

Special Character Areas – NPS-UD

for public engagement

April 2022



Agenda for this evening

1. Overview
2. Special Character Areas – Residential
 - Council's approach
 - Methodology
 - Examples
3. Special Character Areas – Business
 - Council's approach
 - Methodology
 - Examples
4. Have your say



Overview



What are special character areas?

- older established areas, may be whole settlements or parts of suburbs or commercial areas
- areas of special architectural or other built character value that have a collective importance
- these areas physically link us to the past development of the city - showing us how the city expanded during different eras in response to different pressures & influences
- they have relevance beyond their immediate locality, & have importance to people beyond those who live there
- are identified in the AUP by the Special Character Areas Overlay



History of Special Character Areas

Long history of SCA management in Tāmaki Makaurau:

- over 30 years in residential areas
- over 15 years in business areas

SCA & provisions were not challenged during creation of AUP:

- predominantly rolled over from legacy plans, such as NSCC & ACC Isthmus
- the first time all of SCA has been surveyed, being 21,000 residential & 1,700 business properties
- most SCA are of a high quality, however some SCA currently identified in the AUP have been identified as no longer having special character value



The playing field has changed

- The government is now directing us to enable increased housing density across the region –particularly within walkable catchments
- Some of these areas are where the Special Character Area Overlay applies
- The government has not included special character areas as a qualifying matter
- Council is proposing to include identified areas of special character as a qualifying matter
- This will reduce building heights and housing density to ensure the character values of these areas are retained
- The zoning proposal shown in the NPS-UD map viewer that responds to the special character qualifying matter is called the Two-Storey Single Dwelling Residential Area



We want to know what you think

- Council has proposed an approach to the identification of SCA as a qualifying matter to protect the special character of these areas
- Your feedback will inform the council's decisions on the identification of SCA as a qualifying matter in the future plan change
 - *Have we identified too much / too little / the wrong areas?*
 - OR
 - *Have we got it right?*
- This presentation is just a taster – you will need to review the viewer & see how SCA of interest to you are affected
- Send us your feedback to unitaryplan@aucklandcouncil.govt.nz
- Public engagement on the preliminary response to the NPS-UD and RM Amendment Act is open from **19 April - 09 May 2022**



SCA residential

April 2022



Council's approach to SCA – residential

- Council is proposing to include identified areas of special character as a qualifying matter
- Special character **residential** is identified as a qualifying matter in walkable catchments where:
 - 75% or more of individual properties strongly contribute to the special character values of the area
- Special character **residential** is identified as a qualifying matter outside of walkable catchments where
 - 66% or more of individual properties strongly contribute to the special character values of the area

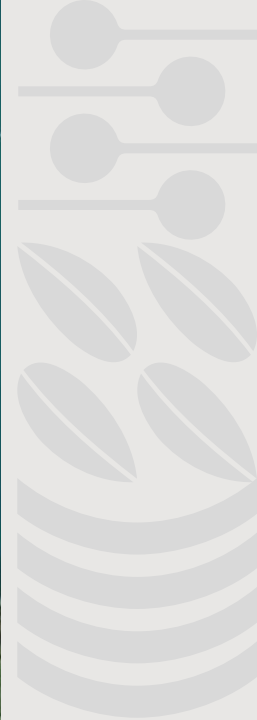
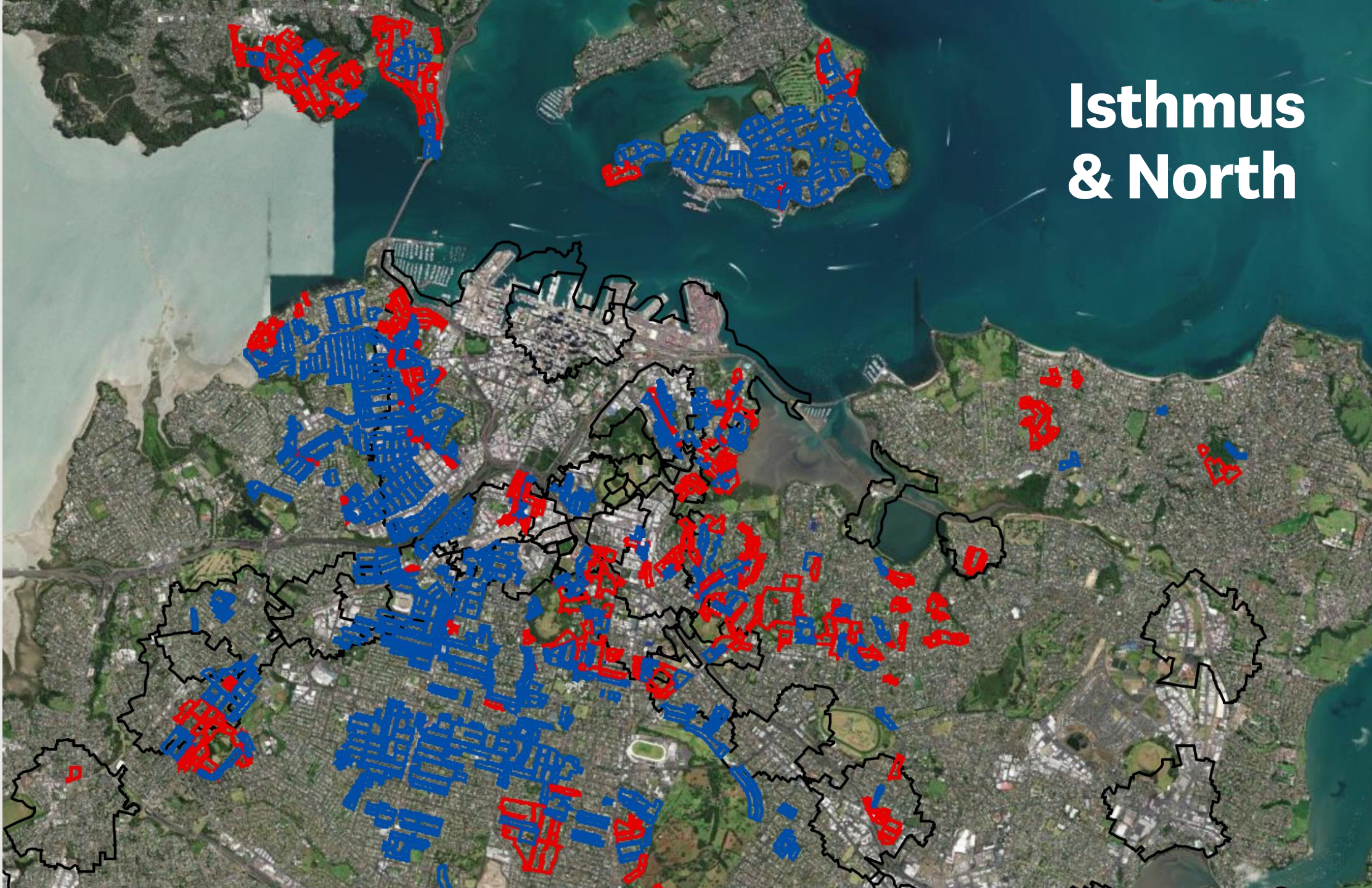


headlines:

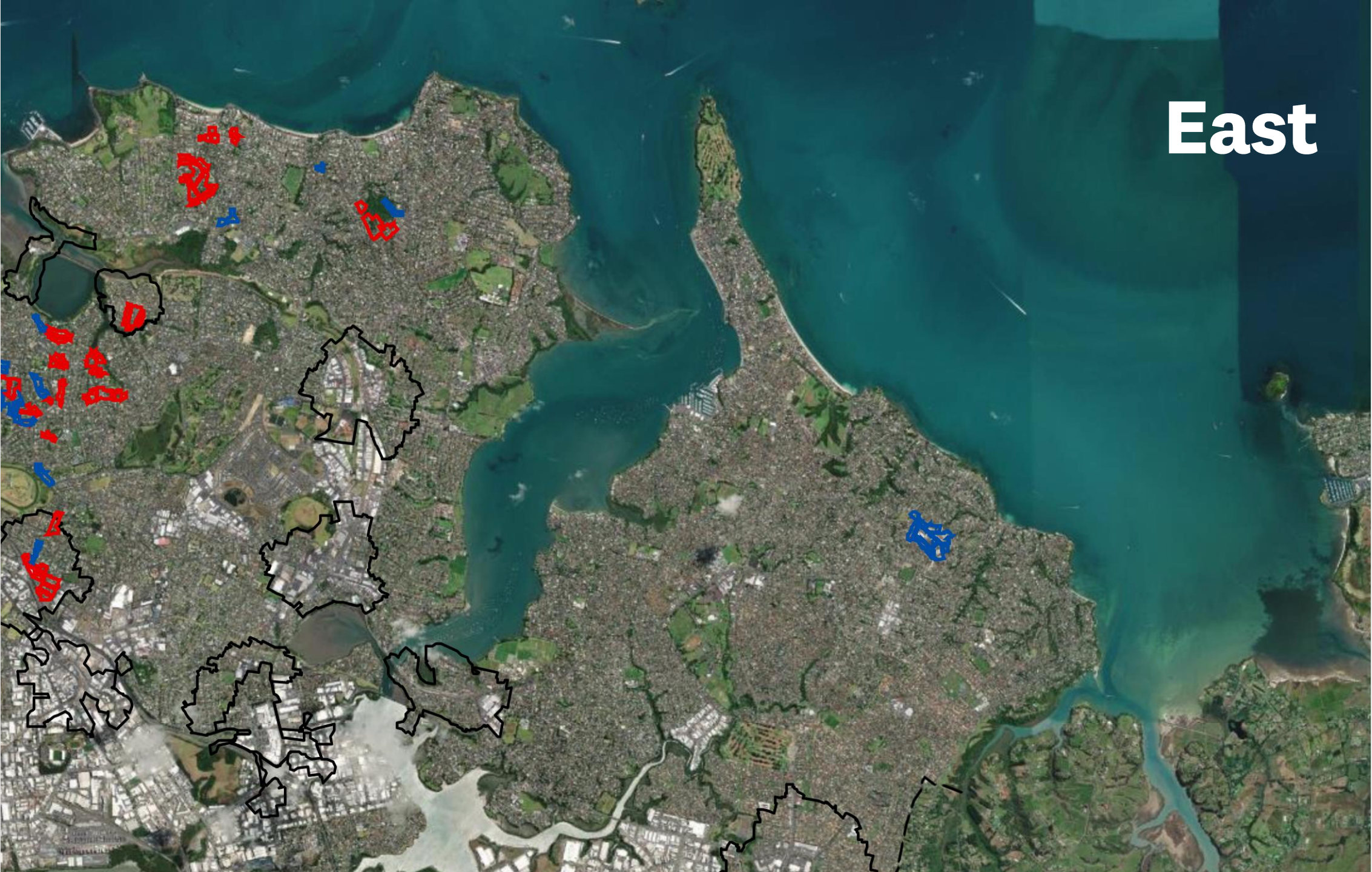
- approx. 21,000 properties currently within AUP SCA residential overlay
- approach results in 75% of properties currently within SCA residential areas being identified as a qualifying matter
- three historic heritage areas being evaluated*
 - *only looked where SCA is not a qualifying matter

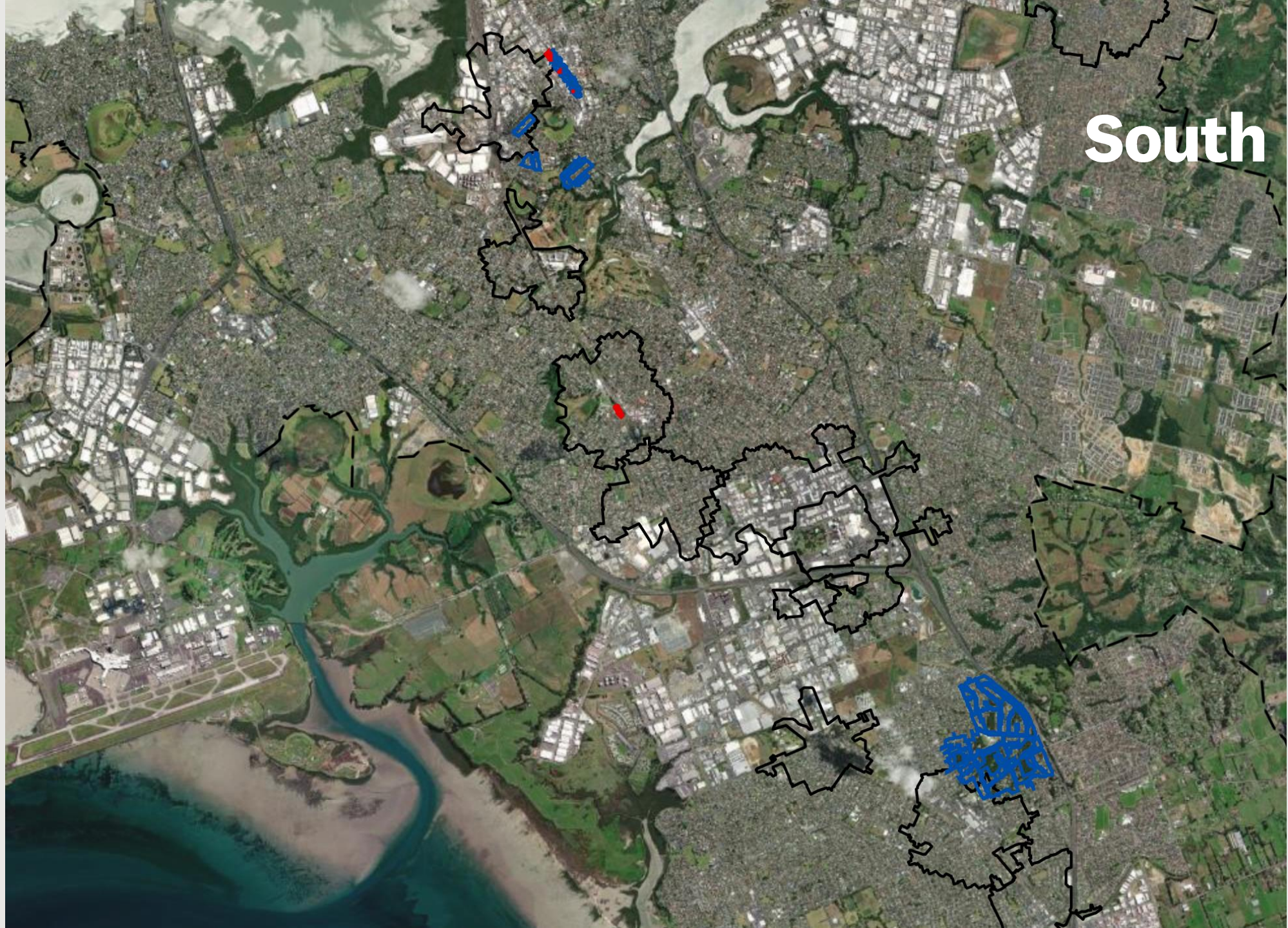


Isthmus & North



East





South



how did we inform this approach?

- each individual SCA residential property assessed for its value(s)
- criteria based on values of SCA identified in AUP
- five criteria – each marked contributing, neutral or detracting
- a bonus point (or loss of a point) for integrity
- each individual property gets an overall score of up to six
- scores are aggregated to determine overall value of an area
- findings reports created for areas

individual properties that score a 5 or 6 are considered to strongly contribute to the special character values of an area

Scale

Relationship
to street

Period of
development

Typology

Architectural
style

Level of
physical
integrity



how did things score?



score: 6



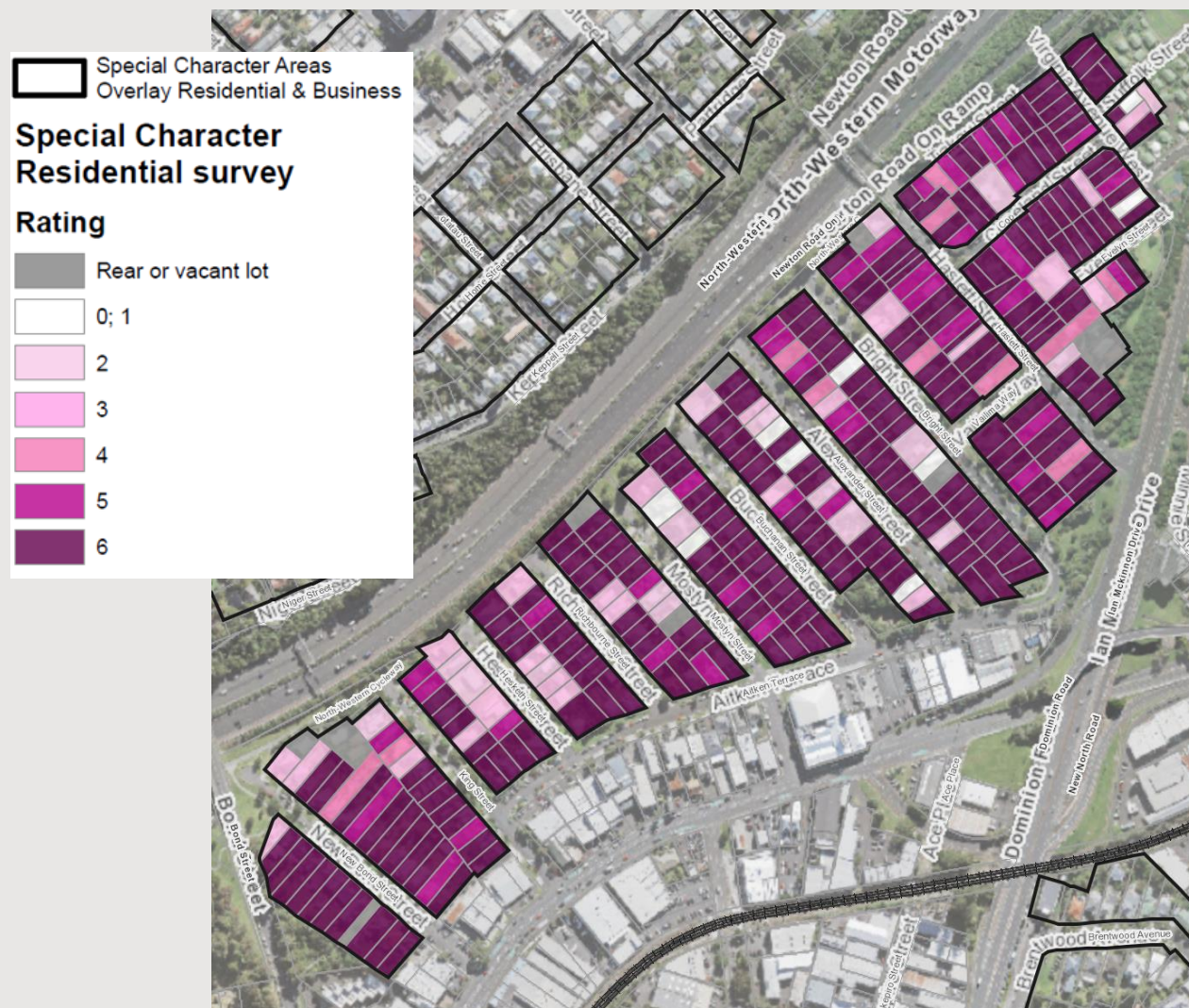
score: 4



score: 1



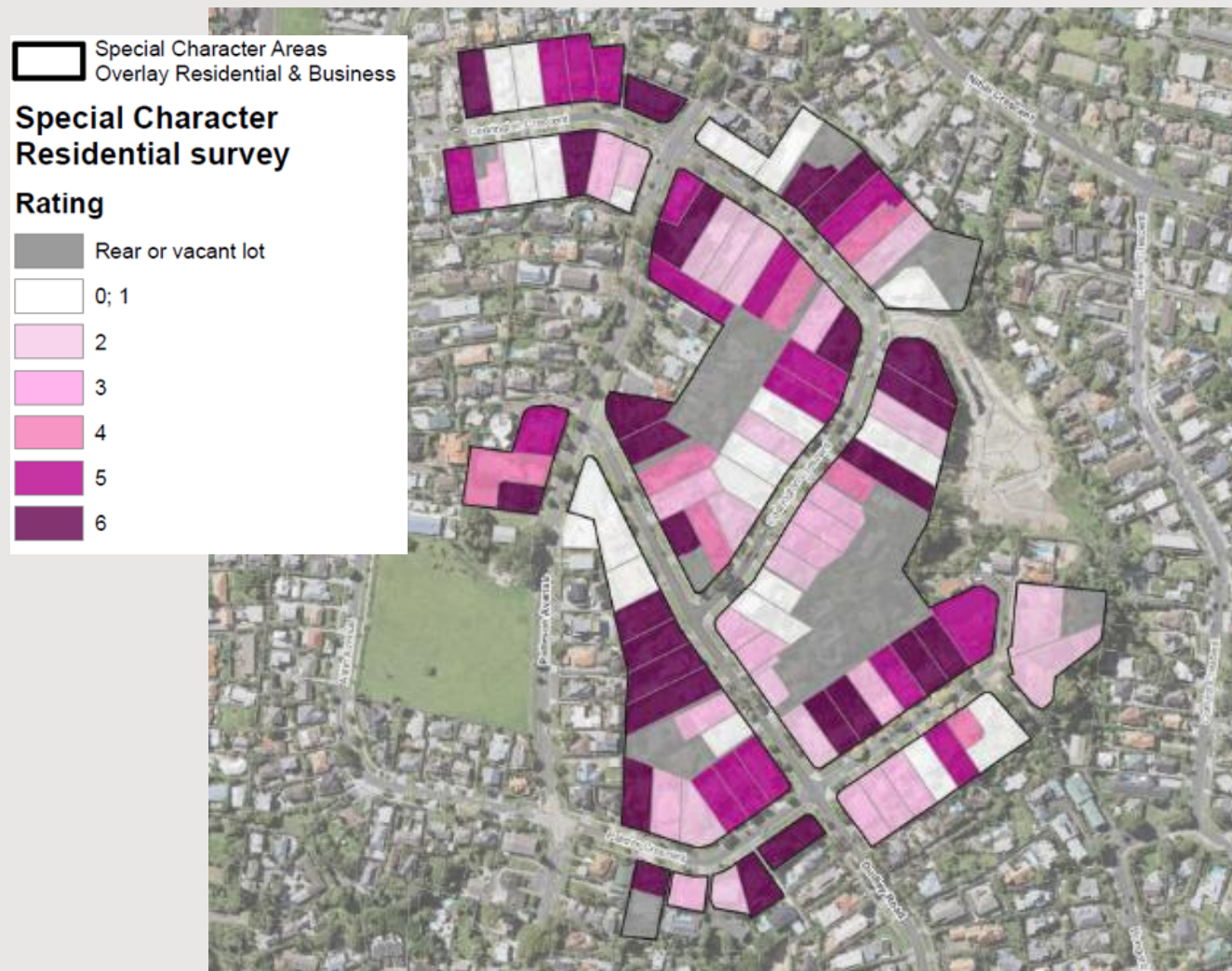
Eden Terrace area – isthmus A



- in a walkable catchment
- individual properties given a score out of six
- the darker the colour the greater the SCA score / quality
- ~340 properties
- villas (1880s-1910s) with high level of consistency & integrity
- 81% properties 5 or 6 & therefore high quality
- this area identified as SCA as a qualifying matter



Codrington Crescent – isthmus B



- not in a walkable catchment
- ~100 properties
- varied housing, considerable later infill
- some English Cottage (1920s-1930s), Art Deco/Moderne & Spanish Mission (1930s-1940s)
- 43% properties 5 or 6 & therefore not special character
- this area not identified as a qualifying matter



Observations -Capacity

- SCA residential as a qualifying matter has minimal impact on capacity at a regional level
- may have a level of impact on ability to intensify in the walkable catchment of the city centre, Grafton, Mt Eden, Kingsland
- this impact on capacity is yet to be determined



SCA business

April 2022



how did we inform this approach?

- detailed information collected on each individual building
- places determined to be character defining, character supporting, non-contributing, or sites with no building or that are not visible
- wider area considerations such as context, subdivision pattern, natural features and visual coherence are considered
- quality of each area outlined in a findings report



headlines:

- approx. 1,700 properties within AUP SCA business overlay
- 75% of properties are within an area to be identified as a qualifying matter
- six historic heritage places being evaluated*

*only looked where SCA is not identified as a qualifying matter



QM

Balmoral Shopping Centre
Sandringham
Helensville
Howick

QM
*(with a
revised
extent)*

Upper Symonds Street
Ponsonby Road
Mount Eden Village
Kingsland
West Lynn

Devonport
Otahuhu
Onehunga

Lower Hinemoa Street

Parnell
Eden Valley
Newmarket
Grey Lynn

not a QM

Ellerslie



Balmoral Shopping Centre

- all buildings identified as character defining
- demonstrates the historical and physical values identified in the AUP
- identify as a qualifying matter



Devonport

- character defining & supporting buildings almost all located along Victoria Road
- non-contributing buildings most prevalent in western blocks
- 22 scheduled historic heritage places
- identify as a qualifying matter, with a revised extent



Ellerslie

- few character defining buildings & character supporting buildings
- mostly non-contributing buildings & sites that are not visible or vacant
- does not exhibit the special character values identified in the AUP
- not identified as a qualifying matter



Next steps



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questions

