

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden West
SCA Overlay	Isthmus A
Survey Area Number(s)	28
NPS-UD priority ^{TBC}	Walkable Catchment – RTN – Mount Eden Train Station Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Mount Eden West survey area covers the western portion of the Stonyhurst Estate subdivision, dating to 1879. Lot sizes in the area range from around 250m² to around 1500m², and few are regular in shape. Following the irregular roading pattern, many parcels have tapering or angled boundaries; a few are triangular. Houses in this area are generally oriented toward the street and positioned toward the front boundary. In some cases, this causes discrepancy in setbacks, especially where the front boundary of a lot is angled, such as along Wynyard Road and Brentwood Avenue. The most prevalent architectural styles are villas and transitional villas (1880s-1910s) and bungalows (1920s-1930s). There are also examples of both early and more recent apartment buildings, which gained popularity in Mount Eden after World War I as the area became denser to address the post-war housing shortage. Generally, housing maintains a high degree of physical integrity. Most houses are visible behind low fences or stone walls and have small setbacks, with larger side and rear yards. Most houses have some form of off-street parking, typically at the side or rear of the house. All streets in the area have footpaths and the streets are primarily lined in bluestone kerbing. Most of the streets have grass verges and street trees, and individual lots tend to be highly vegetated. Edendale Park is a highly vegetated recreation reserve located in the gully to the rear of houses on Brentwood Avenue, Edendale Park Road and Wynyard Road. Overall, the character reflects an early suburban subdivision.
	

Key survey data

Survey date(s)	June 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	108		
Individual property scores	Score	Number of properties	Percentage ¹
	6	57	60%
	5	18	19%
	4	2	2%
	3	5	5%
	2	6	6%
	1	1	1%
	0	6	6%
	Rear/vacant	13	NA



Overall findings	The Mount Eden West 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 79% 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 Mount Eden West 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 / areas currently scheduled	0 (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: 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

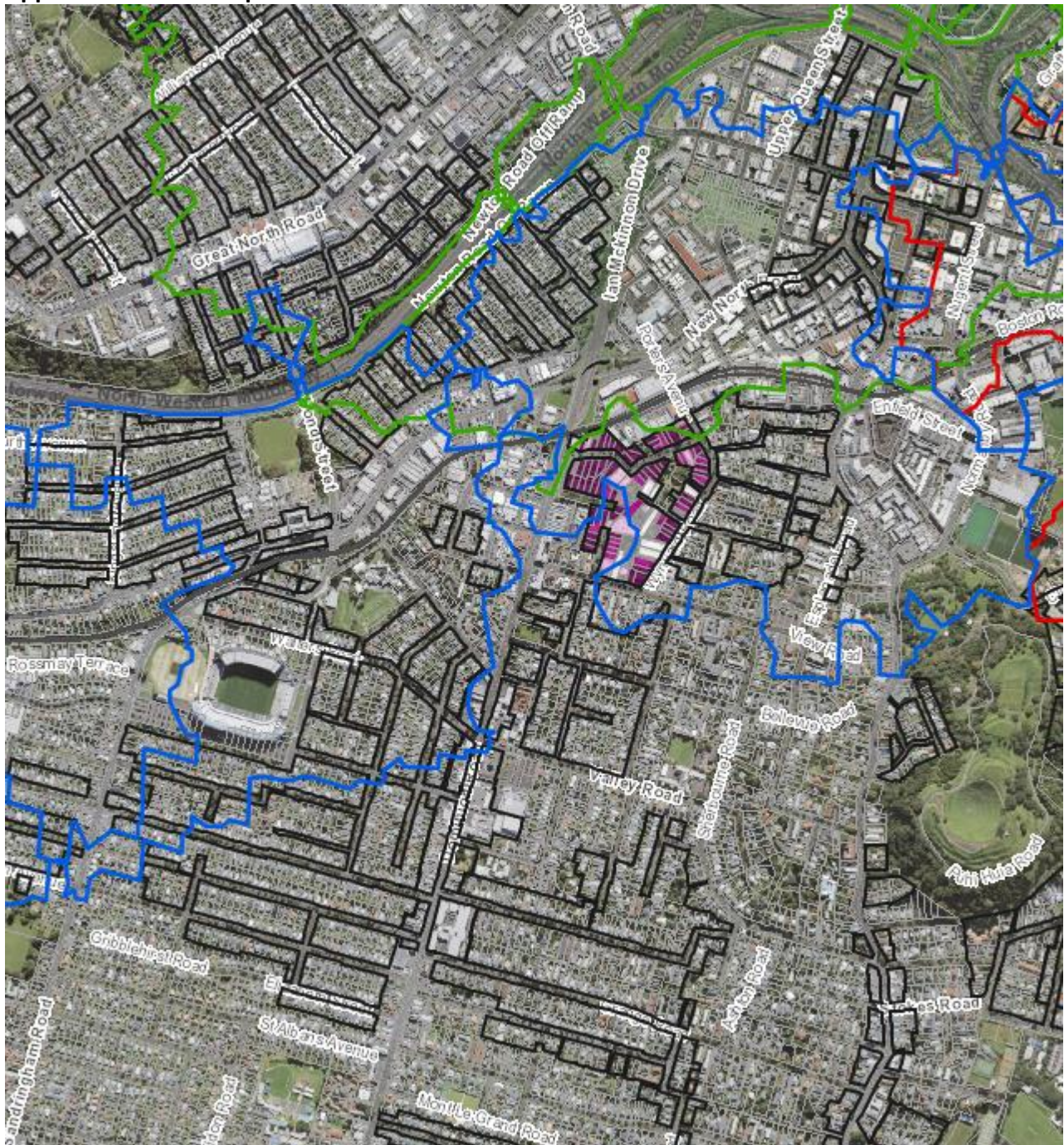
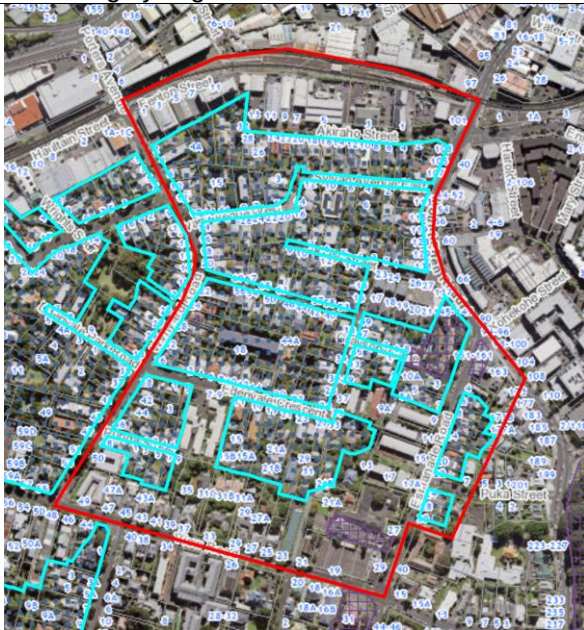


Figure 1: The blue line represents the walkable catchments of the Morningside, Kingsland and Mt Eden Train Stations; the green line is the walkable catchment of the city centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden East
SCA Overlay	Isthmus A
Survey Area Number(s)	29
NPS-UD priority ^{TBC}	Walkable Catchment – RTN – Mount Eden Train Station Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Mount Eden East survey area covers the eastern portion of the Stonyhurst Estate subdivision, dating to 1879. Lot sizes in the area range from around 250m² to around 1500m², and few are regular in shape. Following the irregular roading pattern, many parcels have tapering or angled boundaries; a few are triangular. Wide street blocks mean there are often large rear sites occupying the centre of each block, such as the apartment building located at the centre of the block surrounded by Edenvale Crescent. In other cases land at the centre of these wide blocks is accessed by small cul-de-sac roads, such as Punga Street, Kelly Street and Graysons Lane. Houses in this area are generally oriented toward the street and positioned toward the front boundary. In some cases, this causes discrepancy in setbacks, especially where the front boundary of a lot is angled, such as along Wynyard Road. The most prevalent architectural styles are villas and transitional villas (1880s-1910s) and bungalows (1920s-1930s). There are also examples of both early and more recent apartment buildings, which gained popularity in Mount Eden after World War I as the area became denser to address the post-war housing shortage. Generally, housing maintains a high degree of physical integrity. Most houses are visible behind low fences or stone walls and have small setbacks, with larger side and rear yards. Most houses have some form of off-street parking, typically at the side or rear of the house. All streets in the area have footpaths and the streets are primarily lined in bluestone kerbing. None of the streets have grass verges or street trees (there are trees located in traffic chicanes), but individual lots tend to be highly vegetated.
	

Key survey data

Survey date(s)	June 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	185		
Individual property scores	Score	Number of properties	Percentage ¹
	6	101	62%
	5	32	20%
	4	13	8%
	3	5	3%
	2	4	2%
	1	1	1%
	0	6	4%
	Rear/vacant	23	NA



Overall findings	The Mount Eden East 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 82% 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.

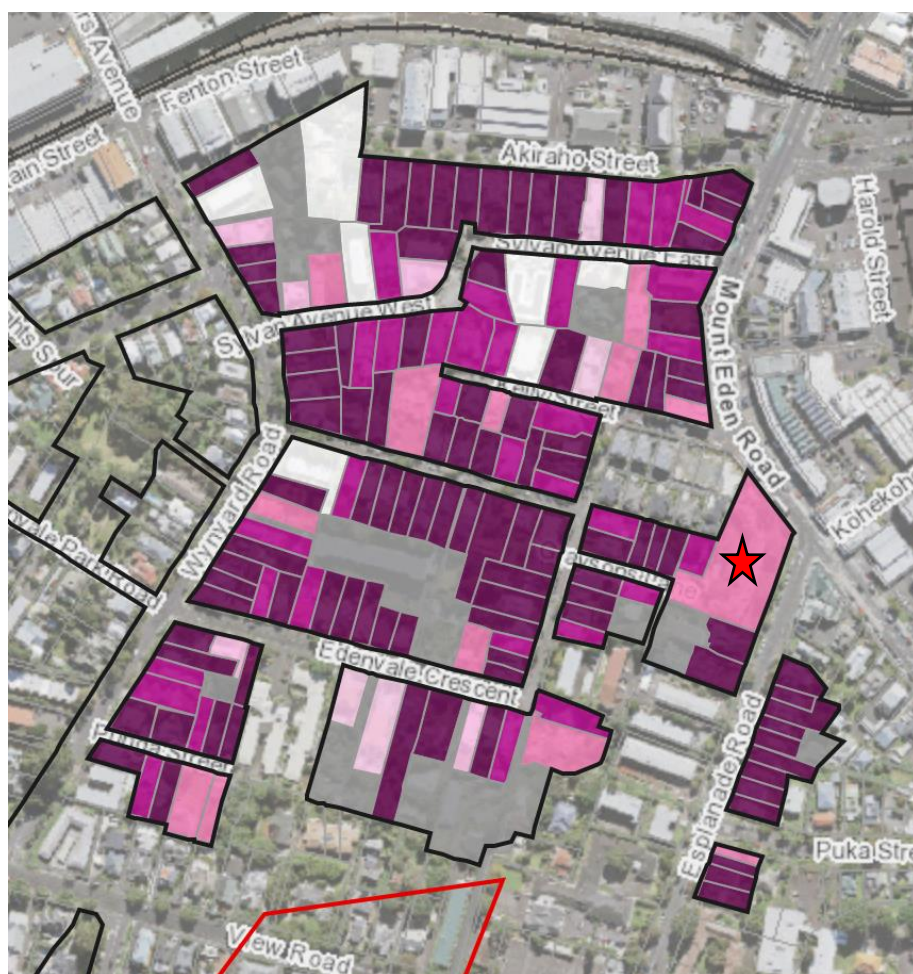
Recommendation

The Mount Eden East 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 / areas currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rāangi 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

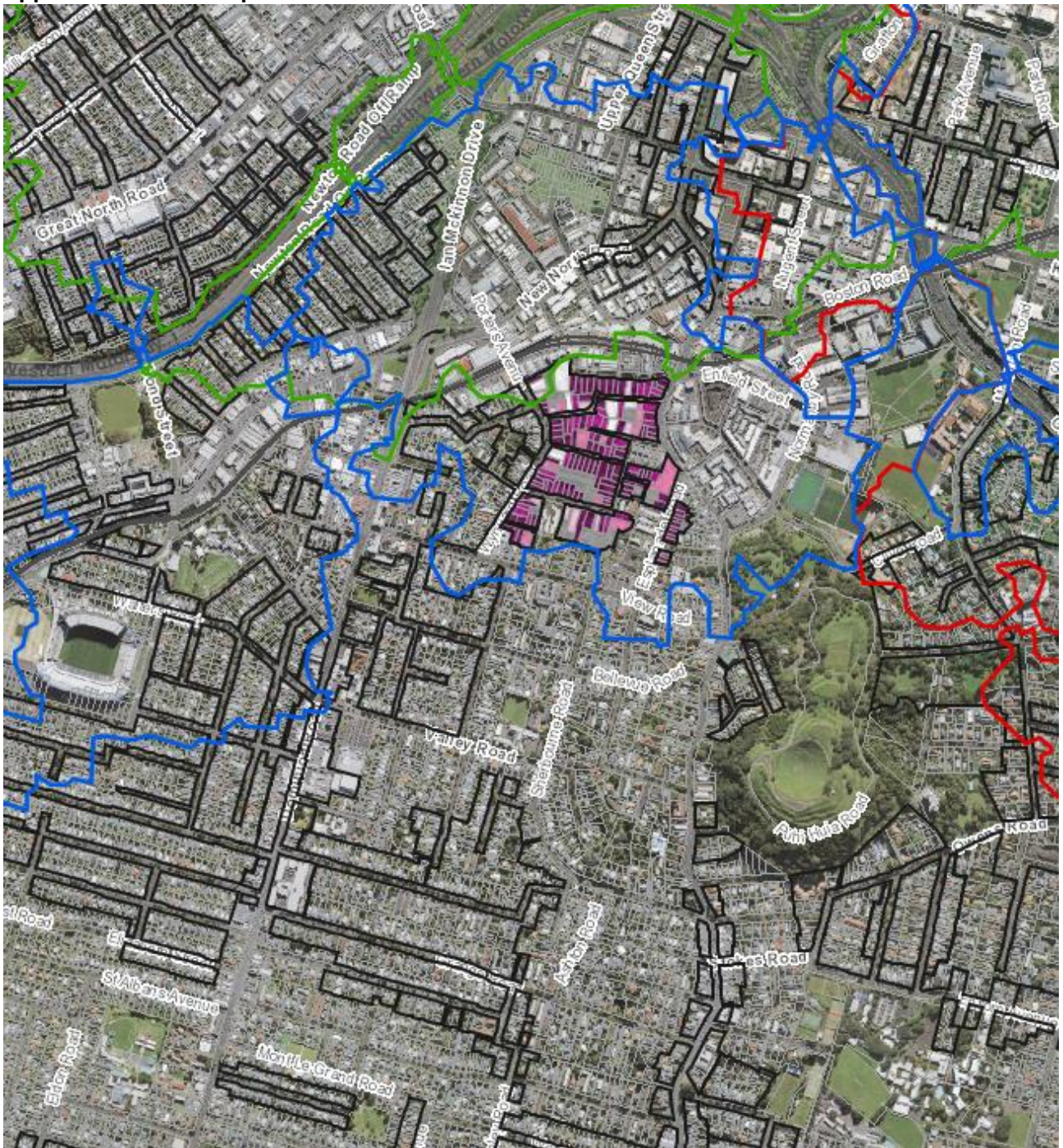


Figure 1: The blue line represents the walkable catchments of the Kingsland, Mt Eden and Grafton Train Stations; the green line is the walkable catchment of the city centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden South
SCA Overlay	Isthmus A
Survey Area Number(s)	30 (Isthmus A only) and 32
NPS-UD priority^{TBC}	Walkable Catchment – RTN – Kingsland Train Station Walkable Catchment – RTN – Mount Eden Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Mount Eden South survey area encompass several historic subdivisions dating from the 1880s to around 1910s. The area to the west of Dominion Road contains two comprehensive subdivisions (DP 196, DP 3513), which is reflected in the strong roading pattern and consistent lot sizes. The area to the east of Dominion Road was subdivided in a more piecemeal manner, which is reflected in the more irregular roading pattern and roading widths, mix of lots sizes and wider blocks. Lot sizes in this area range from 300m² to 450m². Housing setback, rhythm and density vary across the area, however setback is generally consistent in that houses are typically located close to the front property boundary. The most prevalent architectural styles in this area are villas (1880s-1910s), and houses generally occupy nearly the full width of their sites. There are also examples of both early and more recent apartment buildings, which gained popularity in this area after World War I as the area became denser to address the post-war housing shortage. Generally, housing maintains a high degree of physical integrity. Houses are generally visible behind low picket fences or stone walls and have small front yards and larger rear yards. Some houses have off-street parking where lot widths have allowed this to be developed along the side of the house. Most streets are wide and have grass verges and street trees, however, there are several narrower streets east of Dominion Road, including Leamington Road and Lisnoe Avenue.



Key survey data

Survey date(s)	July and August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	272		
Individual property scores	Score	Number of properties	Percentage ¹
	6	135	55%
	5	75	30%
	4	17	6%
	3	9	4%
	2	4	2%
	1	2	<1%
	0	4	2%
	Rear/vacant	26	NA



Overall findings	The Mount Eden 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 85% 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.

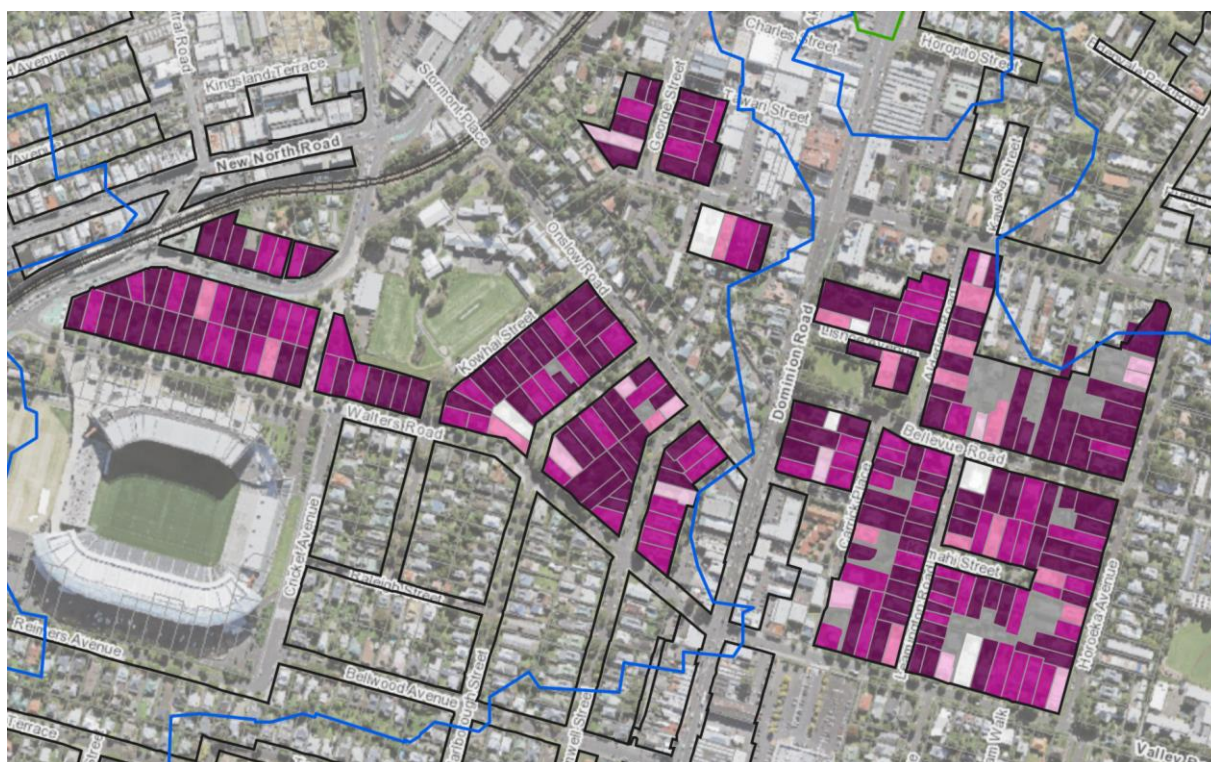
Recommendation

The Mount Eden 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 ³
NA	NA

Historic Heritage and High-Quality Special Character ⁴

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: 24 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.

⁴ The identification of potential 'flags of historic heritage' has not been undertaken due to this area being of high quality.

Appendix 1: Index map

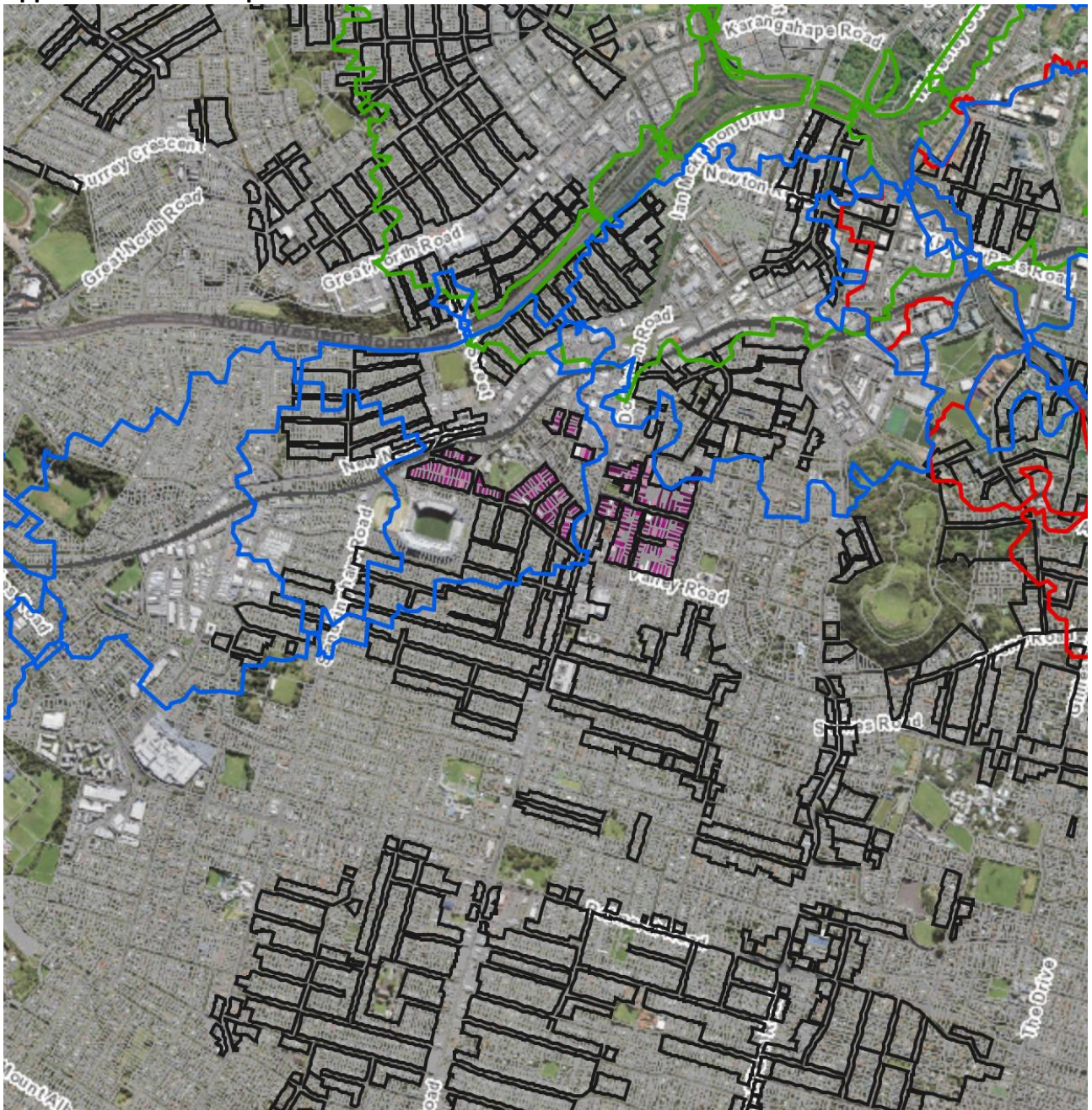


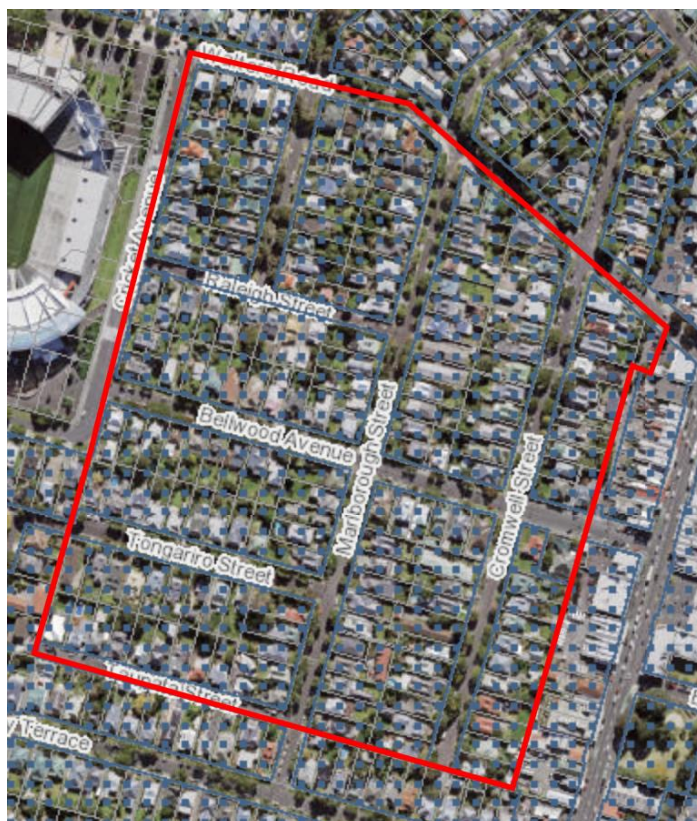
Figure 1: The blue lines are the walkable catchments of (L to R) Morningside Train Station, Kingsland Train Station and Mt Eden Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

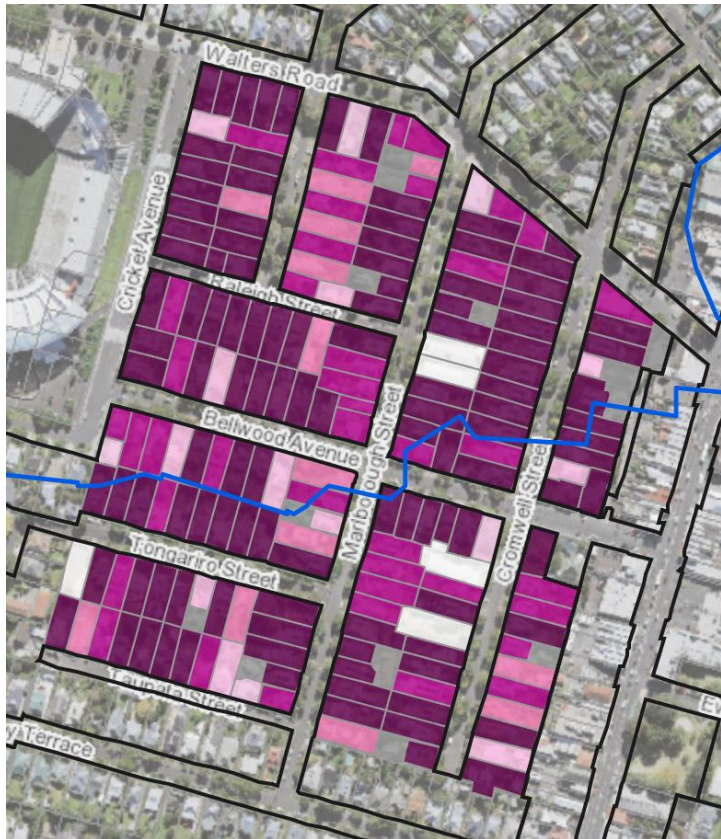
Area details

Name	Marlborough Street
SCA Overlay	Isthmus A
Survey Area Number(s)	33
NPS-UD priority ^{TBC}	Walkable Catchment – RTN – Kingsland Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Marlborough Street survey area encompass two subdivisions dating to 1882 (DP 174) and 1898 (DP 1927), and part of another subdivision dating to 1905 (DP 3513). The roading pattern in the area generally follows a grid pattern, though there is some variation where neighbouring subdivisions abut. Lot sizes in the area are generally consistent and range from around 450m² to 600m². Housing in the area has a consistent rhythm, setback and density of development. The most prevalent architectural styles are later Victorian villas and Edwardian villas (1880s-1910s). Generally, housing maintains a high degree of physical integrity. Houses are generally visible behind low picket fences or stone walls, and have smaller front gardens, and wider yards to the side and rear. Wide, straight streets provide open views both down and across streets. The streets are primarily lined in bluestone kerbing and have grass verges and street trees. Most houses have some provision for off-street parking, generally to the side or rear, as permitted by the larger lot sizes. The area maintains a distinctly suburban character.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	52% (105 properties)	
	Desk top survey ¹	48% (98 properties)	
Number of properties	203		
Individual property scores	Score	Number of properties	Percentage ²
	6	116	61%
	5	40	21%
	4	13	7%
	3	11	6%
	2	5	3%
	1	3	2%
	0	2	1%
	Rear/vacant	13	NA



Overall findings	The Marlborough 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 82% of individual properties scoring either 5 or 6.
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¹ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

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

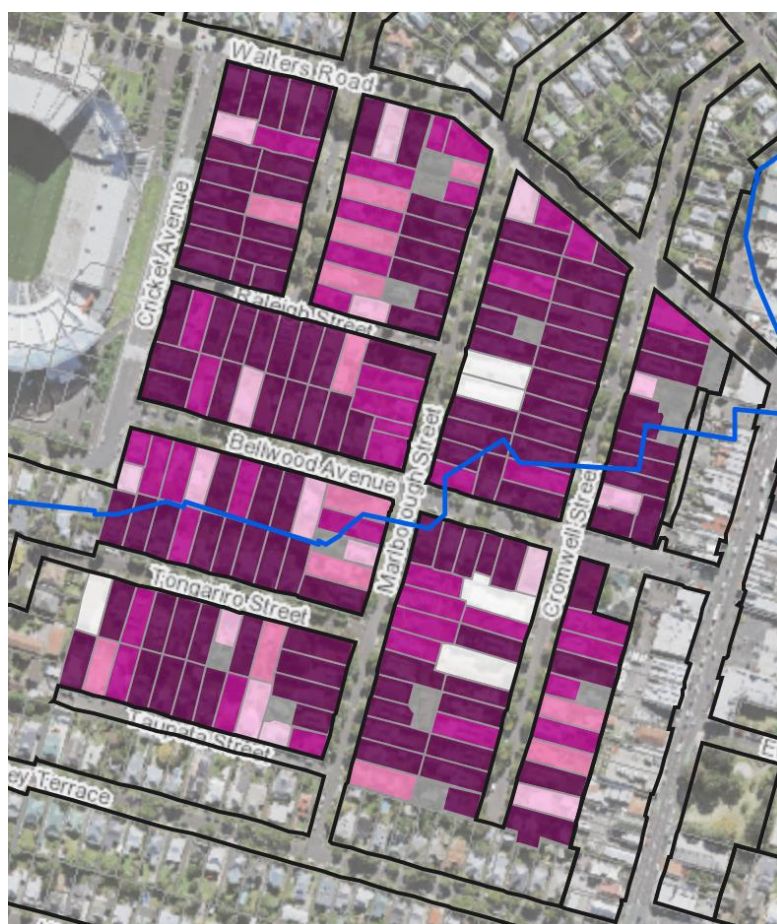
Recommendation

The Marlborough Street survey area is of high quality. No further special character work is recommended in this area at this time.³

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁴
NA	NA

Historic Heritage and High-Quality Special Character ⁵

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: November 2021

³ High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ At this stage, only flags for potential historic heritage areas are being considered.

⁵ The identification of potential 'flags of historic heritage' has not been undertaken due to this area being of high quality.

Appendix 1: Index map

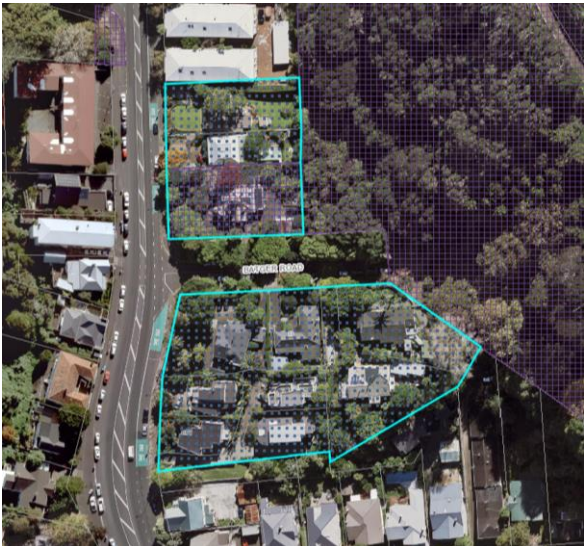


Figure 1: The blue line is the walkable catchment of the Kingsland Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mt Eden and Batger Road
SCA Overlay	Isthmus B
Survey Area Number(s)	53 (in part)
NPS-UD priority^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The survey area consists of a small portion of the larger PT ALLOT 52 SEC 6 Suburbs AUCKLAND subdivision that faces onto Mount Eden and Batger Roads on the southwestern slopes of Maungawhau. The southern side of Batger Road was further subdivided in 1919 (DEED 146). The survey area is read contextually alongside the Mt Eden Business Centre SCA to the south. The three lots facing Mt Eden Road to the north are regular in shape and vary in size from 600-1300m². Lots on the southern side of Batger Road are irregular in shape and vary in size from 400-1500m² and have rear lots. The rhythm, setback, and density of development in the area is consistent, with dwellings set back towards the middle of their sites with well vegetated yards and boundaries. The most prevalent architectural styles in the north of the area are villas and transitional villas (1880s-1910s), and in the south are bungalows and an English Cottage (1920s-1930s). A scheduled Residence (ID 1744) sits on the norther corner of Mount Eden and Batger Roads. There is modern infill development on street facing and rear sites in the southwest corner of the area. Houses are visible behind a low boundary treatment (typically basalt rock walls and timber fencing) or hedging. Streets are lined with bluestone kerbing and have footpaths. Batger Road has wide grass verges with mature street trees and is highly vegetated at its eastern end that backs onto the maunga. On-site parking is provided for on all sites. Maungawhau/Mount Eden is not included in the Special Character Areas Overlay but is a notable feature in the backdrop of this area. Overall, the area retains its quality of early suburban character and contributes to the wider Mount Eden Special Character area context.
	

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	11		
Individual property scores	Score	Number of properties	Percentage ¹
	6	4	50%
	5	1	13%
	4	1	13%
	3	2	25%
	2	0	0%
	1	0	0%
	0	0	0%
	Rear/vacant	3	NA



Overall findings	The Mt Eden and Batger Road 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 63% 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 Mt Eden and Batger Road survey area has not been found to be of overall high quality. The survey data does not show that there are sub-areas of high-quality special character and/or potential areas of historic heritage value.

No further work is recommended in this area.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ²
NA	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	2 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	NA



Report dated: 19 January 2022

² At this stage, only flags for potential historic heritage areas are being considered.

Appendix 1: Index map



Figure 1: The red line represents the walkable catchment of the Newmarket Metro Centre, the blue line represents the walkable catchment of the Mount Eden Train Station.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Woodside Road
SCA Overlay	Isthmus B
Survey Area Number(s)	53 (in part)

PLEASE NOTE:

The sub-area identified within this report has been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report and shows the area to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, SCA residential be identified as a qualifying matter where:

- In walkable catchment, 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.

The additional sub-area is outside a walkable catchment. As such, it has been updated to reflect this resolution.

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022

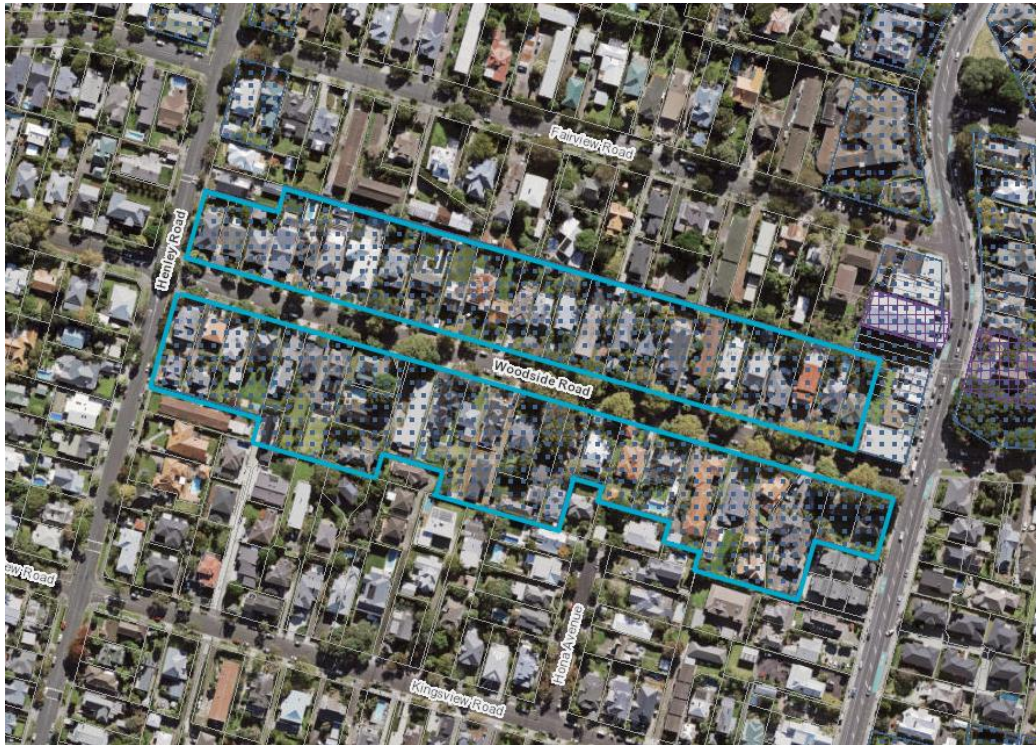
SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Woodside Road
SCA Overlay	Isthmus B
Survey Area Number(s)	53 (in part)
NPS-UD priority^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Woodside Road survey area is a linear road that runs between Mount Eden Road to the east and Henley Road to the west. The area borders the Mount Eden Village Business SCA to the northeast and Isthmus A to the northwest. Woodside Road was originally subdivided in 1897 (DP 1714). Lots are regular in shape and vary in size from 600-1200m². A number of sites on the southern side have been further subdivided with rear lots. Housing setbacks and rhythm are consistent (along the northern side in particular) with dwellings located towards the front of sections facing the street. The most prevalent architectural styles are villas and transitional villas (1880s-1910s). The area also has examples of bungalows (1910s-1920s) and State Housing (1930s-1940s). The majority of dwellings from the period of significance maintain a high level of integrity.² There is modern infill development throughout the area on both street facing and rear lots including a number of multi-unit flats. The quantity of modern infill development along the southern side of the road has interrupted the cohesiveness of the period streetscape. Dwellings are typically located behind low boundary treatments (timber fences and rock walls) and hedging. Off-street parking is provided for on all sites, however there are instances where garages or carports located on front boundaries have compromised dwellings' relationship to the street. Sites in the area are well vegetated with mature plantings in line with the ideals of the Garden Suburb movement that the area is demonstrative of. Woodside Road is lined with bluestone kerbing, has footpaths, wide grass berms and large mature street trees that contributes to an established Garden Suburb streetscape character. However, due to the quantity of infill development, number of dwellings with a compromised relationship to the street, the overall continuity and cohesiveness of the Woodside Road period streetscape has been compromised in part, particularly along the southern side of the road.

² Based on the survey findings 68% of dwelling from within the period of significance retain a high degree (+1) of physical integrity.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	58		
Individual property scores	Score	Number of properties	Percentage ³
	6	12	24%
	5	20	40%
	4	8	16%
	3	4	8%
	2	6	12%
	1	0	0%
	0	0	0%
	Rear/vacant	8	NA

³ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Woodside Road 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 64% of individual properties scoring either 5 or 6.

Recommendation

The Woodside Road survey area is not of high quality. The survey data does not show sub-areas of high-quality special character and/or potential areas of historic heritage value.

No further special character work is recommended in this area.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁴
NA	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	2 (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

⁴ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: 17 January 2022

Appendix 1: Index map



SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Eden Valley-Balmoral
SCA Overlay	Isthmus A
Survey Area Number(s)	53 (Isthmus A only)
NPS-UD priority^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential – Single House Zone
Area Description	The Eden Valley-Balmoral survey area of Isthmus A lies between Dominion Road to the west, Mt Eden road to the east, Valley Road to the north and Dexter Avenue to the south. The west side of the area is bordered by the Eden Valley Business SCA. The land within this area is made up of a number of historic subdivisions, dating from 1885 to 1913.¹ The topography of the land is undulating, rising to the north and east along Dominion Rd towards the lower southern slopes of Maungawhau. Roads are laid out in a linear pattern and street facing lots are regular in shape. Lot sizes in the area vary from 450m² to 1100m² and are consistent along individual streets. Larger sections on the south side of Prospect Terrace and Penland Avenue south have allowed for rear development, and there is more variability in shape and size of the rear lots. Street facing houses in the area have a consistent rhythm, setback, and density of development. Streets with larger section sizes allow for more generous setbacks of houses from the front boundary and lower density. The most prevalent architectural styles are late-Victorian and Edwardian villas (1880s-1910s) with some transitional villa and bungalow style dwellings throughout the area (1910s-1920s). Mewburn Avenue has a distinctive individual architectural character with a row of plastered brick transitional villas. Dwellings from the period of significance maintain a high degree of physical integrity. Modern infill development is scattered throughout the area with a number of multi-unit flats constructed post-World War II. Houses are typically visible behind low boundary treatments (timber fences and stone walls) and hedging. Larger section sizes in this area generally allow car parking inside or front yards and construction of garages and carports. However there are instances where carports/garages have been constructed on front boundaries, compromising dwellings' relationships to the street. The streets are lined in bluestone kerbing, have footpaths and grass verges, with mature street trees giving an established character to the area. Although there are sites with street facing infill and rear development – particularly along Prospect Terrace, Milton and Grange Roads and Conway Road, they are reasonably sparsely located with limited detrimental effect. Overall the area maintains a high-quality suburban character of an early Victorian and Edwardian residential subdivision.

¹ Subdivisions include: (from north to south) DP 3984 – 1906; DP 400 – 1855; DP 3705 – 1895; DEED Blue 15 – 1882; DP 1665 – 1896; DP 2145 – 1899; DP 2261 – 1900; DP 1648 – 1891; DP 1999 – 1896; DP 1642 – 1896; DEED 1048 – 1911; SP 8934 – 1913.



Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	364		
Individual property scores	Score	Number of properties	Percentage ²
	6	201	65%
	5	60	20%
	4	9	3%
	3	11	4%
	2	9	3%
	1	8	3%
	0	5	2%
	Rear/vacant	57	NA%

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



Overall findings

The Eden Valley-Balmoral 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.

Recommendation

The Eden Valley-Balmoral survey area is of high quality. No further special character work is recommended in this area at this time.³

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁴
NA	NA

³ High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ 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	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	2 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	NA



Report dated: 10 January 2022

Appendix 1: Index map

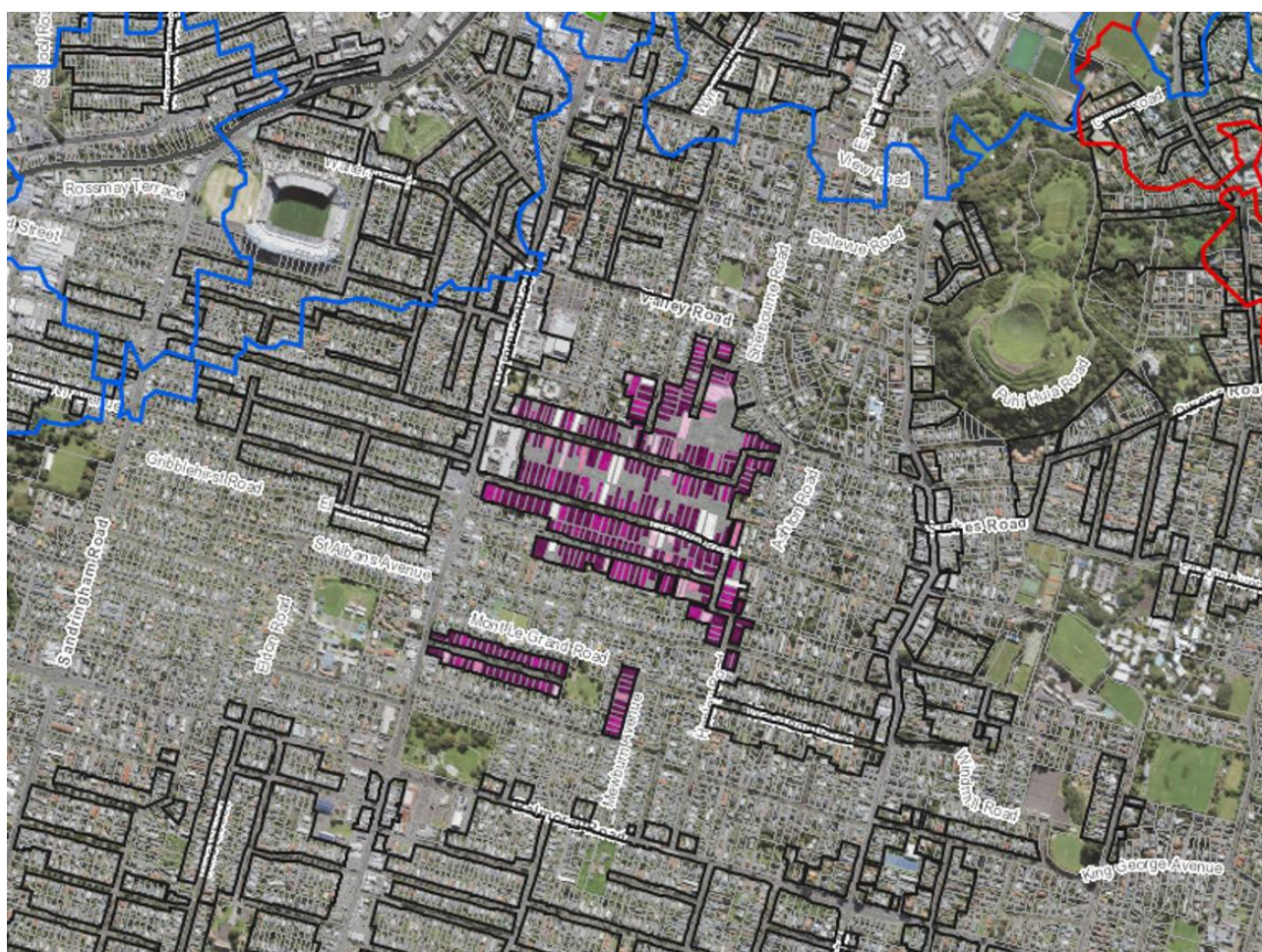


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue lines are the walkable catchment of the Morningside, Kingsland, and Mount Eden Train Stations.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden South
SCA Overlay	Isthmus B
Survey Area Number(s)	53 and 54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Mount Eden South area includes the four smaller sub-areas of Disraeli Street, Mt Eden and Balmoral Roads, Pencarrow and Penrhyn and St Andrews Road North. The Disraeli Street sub-area (A) includes dwellings at the western end of Disraeli Street from the intersection with Mount Eden Road. The street doglegs to the south around Nicholson Park. The northern side of the street was subdivided in 1909 (DP 4763) and the south side in 1908 (DP 4383, originally part of the 1904 DP 4219 subdivision). The Pencarrow/Penrhyn/Mount Eden/Balmoral sub-area (B) includes dwellings along Pencarrow Avenue and Penrhyn Road (Deeds Reg S22, Lot 71 SEC 10), in the block surrounding the Eden-Epsom Tennis Club facing Balmoral Road and Mount Eden Road (Deeds Reg 760, DP 27418), and dwellings on the western side of the Balmoral and Mount Eden roads intersection that were subdivided from 1890 to 1912 (DP 892, DP 2905, DP 7650) The St Andrews Road sub-area (C) was subdivided from 1919-1926 (DP 12912, DP 16859, DEED 842, DP 19454) and includes dwelling at the northern most end of the road, bordered by Disraeli Street and Melville Park to the north and King George Avenue and Windmill Park to the south. Street facing lot shapes and sizes in the area are regular, with lots ranging from 600-1000m² with some larger sections up to 1700m² in sub-area B. Sites are well vegetated with mature plantings. House setback and rhythm is consistent. Larger-scale dwellings are generally positioned with more generous yards and dwellings on corner sites also have larger front/side yard setbacks. Villas and transitional villas (1880s-1910s) are the most prevalent architectural styles in the area, with English Cottage and bungalows (1920s-1930s) also numerous. The majority of dwellings from within the period of development retain a high degree of physical integrity. There is a small amount of modern infill development throughout the area and on rear sites. Houses are generally visible behind low boundary treatments (typically basalt rock or brick walls and timber fences) and hedging. Boundary treatments tend to be higher on the main roads including Balmoral and Mount Eden Roads. Off-street car parking is provided for on all sites, however there are instances where garaging has been located on the front boundary which has compromised dwellings relationship to the street and/or integrity. Streets have bluestone kerbing and footpaths. Streets off the main roads have grass verges and mature street trees. Nicholson Park, Windmill Park and Melville Park bookend the areas and contribute to the suburban character. Mature pōhutukawa trees on the corner site at 625 Mount Eden Road and on the opposite side of Mt Eden Road at Udys Reserve create a distinctive gateway to the Mount Eden Village area.

Overall, the area retains a strong character associated with early suburban residential development.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	115		
Individual property scores	Score	Number of properties	Percentage ¹
	6	40	42%
	5	35	37%
	4	6	6%
	3	7	7%
	2	6	6%
	1	1	1%

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

	0	0	0%
	Rear/vacant	20	NA



Overall findings	The Mount Eden 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 79% of individual properties scoring either 5 or 6.
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Recommendation

The Mount Eden South SCA survey area is of high quality. No further special character work is recommended in this area at this time.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ²
NA	NA

² At this stage, only flags for potential historic heritage areas are being considered.

Historic Heritage

Number of places / areas currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA



Report dated: 17 January 2022

