

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Onehunga West
SCA Overlay	Residential – Early Road Links
Survey Area Number(s)	59
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The overlay boundary represents, more or less, the first land transport connections between Onehunga and Auckland. The residences built along these routes were intended to impress the passers-by, while cheaper housing was relegated to lower or less visible areas. Specifically, the area reflects the early layout of streets and land parcels, retaining walls and dwellings, and the original foreshore. The most prevalent architectural styles in this area are cottages (1860s-1880s), villas (1880s-1910s) and bungalows (1920s-1930s). Generally, period housing in this area retains a high degree of physical integrity. Modern infill, especially multi-unit housing, is also apparent towards the southern part of the area. Wide streets provide open views both down and across streets and to the Manukau Harbour. The streets are primarily lined in bluestone kerbing and have grass verges and street trees. Pōhutukawa planted in the inter-war period now form a dense cover in the reserve at the base of Norman's Hill Road, under which passes the spring which is visible higher up above Arthur Street. Houses are generally visible behind low picket fences or stone walls, and have smaller front gardens, and wider yards to the side and rear. Lot sizes in the area are generally consistent and range from around 550m² to 900m². Most houses have some provision for off-street parking, generally to the side or rear, as permitted by the larger lot sizes. Properties are well vegetated with mature plantings. Overall, the area maintains a distinctly suburban character.
	

Key survey data

Survey date(s)	October 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	226		
Individual property scores	Score	Number of properties	Percentage ¹
	6	102	58%
	5	34	19%
	4	4	2%
	3	5	3%
	2	8	6%
	1	20	11%
	0	4	2%
	Rear/vacant	49	NA
			
Overall findings	The Onehunga West SCA 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 77% of individual properties scoring either 5 or 6.		

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

Recommendation

The Onehunga 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
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)
Potential: Historic Heritage Area	NA
Sub-area of High-Quality Special Character	NA



Report dated: 8 December 2021

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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Onehunga East
SCA Overlay	Isthmus A
Survey Area Number(s)	60
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The survey area includes the eastern half of the Onehunga suburb and includes some of the oldest residential subdivisions in Auckland. In 1846, Onehunga was surveyed by the Royal Engineers to lay out a site for a military settlement, with the first Fencible settlers arriving in August 1847. Most of the original road pattern survives from the Fencible settlement, and the area was re-subdivided from the 1860s onwards to allow for further housing development. The roading pattern is a grid layout, primarily determined by the planned Fencible settlement. As a result of the regular road pattern, most street blocks are straight and wide. Lots in the area vary in size, ranging from 250m² up to 1500m². Northern lot sizes in the vicinity of Cardwell Street (Deeds Register O 11, 1865) are generally smaller and more consistent at around 250m² to 750m². Houses in the area generally have a regular rhythm, but setbacks and positioning within the site vary according to lot size and shape. The most prevalent architectural styles include cottages (1860s-1880s), villas (1880s-1910s) and bungalows (1920s-1930s). Generally, houses from the period of significance in the area maintain a high degree of integrity. Individual sites are generally highly vegetated. Houses are generally visible behind low picket fences or stone walls, although some taller fencing is apparent. Streets are generally lined with bluestone kerbing and have both footpaths and street trees. Most houses have off-street car parking at the side or rear, apart from some dwellings on Cardwell Street. Overall, the area maintains a strong suburban character.
	

Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	108		
Individual property scores	Score	Number of properties	Percentage ¹
	6	67	64%
	5	23	22%
	4	4	4%
	3	3	3%
	2	5	5%
	1	1	1%
	0	1	1%
	Rear/vacant	4	NA



Overall findings	The Onehunga East SCA 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 86% 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 Onehunga 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
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)
Potential: Historic Heritage Area	NA
Sub-area of High-Quality Special Character	NA



Report dated: 8 December 2021

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

