SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Burnley Terrace**
SCA Overlay	Isthmus A
Survey Area Number(s)	34
NPS-UD priority [TBC]	Walkable Catchment – RTN – Kingsland Train Station Walkable Catchment – RTN – Morningside Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Burnley Terrace survey area encompass five historic subdivisions dating from 1885-1910. These include the eastern end of Burnley Terrace (1885, DP 397), western end of Burnley Terrace (1886, DP 441), eastern part of King Edward Street (1901, DP 3260), western end of King Edward Street (1905, DP 3671) and Ward Terrace (1910, DP 4855). The area retains a distinctly linear roading pattern with long blocks stretching between Dominion and Sandringham Roads with few cross-streets. Lot sizes in the area are generally consistent and range from around 450m^2 to 600m^2. 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, hedges 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 and has identified heritage values, which are managed through the Historic Heritage Overlay.

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	N/A	
Number of properties	199		
Individual property scores	**Score**	**Number of properties**	**Percentage[1]**
	6	149	77%
	5	33	17%
	4	4	2%
	3	2	1%
	2	4	2%
	1	0	0%
	0	1	<1%
	Rear/vacant	6	NA

Overall findings	The Burnley 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 94% 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.

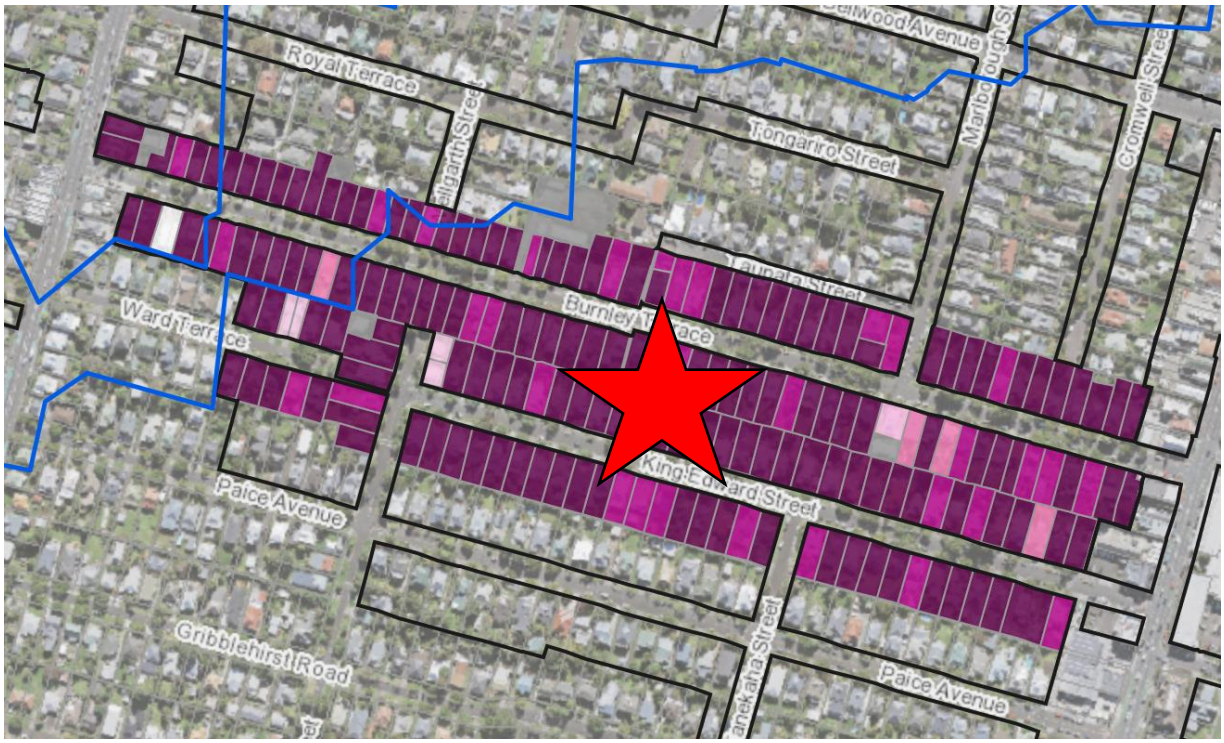
Recommendation

The Burnley 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 Area[3]
NA	NA

Historic Heritage and High-Quality Special Character [4]

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: 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 the Kingsland and Morningside Train Stations

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Balmoral Tram Suburb - West**
SCA Overlay	Balmoral Tram Suburb - West
Survey Area Number(s)	52
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	Balmoral Tram Suburb - West is identified as its own special character overlay in Schedule 15 of the AUP. The analysis of this area uses the same boundary as the overlay, which consists of a residential neighbourhood bounded by Dunbar Road, Balmoral Road, Sandringham Road, Lambeth Road, and Dominion Road. The area demonstrates the “tram suburb” development pattern that occurred along tram lines and around tram stops from the 1880s until the 1940s. Tram suburbs, such as the Balmoral Tram Suburb – West, were developed progressively across the Auckland isthmus as the electric tram network expanded beyond the city centre. The survey area clearly illustrates the expansion of the electric tram network and the associated residential construction boom. The houses are predominantly single, detached houses on one level, and are predominantly villas (1880s-1910), transitional villas (1910s-1920s), and bungalows (1920s-1930s). Houses are located towards the front of the sections, with a generally consistent depth to the front yard, ranging from around three metres to eight metres, and consistent offset to the side boundary. The regular positioning of houses on their lots contributes to the consistent pattern of residential forms along streets. The area has a high degree of visual coherence due to the general consistency of subdivision pattern and lot sizes, density and rhythm in the positioning of houses, age and style of housing, as well as the scale, materials and forms generally evident. Lot sizes generally range from around 500m^2 to 700m^2 although there is some variation throughout the area. The physical integrity of the houses in the area is generally good, with limited modern infill development. The typically modest front yards are often landscaped with a range of planting and hard landscape features including fencing. Front boundary fences, hedges or walls are typically low, maintaining open views to and from houses and the street. Some properties have garages or carports constructed within the front or side yards, which affects their relationship to the street. There is a clear and well-articulated rhythm to the positioning of houses. Houses are generally located close together, occupying much of the width of their sites. The street layout is orthogonal with the residential streets arranged perpendicular to Dominion Road, Balmoral Road and Sandringham Road. The road layout and spacing is generally determined by the double section depth of around 30 to 40 metres and road reserve widths of around 100 links (approximately 20 metres). Most streets in the area have mature street trees, footpaths set within generous grass berms, and relatively narrow road carriageways. Houses are set reasonably close to the street boundary, with set-backs ranging from around three metres to eight metres.

Balmoral Road
Dunbar Road
Grove Road
Patterson Street
Jason Avenue
Edendale Reserve
Mars Avenue
Dorwell Street
Oxton Road
Coyle Street
Tramways Road
Hallsowen Avenue
Calgary Street
Harwood Street
Lambeth Road
Wembley Road
Wiremu Street
Tennyson Street
Carmen Avenue
Milford Avenue
Marsden Avenue
Birdsong
Peary Road
Shackleton Road
Pollard
Balmoral
Dominion Road
Sandringham Road

Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	570		
Individual property scores	**Score**	**Number of properties**	**Percentage[1]**
	6	292	56%
	5	142	27%
	4	30	6%
	3	19	4%
	2	14	3%
	1	16	3%
	0	4	1%
	Rear/vacant[2]	53	NA

Overall findings	The Balmoral Tram Suburb - 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 84% 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.

[2] An additional 29 were unable to be seen (for example due to vegetation). These have been excluded from the analysis.

Recommendation

The Balmoral Tram Suburb - West 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

Number of places 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: 20 January 2022

[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.

Appendix 1: Index map

Figure 1: The red circle indicates the location of the Balmoral Tram Suburb – West SCA.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Foch Avenue and Haig Avenue**
SCA Overlay	Foch Avenue and Haig Avenue
Survey Area Number(s)	Area 52
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Foch Avenue and Haig Avenue survey area is identified as its own special character overlay in Schedule 15 of the AUP. The analysis of this area uses the same boundary as the overlay, which includes both sides of the entire length of Foch Avenue, and both sides of Haig Avenue from the rear boundary of sites fronting Dominion Road to the intersection with Hardley Avenue. This area was subdivided in the 1920s as part of what was known as the Victory Estate subdivision and demonstrates a coherent residential area within the former Mount Roskill Borough. The area is strongly defined by the survival of its inter-war period housing stock which includes predominantly bungalows, together with some examples of transitional villas, bungalow-cottages, and Moderne style flats. Generally, housing from the period of development retains its physical integrity. Buildings in the area are predominantly detached, single-level houses. There are some duplex and co-joined flats within the area, which also are single-level dwellings. The area also includes a two-storey 1920s corner commercial building that was developed as part of the same subdivision. The subdivision and street layout demonstrate a development pattern associated with the Garden Suburb Movement, which gained popularity around the turn of the 19th and 20th centuries. Section sizes are generally larger than inner-city suburbs, enabling private gardens, and generous street widths that incorporate grass berms and street trees. Lot sizes are around 840m^2. Lot widths are typically around 18 metres wide, with little variation. The typically modest front yards are often landscaped with a range of planting and hard landscape features, including fencing. Generally, low boundary treatments including fences, hedges and walls, maintain reasonably open views to and from houses and the street. Houses are located towards the front of the sections, with a generally consistent depth to the front yard and offset to the side boundary. Some examples of duplex and co-joined flats are located closer to the road boundary. The regular positioning of houses on their lots contributes to the consistent pattern of residential form in the area. Verandahs and porches are evident in many houses.

Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	98		
Individual property scores	**Score**	**Number of properties**	**Percentage[1]**
	6	31	51%
	5	17	28%
	4	4	7%
	3	1	2%
	2	6	10%
	1	2	3%
	0	0	0%
	Rear/vacant	37	NA

Overall findings	The Foch Avenue and Haig 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 79% 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 Foch Avenue and Haig Avenue Special Character Area 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/ Rārangi Kōrero	0 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	NA

Report dated: 20 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.

Appendix 1: Index map

Figure 1: The red line shows the Foch Avenue and Haig Avenue SCA.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Hazel Avenue**
SCA Overlay	Residential: Isthmus A
Survey Area Number(s)	Area 52
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Hazel Avenue survey area consists of a line of five houses which were part of a larger 1924 subdivision in the "Town of Edendale" (DP 18018). All the houses were designed in the Art Deco-Moderne style (1920s-1930s), and all but one are of brick construction. All the houses of brick construction are duplex flats and each have names: Laloma (#8), Inverness (#10), Hazeldene (#12), Fairholm (#16). The group generally retains a high degree of physical integrity. The area has a consistency of lot size, lot width and building set-back. The regular positioning of houses on their lots contributes to the consistent pattern of residential form in the area. There is no rear development (apart from sheds and garages), so the subdivision pattern is intact. The subdivision and street layout demonstrates the Garden Suburb pattern of development that gained popularity around the turn of the 19th and 20th centuries. Section sizes are generally larger than inner-city suburbs, enabling private gardens, and generous street widths that incorporate grass berms and street trees. Lot widths are 20 metres and lot depths are 40 metres. Property frontages are generally open to the street and the houses are clearly visible. Because of the wide lots, garages for these properties are located at the rear, which means the relationship to the street is not affected.

Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	5		
Individual property scores	**Score**	**Number of properties**	**Percentage[1]**
	6	4	80%
	5	0	0%
	4	1	20%
	3	0	0%
	2	0	0%
	1	0	0%
	0	0	0%
	Rear/vacant	0	NA

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

Overall findings	The Hazel 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 80% of individual properties scoring either 5 or 6.

Recommendation

The Hazel 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/ Rārangi 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: 20 January 2022

Appendix 1: Index map

Figure 1: The red line indicates the Hazel Avenue SCA.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Kiwitea Street**
SCA Overlay	Residential: Isthmus B
Survey Area Number(s)	Area 52
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Kiwitea Street survey area consists of properties along both sides of Kiwitea Street as well as properties on Lambeth Road and Parry Street. The houses in this area are part of a 1939 subdivision (DP 38015) for state housing, and form one of many areas of early government-built social housing. State Houses represent a significant move by central government at a time when there was a shortage of housing in metropolitan areas. The area consists entirely of houses designed in the State House style. The suburban developments and house designs were developed by government architects and based on a modern interpretation of the Garden Suburb, featuring generous sweeping road layouts and large sections. All the houses in this area had been built by 1940, and the area therefore has a high degree of visual coherence having been comprehensively planned and built within a short time period. The design of state-designed suburbs followed the prevailing town planning ethos, creating spacious open frontages to foster the building of community, but creating more private living space at the rear, with a level of privacy and security offered by fencing at each side of the house. Kiwitea Street has a distinctive character created by wide grassed berms and street trees. The position of houses on sites is varied, with different setbacks to allow for maximum sunlight and private outlook. Because of the wide lots, in general, garages for houses in this area are located at the rear or side, which means the relationship to the street is not largely affected.

Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	63		
Individual property scores	**Score**	**Number of properties**	**Percentage[1]**
	6	39	67%
	5	16	28%
	4	1	2%
	3	0	0%
	2	0	0%
	1	2	3%
	0	0	0%
	Rear/vacant[2]	5	NA

Overall findings	The Kiwitea 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 95% 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.

[2] Included in this number is one property that was unable to be seen (due to vegetation).

Recommendation

The Kiwitea 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

Number of places 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: 20 January 2022

[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.

Appendix 1: Index map

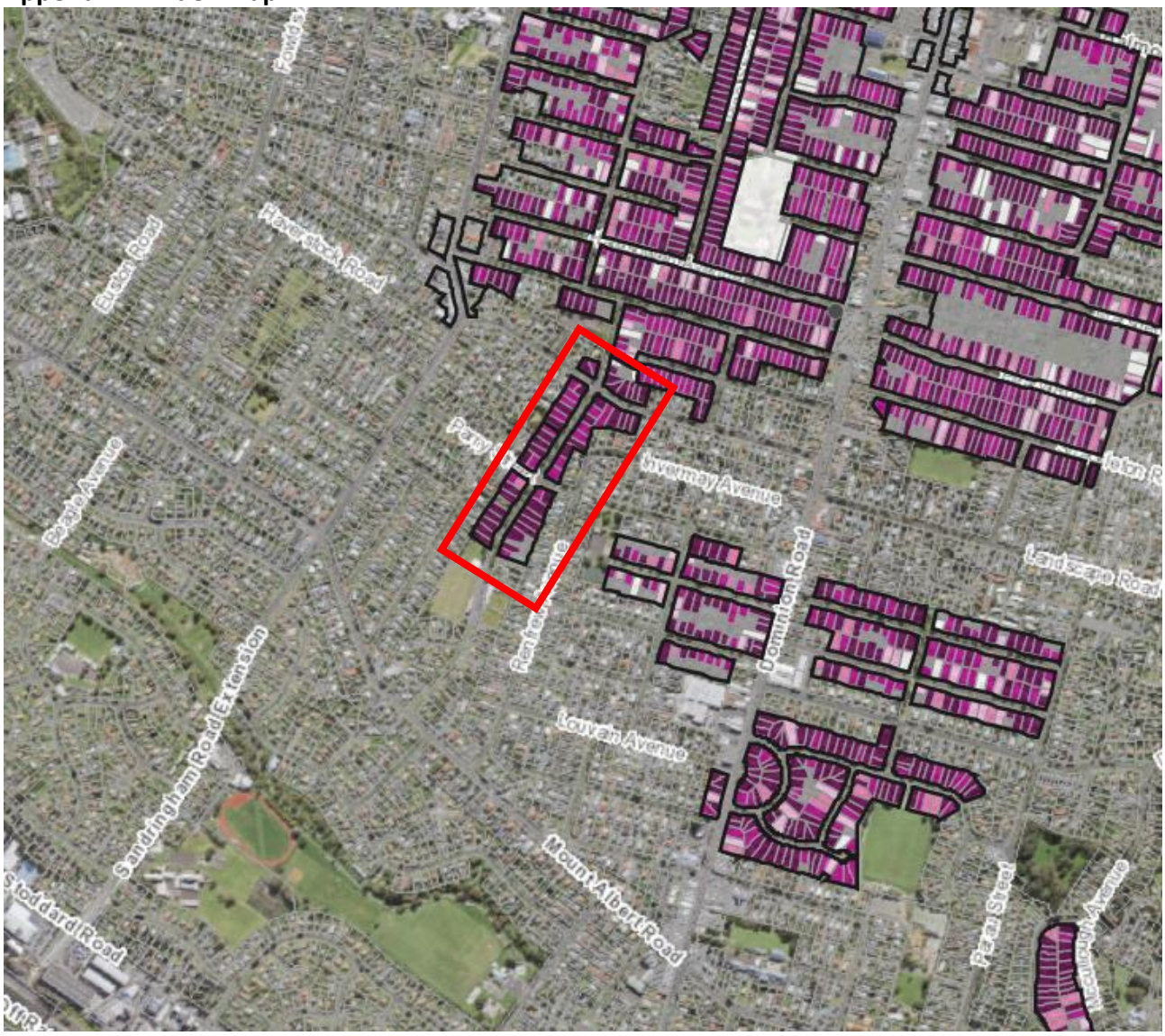


Figure 1: The red box indicates the location of the Kiwitea Street SCA.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Paice Avenue and Elizabeth Street**
SCA Overlay	Residential: Isthmus A
Survey Area Number(s)	Area 52
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Paice Avenue and Elizabeth Street survey area was subdivided in 1905, when the area was known as the "Township of Bellwood South" (DP 3260). The area is strongly defined by the survival of its residential housing stock which includes predominantly villas (1880s-1910s), together with some examples of transitional villas (1910s-1920s) and bungalows (1920s-1930s). The overall physical integrity of the housing is good, with a lack of modern infill development. The overall area shows consistency of lot size, lot width and building set-back, strong repetition of building style and form, and strong consistency of a main roof form and slope. Lot sizes generally range from around 500m^2 to 700m^2 although there is some variation throughout the area. Most of the houses are characteristically single storey, with weatherboard cladding, pitched roofs of corrugated iron, and sash windows. The subdivision and street layout demonstrate the Garden Suburb pattern of development that was first evident around the turn of the 19th and 20th centuries. Section sizes are generally larger than inner-city suburbs, enabling private gardens, and generous street widths that incorporate grass berms and street trees. Generally, low boundary treatments, including fences, hedges and walls, maintain reasonably open views to and from houses and the street. Houses are located towards the front of their sections, with a generally consistent depth to the front yard and offset to the side boundary. The regular positioning of houses on their lots contributes to the consistent pattern of residential form in the area. Verandahs and porches are evident in many houses. The typically modest front yards are often landscaped with a range of planting and hard landscape features, including fencing. Because of the wide lots, in general, garages for houses in this area are located at the rear or side, which means the relationship to the street is not largely affected.

Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	100		
Individual property scores	**Score**	**Number of properties**	**Percentage[1]**
	6	84	88%
	5	8	8%
	4	1	1%
	3	2	2%
	2	1	1%
	1	0	0%
	0	0	0%
	Rear/vacant[2]	4	NA

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

[2] Included in this number are three properties that were unable to be seen (for example, due to vegetation).

Overall findings	The Paice Avenue and Elizabeth 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 96% of individual properties scoring either 5 or 6.

Recommendation

The Paice Avenue and Elizabeth 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

Number of places 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: 20 January 2022

[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.

Appendix 1: Index map

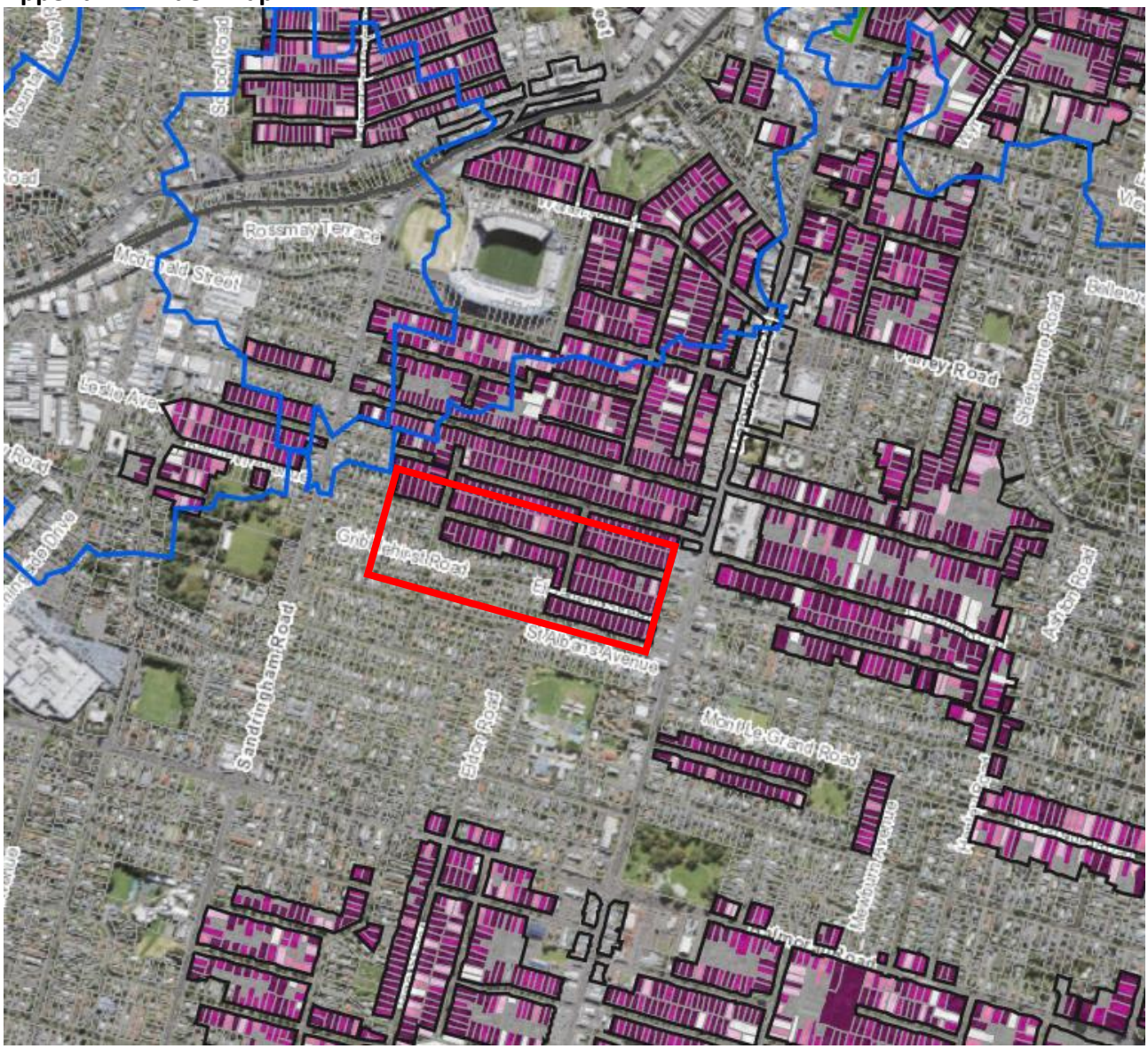


Figure 1: The blue line is the walkable catchment of the RTN. The red box indicates the location of the Paice Avenue and Elizabeth Street SCA.