

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Devonport
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	68a, 68b, 69, 70 (part), 71 (part)

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	Devonport
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	68a, 68b, 69, 70 (in part), 71 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House Zone Business – Neighbourhood Centre Zone
Area Description	The Devonport survey area is bordered by Ngātaringa Park, the Waitemata Golf Club and Grove Road to the north; Cheltenham Beach and Maungauika to the east; Queens Parade and King Edward Parade to the south; and Patuone Place, Shoal Bay Road and Spring Street to the west. The area is made up of a number of historic subdivisions that date from the 1870s to 1910s, with the development of the area associated with the Devonport Ferry service and the military defence works on Maungauika. The commercial business centre for the area was established along the south end of Church Street before shifting to Victoria Road. The area's road pattern was influenced by the volcanic and coastal landform, resulting in an irregular layout of early main roads with secondary streets taking a modified grid form. Lots are generally regular in shape and consistent in size. In areas subdivided earlier (such as on Anne, Burgess, Domain, St Aubyn, Rattray and Buchanan streets) lots are smaller, varying from 300m² to 500m² in size. In later subdivided areas sections are larger at 500m² to 900m². The central portion of larger irregular shaped blocks on the eastern side of the area have been further subdivided with rear sites and modern infill development. The most prominent architectural styles are Victorian and Edwardian villas (1880s-1910s), with transitional villas and bungalow style dwellings also featuring throughout the area (1920s-1930s). Dwellings from within the period of significance retain a high level of integrity. A small number of shops, churches, and other commercial and community developments are located throughout the area and are mainly situated on corner sites at intersections with arterial roads. There is modern infill development dispersed throughout the area but mainly concentrated on rear sites and around the area's perimeter, so that the continuity and coherence of the historic marine suburb development pattern remains intact. Generally low boundary treatments including fences, hedges and walls maintain open views to and from houses and the street. Setbacks, spacing and rhythm of dwellings has uniformity down individual streets, but varies throughout the area. Smaller sites have dwellings set close to the front boundary while larger sites allow for more generous setbacks and front gardens. Smaller sites do not allow for on-site parking, while larger sites have parking towards the side or rear. Garages and carports generally do not have a dominant presence. There is some variation in streetscape character. Narrow streets and main roads have footpaths with no grass berms while wider secondary streets allow generous berms and street trees. The tree-covered and grassed slopes of Takarunga and Maungauika are prominent features of the landscape and contribute to the well-vegetated quality of the area. In streets close to

Cheltenham Beach, and along King Edward Parade, mature pohutukawa trees are evident as street trees, in coastal reserves, and in private gardens.

Throughout the Devonport survey area there is a high degree of visual coherence and consistency, maintaining the suburban character of an early marine suburb.



Key survey data

Survey date(s)	November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	1695		
Individual property scores	Score	Number of properties	Percentage ²
	6	664	45%
	5	356	24%
	4	112	8%
	3	171	12%
	2	138	9%
	1	22	1%
	0	6	0%
	Rear/vacant	226	NA

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



Overall findings

The Devonport 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 69% of individual properties scoring either 5 or 6.

Recommendation

The Devonport 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.

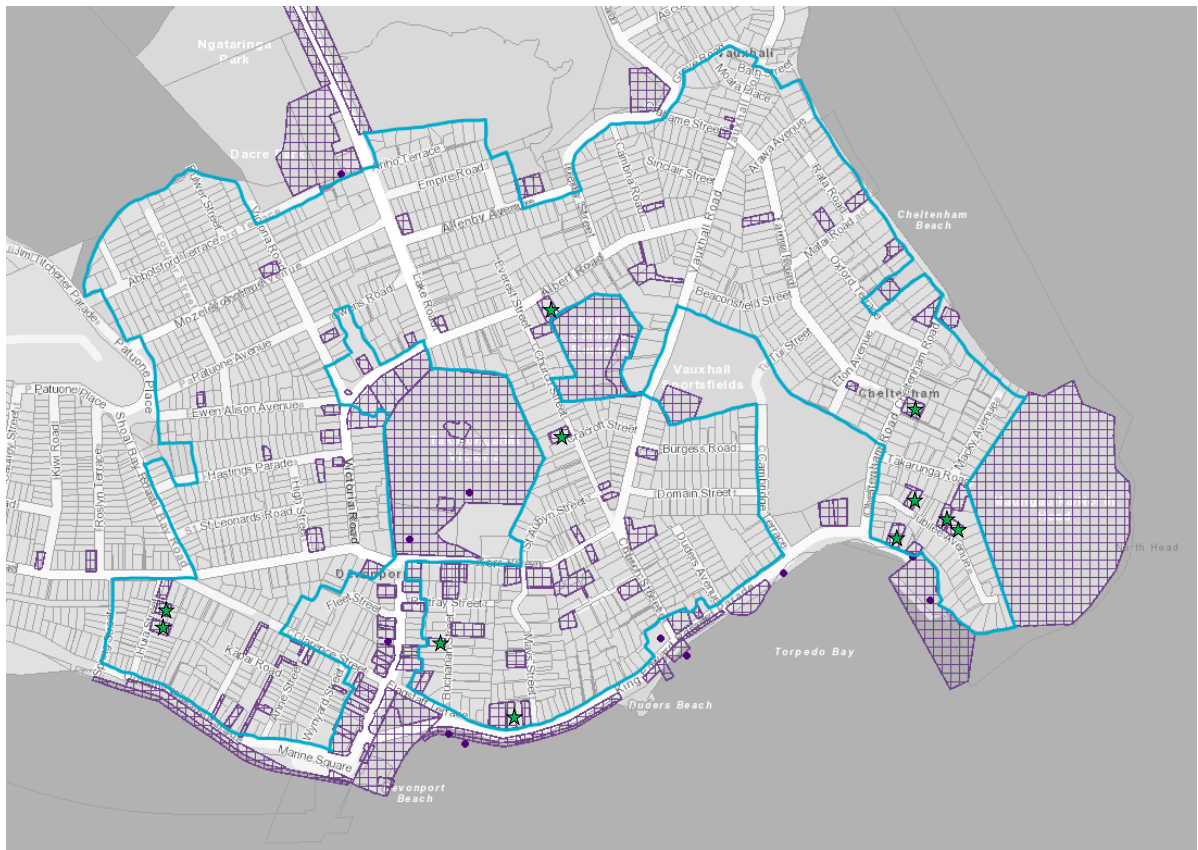
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ³
Devonport (in part)	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	67 (hatched purple) ⁴
Number of places included in the HNZPT List/ Rārangī Kōrero	11 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	1 (marked ) 

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

⁴ Historic Heritage Places are shown in the map below with a purple hatching. The blue line represents the extent of the survey area.



Report dated: January 2022

Appendix 1: Index map

