

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

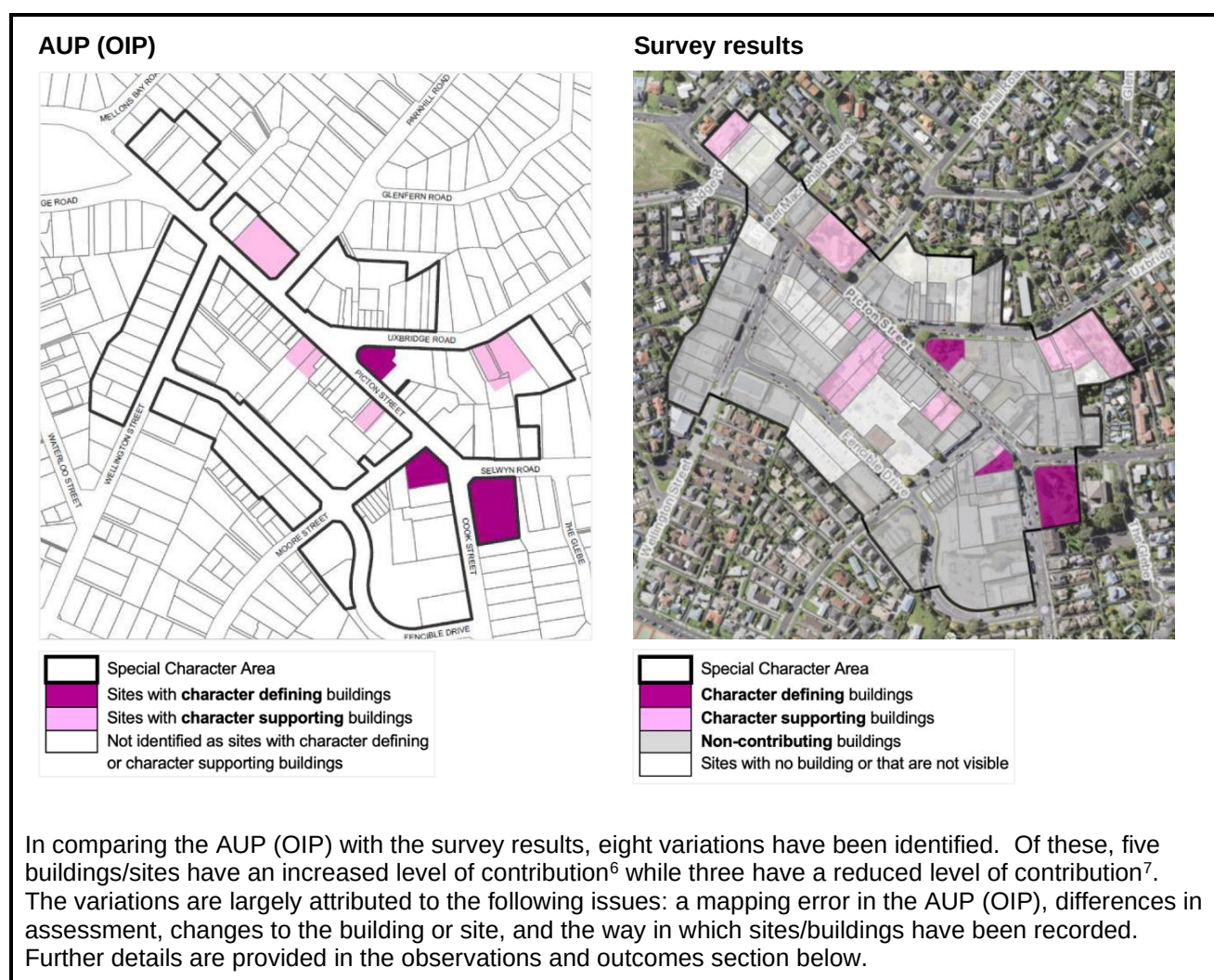
Name	HOWICK
Suburb(s)	Howick
NPS-UD priority	Other locations
Summary conclusion	The area overall is not considered to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)).
Development pattern(s) and/or historical theme(s)	Outlying suburban commercial main street, Early 20 th century seaside village.
Key period(s) of significance	Colonial, Victorian, Edwardian and Interwar periods (pre-1870-1939) (Secondary phase ¹ : WWII-Post war period (1940-1959))
AUP (OIP) Historic heritage places	Our Lady Star of the Sea graveyard (ID 01372); McInness Building (ID 01374); All Saints Church and graveyard (ID 01356); Marine Hotel (former)/Prospect of Howick Hotel (ID 01382)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Residential – Mixed Use Zone Open Space – Community Zone
Heritage New Zealand Pouhere Taonga listings	Old All Saints Church (Anglican) & Churchyard (Including Grave Monuments & Markers) (No.11); Crawford House (No. 5260)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Howick Special Character Areas Overlay – Business (SCA). The area is focussed on Picton Street extending from the base of the eastern side of Stockade Hill to the intersection of Cook Street and Fencible Drive. The SCA includes Fencible Drive and other secondary streets on either side of Picton Street.	

¹ A secondary phase of development has been added to align with the two key periods of significance identified in Schedule 15 of the AUP (OIP) (15.1.6.9.1. Special Character Areas Overlay – Business: Howick). In Howick, buildings from this later period of development have the potential to *support* the character of the area due to their historical associations with the centre's commercial and community expansion. However, to be assigned 'character supporting', the buildings need to demonstrate the physical and visual qualities that characterise the area, with greater emphasis placed on integrity, architectural quality and building type/use.

Key survey data

Survey date(s)			August, November and December 2021		
Level of survey	Field survey		N/A		
	Desk top survey		100%		
Total number of records			100		
Total number of buildings			84		
Breakdown	Street-facing buildings		79		
	Contributing ² buildings	AUP (OIP)	10	Character defining	6
				Character supporting	4
		Survey results	12	Character defining	3
				Character supporting	9
Number of variations between AUP (OIP) and survey results			8 ³		
Number of historic heritage flags ⁴			2 places (marked ★ on maps)		
Historic heritage area flag ⁵			No		

Comparisons: mapping 'contribution'



² Identified as 'character defining' or 'character supporting' buildings.

³ This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP), and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

⁴ Buildings identified as being of potential historic heritage significance.

⁵ Does the area or part of the area have potential to be a historic heritage area?

⁶ From 'non-contributing' to 'character supporting'.

⁷ From 'character defining' to 'character supporting' or 'non-contributing'.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

Some inconsistencies have been identified in the AUP (OIP) Howick SCA Character Statement⁸. Some of the information recorded in the statement is not accurate and therefore misrepresents some of the characteristics that currently exist within the Howick SCA. Because of this, the area's values are, at times, overstated.

General observations and variations in outcomes



Observations

- Only a small number of contributing (character defining or character supporting) buildings exist in the Howick SCA, most of which are scattered along Picton Street or east of the main shopping centre.
- All three of the buildings that have been identified as character defining are included in Schedule 14.1 Schedule of Historic Heritage of the AUP (OIP).
- Non-contributing buildings feature throughout the Howick SCA and far outweigh the number of contributing buildings present. All non-contributing buildings either post-date the area's periods of significance or are so highly modified that they no longer contribute to the area's special character. The area also contains a number of sites that are car parks and several areas of open space.

Variations

- | | | |
|---|------------------------------------|---|
| 1 | Crawford House,
4 Picton Street | 'Non-Contributing' to 'Character supporting'
(Residential building (bungalow) from primary period of significance) |
|---|------------------------------------|---|

⁸ AUP (OIP) 15.1.6.1. Special Character Areas Overlay – Business: Howick
Summary of findings: Howick SCA | Final

2	Montgomerie Buildings 55 Picton Street	'Not identified' to 'Character supporting' (Commercial building from secondary phase of development that contributes to the visual/physical qualities of the area)
3	Civic House/Rices Mall 65 Picton Street	'Not identified' to 'Character supporting' (Forms part of the same building and site as 65 Picton Street, occupied by a character supporting building)
4	Plunket Rooms 115 Picton Street	'Not identified' to 'Character supporting' (Community building from secondary phase of development.)
5	Re/Max Experience 127 Picton Street	'Character defining' to 'Non-contributing' (Post period of significance building that occupies the same site as a character defining building)
6	Basalt 127 Picton Street	'Character defining' to 'Non-contributing' (Modified building from secondary phase of development that occupies the same site as a character defining building)
7	The Parlour and Burger Wisconsin 127 Picton Street	'Character defining' to 'Character supporting' (Commercial building from secondary phase of development that occupies the same site as a character defining building)
8	Emilia Maud Nixon Home and Garden of Memories 37 R Uxbridge Road	'Not identified' to 'Character supporting' (Residential building (bungalow) from primary period of significance)

Review of special character values

Extent of area	The AUP (OIP) extent of the Howick SCA largely corresponds with the underlying Business – Town Centre and Mixed-Use zones. The small number of buildings that contribute to the area's special character values are sparsely scattered within the Town Centre Zone, while the surrounding area within the extent encompasses a large collection of non-contributing buildings.
Special character values present	Historical: Howick was originally established as a Fencible settlement in 1847, when the original village was centred around Howe Street. In the 1920s and 1930s the commercial core moved closer to the sea, forming a small rural seaside village on Picton Street, following the construction of a wharf in the late 19th century. There is little evidence of this phase of development in the remaining buildings in Howick. A second phase of development took place post World War II (WWII), following improvements in transport connections between Howick and other suburban settlements and subdivisions being formed to help remedy housing shortages of the time. The town also reflects further development following the construction of the Panmure Bridge in 1959. The association of Howick as an early New Zealand military (fencible) settlement is a significant aspect of its history. However, apart from the redoubt of Stockade Hill, which sits outside the SCA and is identified as a historic heritage place in the AUP (OIP), and the street names referencing the British military figures or battles, little legible evidence remains in the village centre today of its military past. All Saint's Church, built in 1847, is the only remaining Colonial building that reflects the fencible settlement in the special character area. There are few remaining buildings that articulate the early 20th century history of the commercial core of Howick. Development from the secondary phase after WWII has in many cases been altered substantially and there are few remaining examples of this phase. As a result, the area is not considered to collectively reflect important aspects, periods or patterns of development in the locality. Physical and visual qualities: The Howick SCA has some value for its very small number of early 20th century buildings and a mid-19th century church that contribute to its primary period of significance. The area is generally characterised by post WWII buildings, particularly those built in the 1950s and early 1960s reflecting a second phase of development. Most of the commercial buildings from this period are highly modified and offer few physical and visual qualities that reflect this period of growth.

Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	No. Whilst the area demonstrates in its built fabric a period of development from the 1920s to the 1930s (with the exception of earlier churches), this early 20th century character is barely evident in the village today. Most of the buildings date from the late 1950s onwards, some being part of a secondary phase of development, while the majority are more recent, from the later 20th and early 21st century. Buildings in the Picton Street commercial centre are mainly one and two storeys in height, built to the front boundary line and generally occupying the full width of the site providing the area with a sense of visual coherence and continuity. The intimate scale of development along Picton Street is a key characteristic of the area. Whilst it does reflect a traditional main street in its scale and urban structure, the built form is predominantly modern construction. Very few buildings contribute to the area's special character as identified in the AUP (OIP). Variations in the set back of contributing buildings from the street (churches, bungalows, the War Memorial Community Centre and the Plunket rooms) are evident. The streets surrounding Picton Street are dominated by larger contemporary developments, both in height and scale, that make no contribution to the area's earlier built form.
	Architectural values	No. The Howick SCA's architectural values are identified in only a small number of buildings. From the primary period of significance, building styles include Gothic Revival (All Saints Church and Uxbridge Presbyterian Church), Georgian Revival (Prospect of Howick) and Stripped Classical (McInness Building), with residential buildings reflecting Californian bungalow styles. The churches and residences are of timber construction whilst the commercial buildings are of brick construction. Contributing buildings from the secondary phase of development include Modern style commercial buildings in brick and concrete along with a Modern style Gothic church in stone. The greater part of the area comprises a mixture of late 20th century and contemporary buildings, both medium and large scale, which are not considered to complement the few architectural qualities that contribute to the area's special character values identified in the AUP (OIP).
	Urban structure	No. The diverse commercial streetscape of Howick is shaped by a range of building types and styles from different periods. Originally evolving as a small seaside village, the relationship with the sea is now interrupted by later development, although it can still be glimpsed from the town centre. A late subdivision in the 1950s is evidenced residential buildings on the north-eastern side. Later large scale contemporary development and parking lots along Fencible Drive, Wellington Street, and to some extent Uxbridge Road, dominate the SCA. With only a small number of 19th and early 20th century buildings, and very few legible buildings reflecting the secondary phase of development, the area no longer physically demonstrates the early built character of Howick.

Overall findings

As shown in the above maps and review of special character values, only a small number of buildings in the Howick SCA demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Most of the buildings in the area either post-date the area's periods of significance or are highly modified and have consequently been identified as non-contributing buildings. As a result, the area overall is not considered to exhibit the special character values identified in the AUP (OIP).

Two contributing buildings have been identified as having potential historic heritage significance for their association with Howick's secondary phase of development and social history. Opportunities may therefore exist to explore alternative ways of managing these existing values.

Photographs (desk-top survey results)**'Character defining' buildings**

Figure 1: McInness Building, 127 Picton Street (Google Street View, November 2020)



Figure 2: Marine Hotel (former)/Prospect of Howick Hotel, 78 Picton Street (Google Street View, November 2020)



Figure 3: All Saints Church, 9 Selwyn Road (Google Street View, November 2020)

‘Character supporting’ buildings (representative examples)



Figure 4: Howick War Memorial Community Centre, 115 Picton Street (Google Street View, November 2020)



Figure 5: Our Lady Star of the Sea, 28 Picton Street, (Google Street View, November 2020)



Figure 6: Uxbridge Arts and Culture Centre/ Uxbridge Road Presbyterian Church (former), 33 Uxbridge Road (Google Street View, November 2020)



Figure 7: Emilia Maud Nixon Home and Garden of Memories, 37R Uxbridge Road (Google Street View, November 2020)

‘Non-contributing’ buildings (representative examples)



Figure 8: 50 Picton Street (Google Street View, November 2020)



Figure 9: 21 Picton Street (Google Street View, November 2020)



Figure 10: 23 Wellington Street (Google Street View, November 2020)



Figure 11: 24 Wellington Street (Google Street View, November 2020)

File note

April 2022

SPECIAL CHARACTER AREAS OVERLAY – BUSINESS: HOWICK

For the purpose of public engagement on the council's preliminary response, Howick has been identified as a qualifying matter within the Special Character Areas Overlay – Business (**SCA Business**).

The SCA Business: Howick was surveyed as part of council's response to the National Policy Statement on Urban Development. This survey concluded that the area was not considered to be special character of a high quality.

The SCA Business: Howick has been the subject of extensive community input (including during and after the Auckland Unitary Plan hearings), has specific urban design provisions that differ from other SCA Business areas, and was the subject of a recent council plan change that introduced a character statement to the unitary plan.

It was therefore decided that the council's preliminary response retain the SCA Business: Howick.