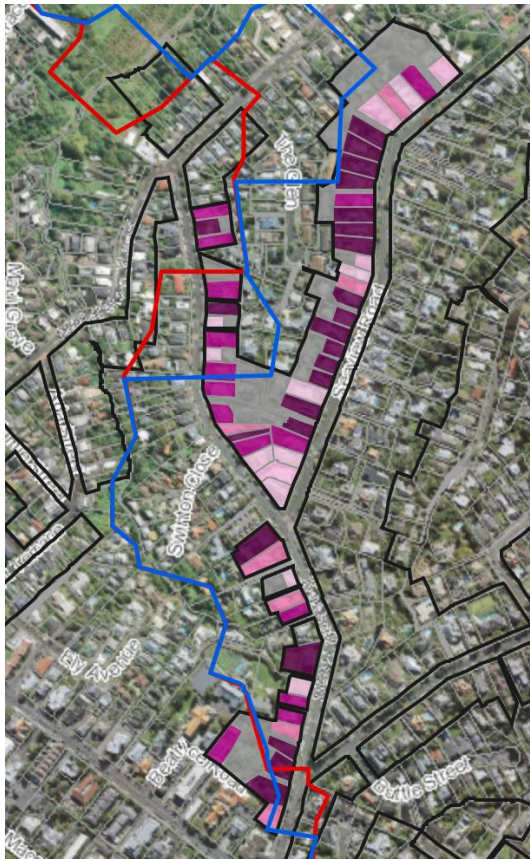
SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Bassett Road
SCA Overlay	Isthmus B
Survey Area Number(s)	5b (being Isthmus B properties only)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Newmarket Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Bassett Road survey area includes historic subdivisions that make up the Town of Raynes Park (DP 467, 1886) and two extensions (DP 3884, 1906; DP 9192, 1914). The area also includes several fragmentary subdivisions down the southern end of Bassett Road that took place within the same time periods. The roading pattern is defined by two ridges along Bassett Road and Seaview Road, with development taking place along the ridges and in the gullies between. Because of the topography, the area includes a significant amount of development to the rear of street-facing properties, including housing from the period of development. Lot sizes vary in size and shape, ranging from around 550m² up to around 2000m². Housing density and rhythm varies throughout the area, though there is a greater degree of consistency in the northern area which formed part of a comprehensive residential subdivision. The most prevalent architectural styles include villas and transitional villas (1880s-1910s). The area includes some modern infill as well as modern and period development on rear sites. Houses from the period of development generally retain a high degree of physical integrity. Most houses in the area are visible behind low timber fences or hedges. The streets are primarily lined with bluestone kerbing and have both footpaths and street trees in grass verges. Most houses have off-street parking at the side or rear, though some houses, especially those on smaller sections, have carparking in front. The topography contributes to the character of the area, especially toward the top of Bassett and Seaview Roads, which have open views to the city and Hauraki Gulf. Overall, the area retains a strong suburban character.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	86		
Individual property scores	Score	Number of properties	Percentage ²
	6	23	38%
	5	16	27%
	4	7	12%
	3	4	7%
	2	10	17%
	1	0	0%
	0	0	0%
	Rear/vacant	26	NA



Overall findings	The Bassett Road 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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² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Bassett Road survey area has not been found to be of overall high quality, however the survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will need to be undertaken to confirm the values of the areas that are identified in the table below.

Sub-areas of high-quality Special Character	Flag: Historic Heritage Area ³
Seaview Road	NA

Potential Historic Heritage and High-Quality Special Character Flags

Number of places currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Historic Heritage Area flags	0 (marked)
High-Quality Special Character	1 (marked)



Report dated: 25 November 2021

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

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 Newmarket Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Arney Road
SCA Overlay	Isthmus B
Survey Area Number(s)	6 and part 56

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 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-areas are outside a walkable catchment. As such, they have 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	Arney Road
SCA Overlay	Isthmus B
Survey Area Number(s)	6 and part 56
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Newmarket Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Arney Road survey area generally encompasses three historic subdivisions: DP 141 (1880); DP 222 (1880) and DP 3552 (1904). The area spans two major ridgelines at Seaview Road and Arney Road and the gully between, as well as the ridge and gully between Arney Road and Portland Road. The roading pattern in the area is largely governed by the topography, with long roads running along the ridgelines or through the gullies, and very few roads running across the gullies. Historic development is primarily located along or just behind the ridgelines with more modern development taking place in the gullies. Lot size and shape varies according to topography. Most sites are between 600m² and 1000m², however there are also some much larger properties in the area, up to around 2500m². Housing setback and spacing are generally consistent, though some of the larger properties can affect this. There are also a large number of rear sites included in this area that have no street front presence. The most prevalent architectural styles in this area are bungalows and English Cottages (1920s-1930s) and there are also examples of villas and transitional villas (1880s-1910s). The area includes some modern infill, but most period houses tend to retain a degree of physical integrity. Most houses have hedges, stone or brick walls or timber fences, some of which are tall enough to obscure visibility of the house. Streets are lined in a mix of bluestone and concrete kerbing, and have footpaths, grass verges and street trees. Individual properties tend to be highly vegetated, often with mature trees and formal gardens. Dense vegetation can also obscure visibility of houses in this area. Most houses have garaging at the side or rear, however, there are a few houses where car-parking is in front of the house. The topography of the area contributes to its character, especially for houses located along the ridgelines, which have views across the gullies to the city centre. Overall, the area maintains a strong suburban character.
	

Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	42% (108 properties)	
	Desk top survey ²	58% (148 properties)	
Number of properties	256		
Individual property scores	Score	Number of properties	Percentage ³
	6	51	27%
	5	30	16%
	4	42	22%
	3	20	11%
	2	16	9%
	1	28	15%
	0	1	<1%
	Rear/vacant	68	NA



Overall findings	The Arney Road 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 43% of individual properties scoring either 5 or 6.
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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.

Recommendation

The Arney Road survey data does not show that there are 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 Area ⁴
NA	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	9 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	8 (marked ★ on maps)
Flag: Potential Historic Heritage Area	0 (marked)
Sub-area high-quality Special Character	0 (marked)



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

Report dated: 17 January 2022

Appendix 1: Index map

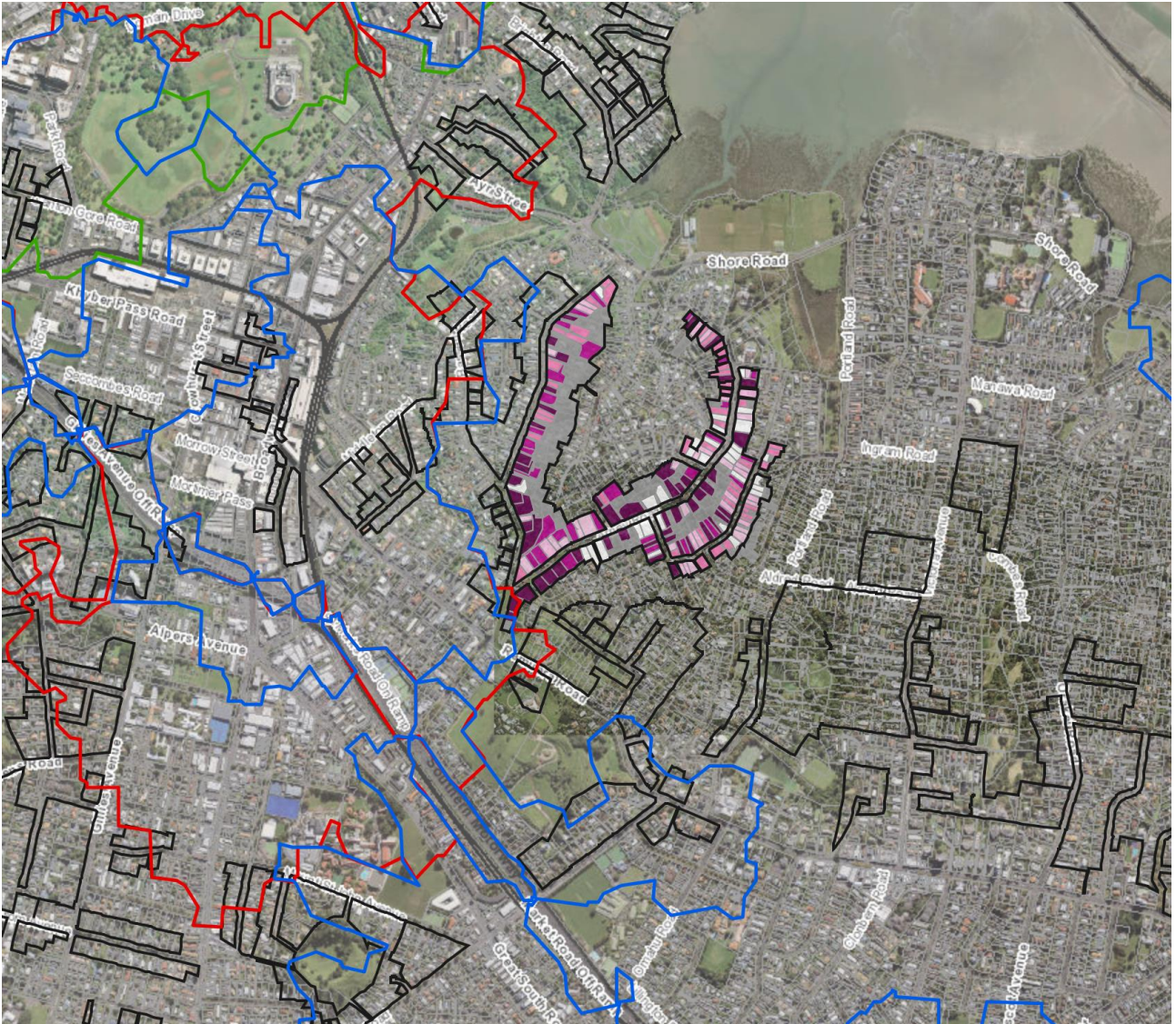


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Newmarket Train Station

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	The Remuera survey 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. 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. 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.¹ There is modern infill development throughout the area, with both modern and period housing on rear sites. 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.

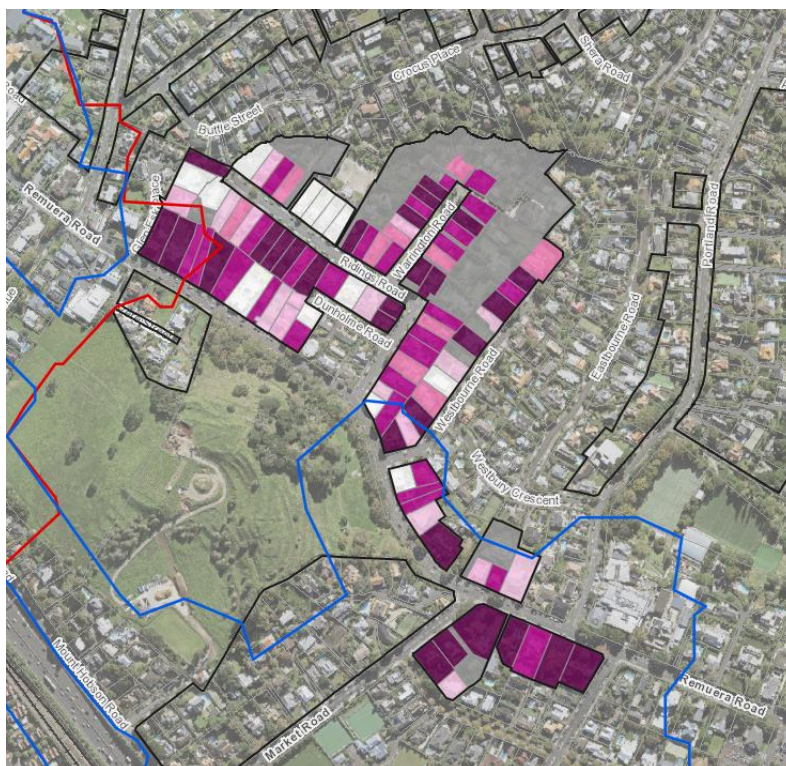
¹ Based on the survey findings 59% of dwelling from within the period of significance retain a high degree (+1) of physical integrity.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	129		
Individual property scores	Score	Number of properties	Percentage ²
	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

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



Overall findings

The Remuera 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 59% of individual properties scoring either 5 or 6.

Recommendation

The Remuera 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 two small clusters of high-quality special character dwellings at the east and west ends of Remuera Road that have a collective visual and historic coherence with dwellings on the opposite side of the road that are in Isthmus C and therefore assessed in a separate report (A41_ Ōhinerau Mount Hobson). 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 ³
Warrington and Riddings Road	NA

Historic Heritage

Number of places currently scheduled	9 (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 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	Ōhinerāu/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	The Ōhinerāu/Mount Hobson survey 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. 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.¹ There is more recent infill housing on Mount Hobson Road and the west end of Market Road. 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. Ōhinerāu 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.

¹ Based on the survey findings 76% 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	NA	
	Desk top survey	100%	
Number of properties	47		
Individual property scores	Score	Number of properties	Percentage ²
	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

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



Overall findings

The Ōhinerāu/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.

Recommendation

The Ōhinerāu/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 ³
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

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



Report dated: January 2022

Ōhinerau/Mount Hobson SCA: Summary of Area Findings | Final | January 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

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 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	The Remuera East survey 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. 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. The suburbs within the Remuera East survey 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. 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). 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. Dwellings in the survey 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. 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.



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	Percentage ²
	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.

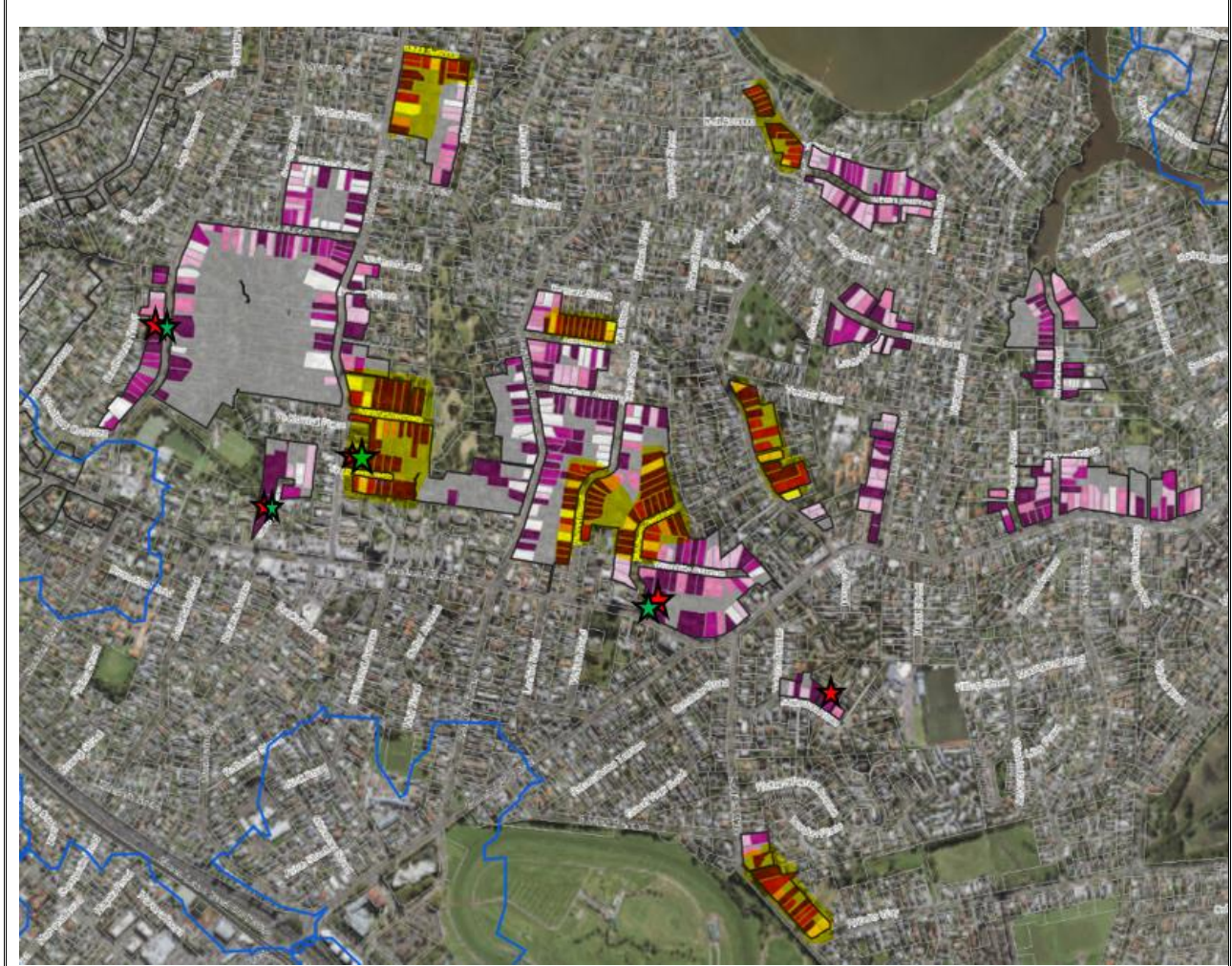
Recommendation

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)	

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/ Rārangi 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)