

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Eden Terrace
SCA Overlay	Isthmus A
Survey Area Number(s)	8
NPS-UD priority ^{TBC}	Walkable Catchment – City Centre Walkable Catchment – RTN - Mt Eden Train Station Walkable Catchment – RTN – Kingsland Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The Eden Terrace survey area includes five historic subdivisions dating from the 1860s to the early 1900s. The northern portion of the area (generally from Haslett Street to Virginia Avenue West) was subdivided first, which is reflected in its subdivision pattern. Streets in this area are narrower and lot sizes are smaller, usually around 300m². The southern portion of this area (generally from Bright Street to New Bond Street) was subdivided later and has wider streets and larger lots of around 350-400m². Throughout the survey area, there is a high degree of consistency in lot size, lot width, house spacing and setback.</p> <p>Houses in this area are very densely developed and have a regular rhythm. The most prevalent architectural styles are modest Victorian and Edwardian villas (1880s-1910s), with a few examples of older cottages in the north (1860s-1880s) and later development toward the south (1930s-1940s) especially around Mostyn and King Street. Houses address the street and often have a verandah across the full frontage. Generally housing maintains a high degree of physical integrity.</p> <p>Most houses are visible behind low fences and have small setbacks (and larger rear yards). Most houses do not have off-street parking, though the topography provides opportunities to develop spaces underneath many houses. The steeply sloping topography is significant to the streetscape character of the area, providing open views to Arch Hill. The northern streets are narrow and have no grass verges or street trees; the southern areas have wider streets and street trees.</p>



Key survey data

Survey date(s)	June 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	339		
Individual property scores	Score	Number of properties	Percentage ¹
	6	223	69%
	5	40	12%
	4	11	3%
	3	24	7%
	2	18	6%
	1	9	3%
	0	0	0%
	Rear/vacant	14	NA



Overall findings	The Eden Terrace 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 81% 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 Eden Terrace 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 Area³
NA	NA

Historic Heritage and High-Quality Special Character

Number of places / areas 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: 1 November 2021

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.

Appendix 1: Index Map



Figure 1: The green line represents the walkable catchment of the city centre; the blue lines are the walkable catchments of the Morningside, Kingsland and Mt Eden Train Stations