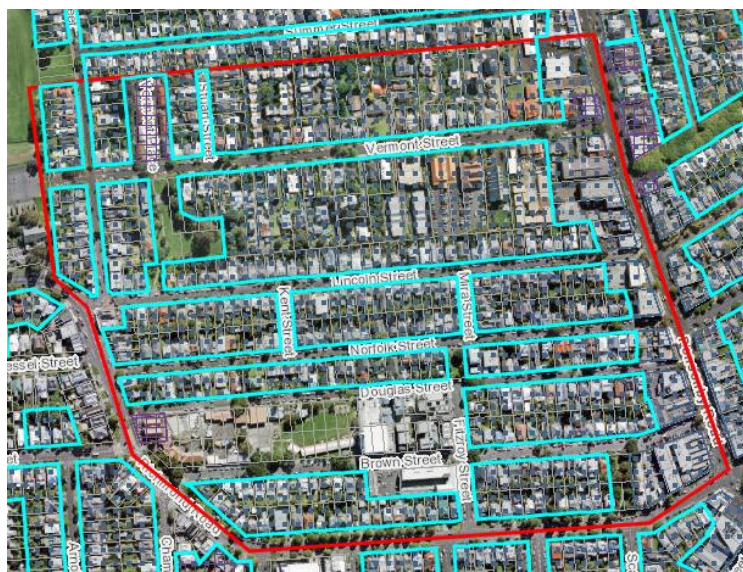


SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby South
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 13 (part) and Area 16 (part)
NPS-UD priority^{TBC}	Walkable catchment – City Centre
AUP (OIP) Zone(s)	Residential Single House
Area Description	The Ponsonby South survey area encompasses three historic subdivisions dating to the 1860s (Deeds Blue U, Deeds Blue V, Deeds Blue W), and a 1908 extension to John Street (Deed P 17). The subdivision pattern apparent in the Vermont Street block is unique within the area. This block was subdivided as “Ponsonby Place” and includes significantly larger, irregular shaped lots – originally between 2000m² and 4000m². While most of these lots have since been subdivided, many are still larger and less densely developed than lots elsewhere in the area, which are more consistent in size and shape, ranging from 300m² to 500m². The roading pattern is primarily linear, with streets running perpendicular to Ponsonby Road, defining long, narrow blocks with few cross-streets. House setbacks and spacing are generally consistent, apart from Vermont Street, where there is more variation due to the larger lot sizes. The width of the Vermont Street block has also allowed for development behind street-facing properties; other blocks are narrow and have limited or no rear development. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s), with some examples of later styles. The area has limited modern infill and houses from the period of significance tend to retain a high degree of physical integrity. Most houses are visible behind low fences or have no boundary treatment. Streets in the area tend to be narrow and lined with bluestone kerbing and footpaths. Vermont Street is wider and includes grass verges and street trees. Individual properties have small front gardens, with more vegetation apparent at the rear. Densely spaced housing on narrow lots does not provide space for off-street parking, and some houses have a small carport or garage in front or excavated below. The area retains a distinctly historic urban character.



Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	415		
Individual property scores	Score	Number of properties	Percentage ¹
	6	241	62%
	5	80	21%
	4	18	5%
	3	6	2%
	2	25	6%
	1	11	3%
	0	6	2%
	Rear/vacant	28	NA



Overall findings	The Ponsonby South 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 83% 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 Ponsonby South 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
NA	NA

Historic Heritage and High-Quality Special Character

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 high-quality Special Character	NA



Report dated: 8 December 2021

² High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

Appendix 1: Index map



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby Central
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 16 (part) Area 18 (part)
NPS-UD priority^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential – Single House Open Space - Community
Area Description	The Ponsonby Central survey area includes five historic subdivisions that date from the 1850s-1880s (Deeds Blue M; Deed P14/A; Deed P2; Deed Blue I; DP 316). This area includes Tole Reserve, the largest public open space in Ponsonby, which contains one of the gullies that define the topography of this area. The roading pattern is primarily linear, with roads generally extending perpendicular from Ponsonby Road, defining long, narrow blocks with few cross-streets. Tole Street and Scott Street are both no-exit roads that terminate at Tole Reserve; Scott Street also terminates at the intersection of Islington Street. Lot sizes in the area tend to be consistent in shape and range in size from around 250m² up to 1100m². House setbacks and spacing are generally consistent. Many sites along O'Neill Street and Summer Street have angled parcel boundaries, meaning houses address the street at an angle, which creates a "sawtooth" effect when viewing facades along 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. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s). Houses from the period of significance retain a high degree of physical integrity. There is a small amount of modern infill development located throughout the area; modern development tends to be multi-unit housing. Most houses are visible behind low fences or have no boundary treatment. Streets in the area are narrow and lined with bluestone kerbing. Tole Street is slightly wider and include grass verges as well as angled public parking. Individual properties have small front gardens, with more vegetation apparent at the rear. Densely spaced housing and narrow lots do not provide space for off-street parking and some houses have a small carport or garage in front or excavated below. The area retains a distinctly historic urban character.
	

Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	256		
Individual property scores	Score	Number of properties	Percentage ¹
	6	153	60%
	5	62	25%
	4	15	6%
	3	10	4%
	2	8	3%
	1	4	2%
	0	1	<1%
	Rear/vacant	3	NA



Overall findings	The Ponsonby Central 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 85% of individual properties scoring either 5 or 6.
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Recommendation

The Ponsonby Central 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

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

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.

Historic Heritage and High-Quality Special Character

Number of places 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 high-quality Special Character	NA



Report dated: 12 January 2022

Ponsonby Central SCA: Summary of Area Findings | FINAL | December 2021

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Islington Street
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 18 (part) and 19 (part)
NPS-UD priority^{TBC}	All Other Areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Islington Street survey area includes two historic subdivisions. One (Deed Blue M) includes the northern part of John Street and dates to the 1880s, and the other (DP 7073) covers Islington Street and dates to 1911. The roading pattern in the area is linear, with long streets extending perpendicular from Jervois Road and defining narrow blocks. Pompallier Terrace is the only cross-street in this area. Lot size and shape is very consistent along Islington Street, with all lots being around 300m². Lots on John Street are deeper and narrower than those along Islington Street, and there is some variation between the eastern side of the street, where lots are larger (around 400m²) and the western side of the street where lots are smaller (around 300m²). The small lot sizes in this area have prevented rear subdivision and development, retaining the original subdivision pattern and grain of development. House setback and spacing is particularly consistent along Islington Street, and generally consistent along John Street, with houses on the larger lots on the eastern side of the road having a larger setback. The rhythm of development is a particular defining feature of this survey area. The most prevalent architectural styles include villas (1880s-1910s). Houses from the period of significance tend to retain a high degree of integrity, and there is little modern infill. Most housing in the area is visible behind low fences or hedges. The small lot sizes in this area do not allow for off-street car-parking and some houses have a carport or garage in front or excavated below. Islington and John Streets have a markedly different streetscape character. Islington Street is wide and lined with footpaths, grass verges and street trees. John Street is very narrow and has footpaths with no verges or street trees. Consequently, Islington Street has a more vegetated suburban character, while John Street is more urban.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	187		
Individual property scores	Score	Number of properties	Percentage ¹
	6	129	72%
	5	37	21%
	4	4	2%
	3	7	4%
	2	3	2%
	1	0	0%
	0	0	0%
	Rear/vacant	7	NA



Overall findings	The Islington Street 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 92% 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 Islington Street 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

Historic Heritage and High-Quality Special Character

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 high-quality Special Character	NA



Report dated: 12 January 2022

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.
Islington Street SCA: Summary of Area Findings | FINAL | December 2021

[illegible]

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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby North
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 18 (part) Area 19 (part)
NPS-UD priority^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House Business - Mixed Use
Area Description	The Ponsonby North survey area includes three historic subdivisions dating from the 1860s to the 1880s (Deeds Blue I; Deeds P16; Deed Blue M). This residential area, associated with the Three Lamps commercial area around the corner of Ponsonby and Jervois Roads, includes the earliest subdivisions in Ponsonby. The roading pattern is primarily linear, with roads generally extending perpendicular from Ponsonby Road or Redmond Street, defining long, narrow blocks. There are several no-exit roads that terminate at Ponsonby Intermediate, which opened in 1976 on the site of a historic brick works. Another no-exit road, Ponsonby Terrace, terminates as a result of abutting subdivisions. Lot sizes in the area are very consistent in size and shape at around 275-450m². House setback and spacing are generally consistent. 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. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s). Provost Street is an anomaly in the area as it was developed later and is lined with bungalows (1920s-1930s). Houses from the period of significance retain a high degree of physical integrity. There is a small amount of modern infill development located throughout the area; modern development tends to be multi-unit housing. Most houses are visible behind low fences or have no boundary treatment. Streets in the area tend to be narrow and lined with bluestone kerbing. Pompallier Terrace and Provost Street are slightly wider and include grass verges and some street trees. Individual properties have small front gardens, with more vegetation apparent at the rear. Densely spaced housing and narrow lots do not provide space for off-street parking and some houses have a small carport or garage in front or excavated below. The area retains a distinctly historic urban character.



Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	221		
Individual property scores	Score	Number of properties	Percentage ¹
	6	134	61%
	5	62	28%
	4	11	5%
	3	7	3%
	2	3	1%
	1	2	<1%
	0	1	<1%
	Rear/vacant	1	NA



Overall findings	The Ponsonby North 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 89% 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 Ponsonby North 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

Historic Heritage and High-Quality Special Character

Number of places 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 high-quality Special Character	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.

Report dated: 12 January 2022

Appendix 1: Index map



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

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, 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