

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Greenlane
SCA Overlay	Isthmus B
Survey Area Number(s)	42

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	Greenlane
SCA Overlay	Isthmus B
Survey Area Number(s)	42
NPS-UD priority	Walkable Catchment – RTN – Remuera Train Station Walkable Catchment – RTN – Greenlane Train Station All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Greenlane Isthmus B survey area includes several subdivisions around the base of Maungakiekie/One Tree Hill dating from 1901 (northern portion, DP 2660, DP 9550, DP 14346) to 1924 (Maungakiekie Avenue, DP 18124). House designs and streetscape character are reflective of the Garden Suburb movement. Properties front on to Maungakiekie Avenue, Wheturangi Road, Aratonga Avenue, Renown Avenue and Wapiti Avenue with the curving road layout following the contours of the maunga. Lots are regular in shape and consistent in size, with original lots varying from 1000-1300m². A number of sections have been subdivided with rear lots which vary from 600-900m². The original subdivision pattern remains legible in the rhythm of street facing dwellings that are well set back from the street frontage with generous yards. The most prevalent architectural style in the area are bungalows (1920s-1930s), however there are also a few examples of villas (1880s-1910s) in the northern portion along Wapaiti Avenue that form part of the earlier subdivision. The majority of dwellings from within the period of significance retain a high degree of physical integrity.² There is more recent infill development throughout. Most houses are visible behind a low boundary treatments or hedging. Streets are lined with bluestone kerbing and have footpaths, grass verges and large mature street trees. In line with the Garden Suburb ideals, individual sites tend to be highly vegetated with mature plantings and trees. Off-street car parking is provided for on all sites, though there are some instances where garaging has been located on the front property boundary compromising the relationship to the street. Maungakiekie is not included in the SCA area but is a notable feature in the backdrop of houses in this area. Overall, the area retains a high quality of early suburban character associated with the Garden Suburb movement.

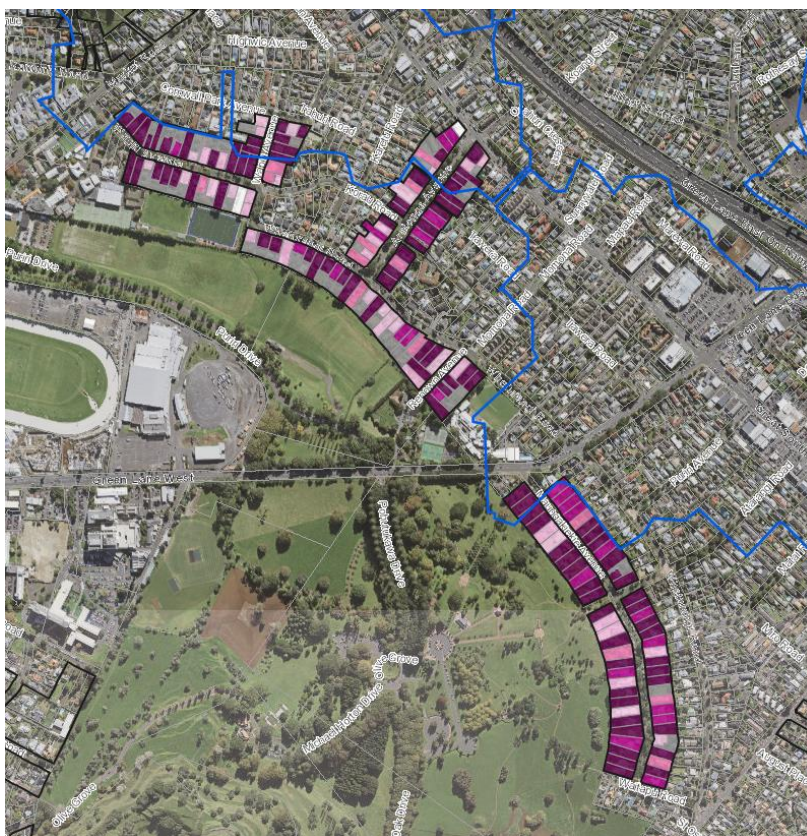
² Based on the survey findings 86% of dwelling from within the period of significance retain a high degree (+1) of physical integrity.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	212		
Individual property scores	Score	Number of properties	Percentage ³
	6	93	55%
	5	24	14%
	4	14	8%
	3	20	12%
	2	17	10%
	1	2	1%
	0	0	0%
	Rear/vacant	42	NA

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



Overall findings

The Greenlane 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

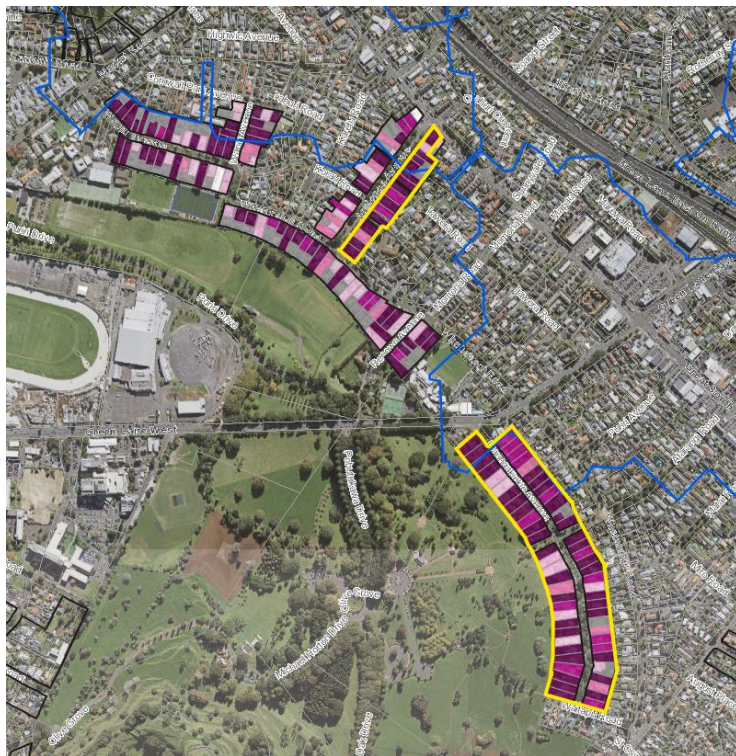
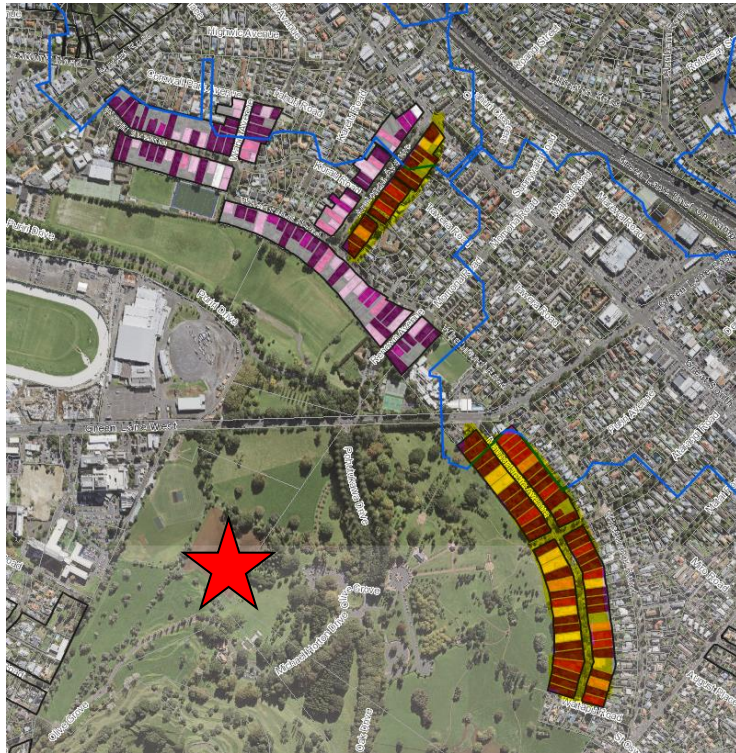
The Greenlane SCA survey data shows that there are sub-areas of high-quality special character. Further work will be undertaken to confirm the values of the areas that are identified in the table below.

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

Historic Heritage

Number of places / areas 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 of high-quality Special Character	2 (marked)

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



Report dated: January 2022

Appendix 1: Index Map



Figure 1: The blue lines represents the walkable catchments of the Remuera (north) Greenlane and Ellerslie (south) Train Stations, the red line represents the Newmarket metro centre walkable catchment.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kawau Road and Massey Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	62
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential Single House
Area Description	The Kawau Road and Massey Avenue survey area includes two historic State Housing subdivisions dating to 1938 (DP 38655) and 1939-1941 (DP 37882). Massey Avenue (1938) is part of a wider subdivision known as the Oranga Housing Area, which originally extended north to Great South Road. The Kawau Road area (1939-1941) is part of a wider subdivision known as the Cadman Settlement, which originally extended north to adjoin the Oranga Housing Area. Both areas were planned based on the Garden Suburb Movement ideals, however different approaches were taken to the roading pattern. Massey Avenue is planned along a grid, while the Kawau Road area features curvilinear streets and cul-de-sacs. Lot shapes are generally rectilinear, with some variation due to the roading pattern in the Kawau Road area. Lots are regular in size at around 650-750m² in Massey Avenue and around 650-1000m² in Kawau Road. The original subdivision pattern is highly intact in both areas, with only a few instances of subsequent subdivision at the rear. The spacing of housing is consistent within both areas. Most houses are positioned toward the street, though some are positioned in the middle or at the rear of their sites, creating a large front yard setback. The most prevalent architectural style in the area is State Housing (1930s-1940s). Housing from the period of significance tends to retain a high degree of physical integrity, and there is limited modern infill or replacement housing. Most houses in the area are visible behind timber fences or hedges and some houses have no boundary treatment. Streets are lined with bluestone kerbing, footpaths, grass verges and street trees. Individual sections are generally highly vegetated. Despite the larger section sizes, deep front yard setbacks have encouraged garaging to be located in front of many houses in this area, which has disrupted their connection to the streetscape. The area is situated on the slopes of Maungakiekie/One Tree Hill, which affords some houses views to the southeast toward Ellerslie and beyond. Overall, the area retains a strong suburban character.



Key survey data

Survey date(s)	August and October 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	87		
Individual property scores	Score	Number of properties	Percentage ¹
	6	42	54%
	5	17	22%
	4	7	9%
	3	7	9%
	2	4	5%
	1	1	1%
	0	0	0%
	Rear/vacant	9	NA



Overall findings	The Kawau Road and Massey Avenue 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 76% 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 Kawau Road and Massey Avenue 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: 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.

This aerial map of the City of Hamilton illustrates the proposed City Centre Urban Form. The central business district is outlined in blue, and the proposed urban form is highlighted in red. The map shows a dense urban area with various streets and landmarks. Key streets labeled include Campbell Road, Main Highway, George Street, and others. The proposed urban form is located in the central part of the city, near the intersection of Campbell Road and Main Highway.

Kawau Road and Massey Avenue SCA: Summary of Area Findings | Final | January 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Maungakiekie
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (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	Maungakiekie
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Maungakiekie area includes a number of subdivisions dating from the 1880s to 1920s around the eastern slopes of Maungakiekie/ One Tree Hill. Roads run east-to-west up from Manukau Road to the base of the maunga. The northern portion of the area (Gardener, Crescent and Claude Roads) was originally subdivided in 1886 (DP 463) then again in 1904 (DP 3293) as part of the Emerald Hill Estate. Subdivision extensions to the south as part of the “Town of Moorend” occurred in 1907 (DP 4200, 4280) and 1910 (DP 4912). The southern Haydn and Raurenga Avenue block was subdivided in 1924 (DP 17453). House designs and streetscape character are reflective of the Garden Suburb movement. Lots tend to be regular in shape and vary in size from 600-1300m². Some rear development has occurred and there are a number of larger original sections that are up to 4000m². The original subdivision pattern remains legible in the rhythm of street facing dwellings that are well setback from the street frontage with generous front yards. The most prevalent architectural style in the area are bungalows (1920s-1930s), however there are also a few examples of villas (1880s-1910s) and English Cottages. The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is more recent mid-century Modernism and contemporary infill development throughout the area on both rear and street facing sections. Most houses are visible behind a low boundary treatment or hedging. Streets are lined with bluestone kerbing and have footpaths, grass verges and large mature street trees. In line with the Garden Suburb ideals, individual sites tend to be highly vegetated with mature plantings and trees. Off-street car parking is provided for on all sites, though there are some instances where garaging has been located in the front yard. Maungakiekie / One Tree Hill is not included in the SCA but is a notable feature in the backdrop of houses in this area. Overall, the area retains a high quality of early Garden Suburb suburban character.



Key survey data

Survey date(s)	September 2021	
Level of survey	Field survey	NA
	Desk top survey	100%
Number of properties	260	

Individual property scores	Score	Number of properties	Percentage ²
	6	79	38%
	5	55	26%
	4	26	12%
	3	24	11%
	2	24	11%
	1	1	1%
	0	0	0%
	Rear/vacant	51	NA



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

Recommendation

The Maungakiekie SCA 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
Maungakiekie North – Gardener, Emerald, and Crescent Roads	NA
Maungakiekie Central – Fern, Pukenui, and Gladwin Roads	

Historic Heritage

Number of places / areas currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	3 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area of high-quality Special Character	2 (marked)

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



This aerial map shows the proposed development site in the Green Lane West area of Vancouver. The site is highlighted in pink and is located between Main Street and Green Lane West. The map includes surrounding streets such as Main Street, Green Lane West, and various residential roads. A large green park area is visible to the east of the development site.

Maungakiekie SCA: Summary of Area Findings | FINAL | January 2022