

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

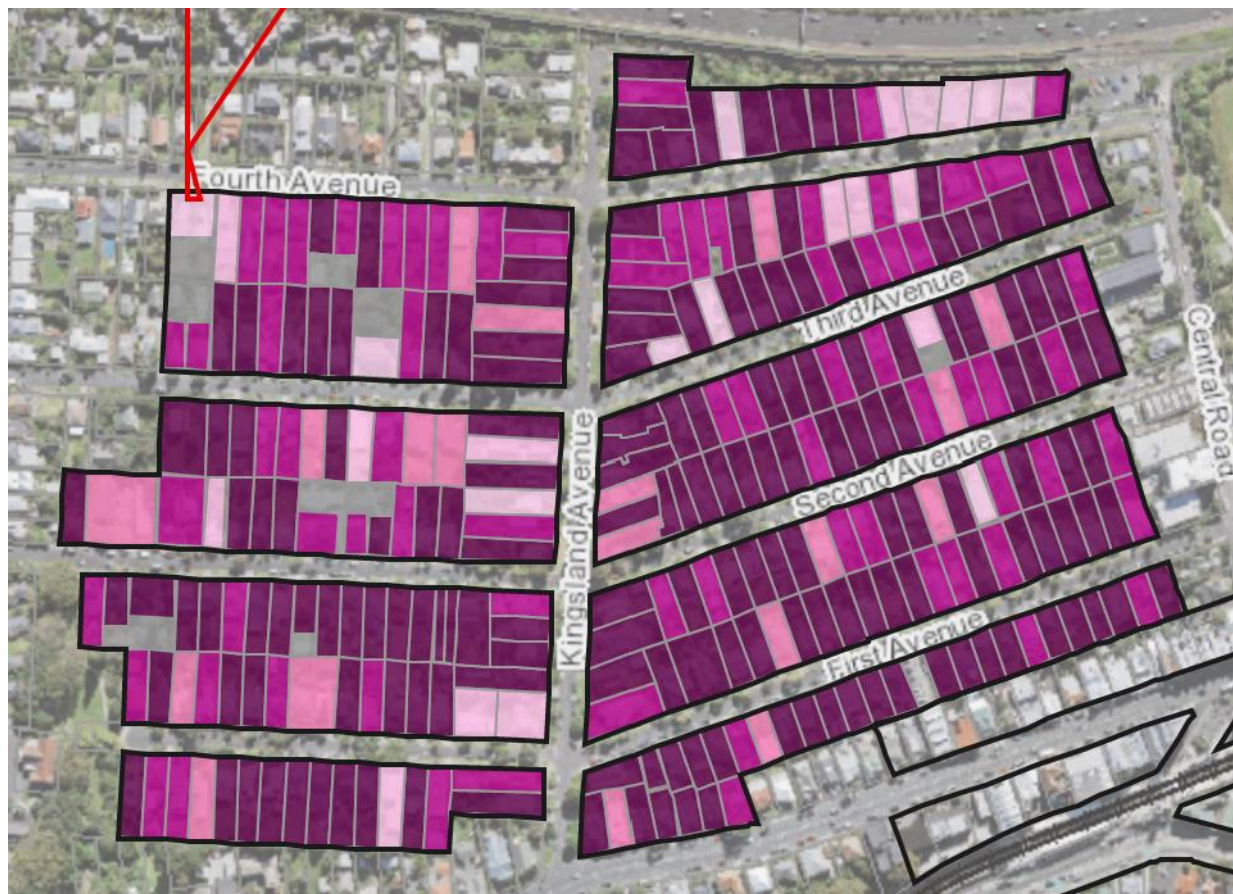
Area details

Name	Kingsland Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	31
NPS-UD priority	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 Kingsland Avenue survey area encompass a complete historic subdivision undertaken in 1882 (DP 171). The area was subdivided along an orthogonal grid pattern, with lot sizes ranging from around 300m² to 650m². Houses in this area have a regular rhythm and consistent setback. The most prevalent architectural styles in this area are villas (1880s-1910s) and transitional villas and bungalows (1910s-1930s). Generally, housing in this area retains a high degree of physical integrity. Houses are typically visible behind low picket fences or hedges and have small front gardens (and larger rear yards). Most houses have some provision for car parking, which is often to the side or rear of each house. Streets are relatively wide and lined with bluestone kerbing. Footpaths and grass verges with street trees further contribute to the suburban character of the streetscape.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	306		
Individual property scores	Score	Number of properties	Percentage ¹
	6	177	60%
	5	76	26%
	4	19	6%
	3	12	4%
	2	11	4%
	1	0	0%
	0	0	0%
	Rear/vacant	11	NA



Overall findings	The Kingsland 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 86% of individual properties scoring either 5 or 6.
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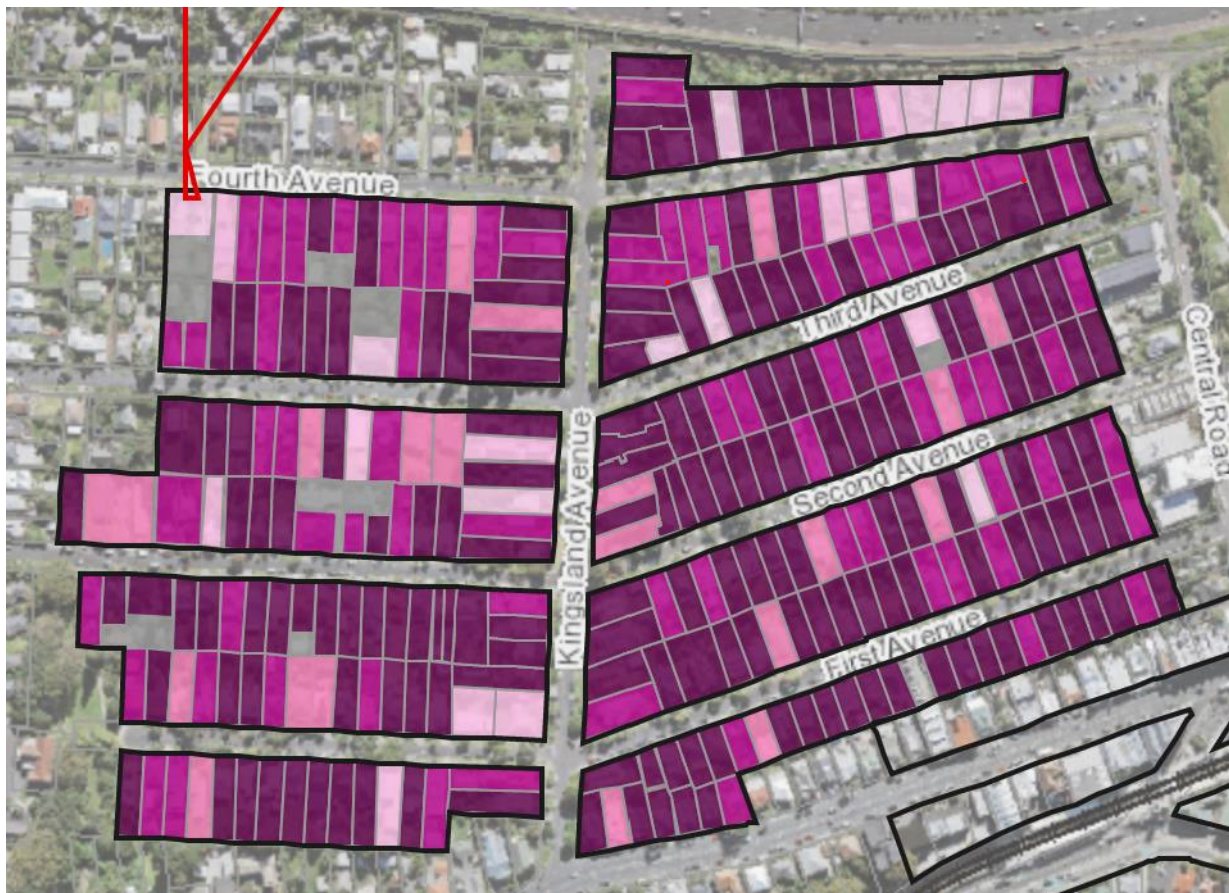
¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Kingsland 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 Area³
NA	NA

Historic Heritage and High-Quality Special Character⁴

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: 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.

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 represent the walkable catchments of the Morningside and Kingsland Train Stations

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	Percentage¹
	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

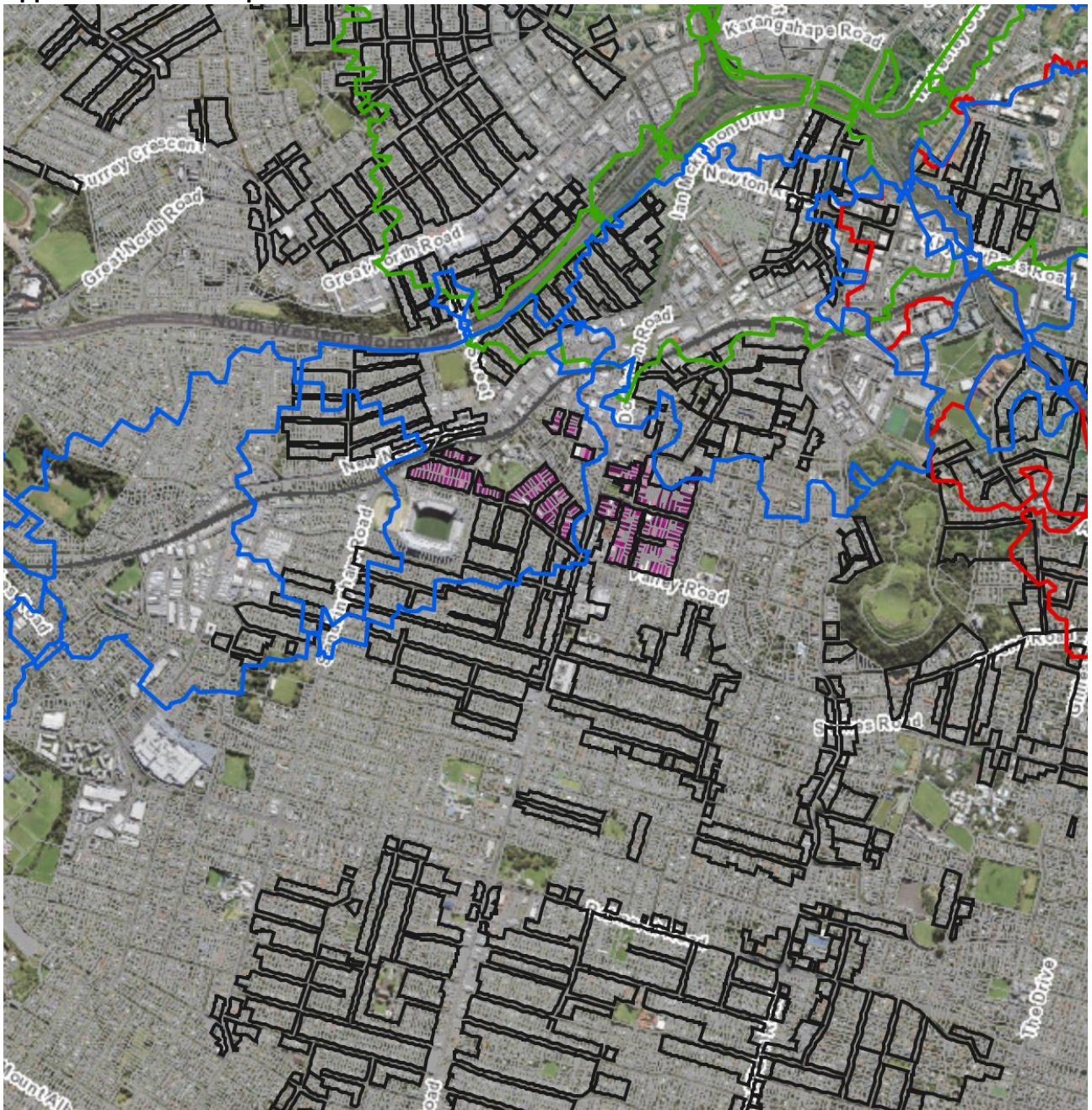


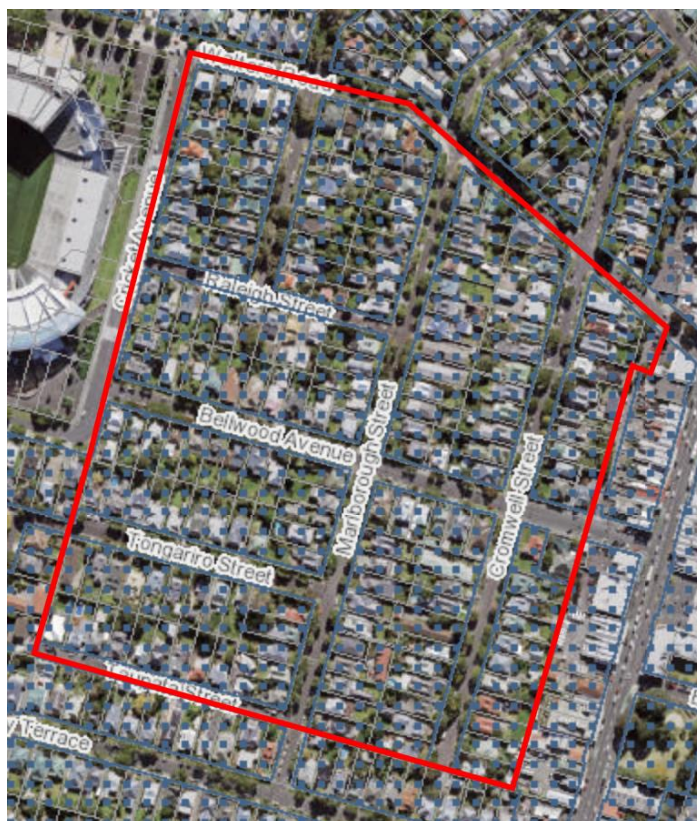
Figure 1: The blue lines are the walkable catchments of (L to R) Morningside Train Station, Kingsland Train Station and Mt Eden Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

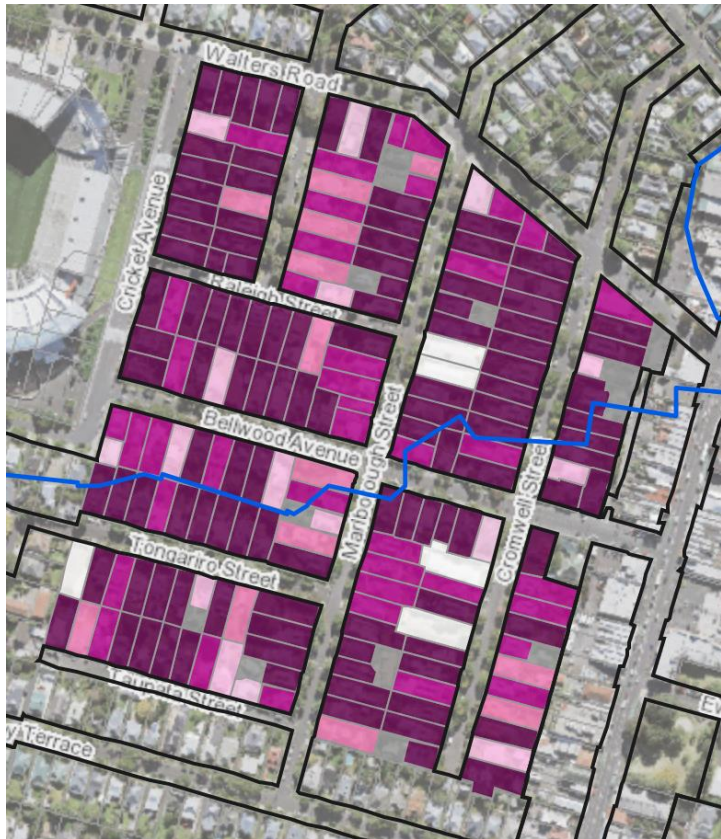
Area details

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.

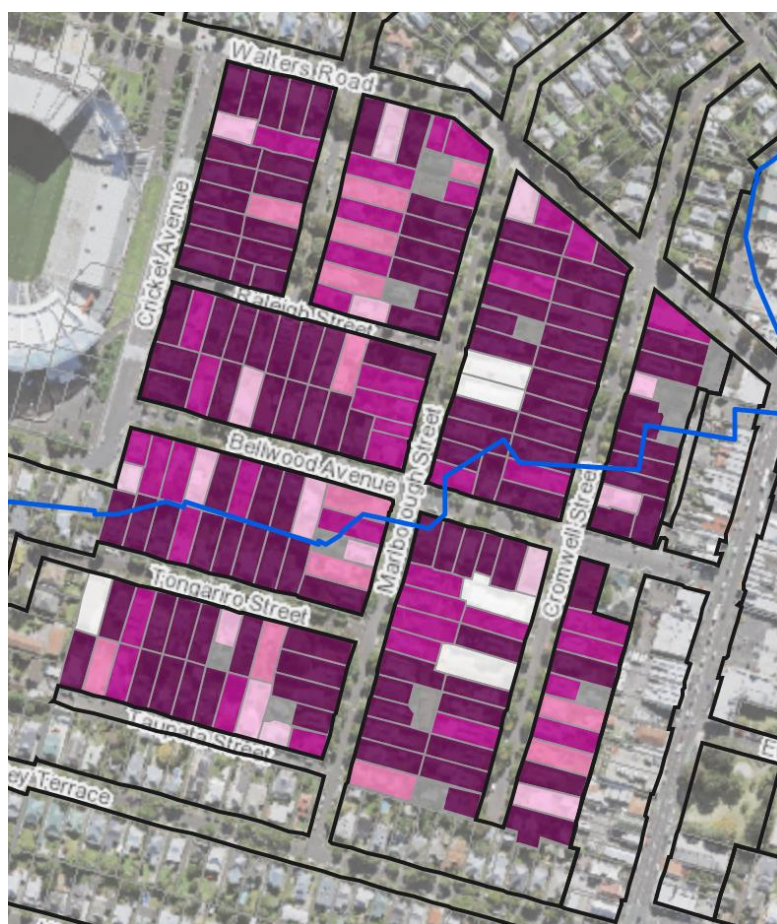
Recommendation

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.

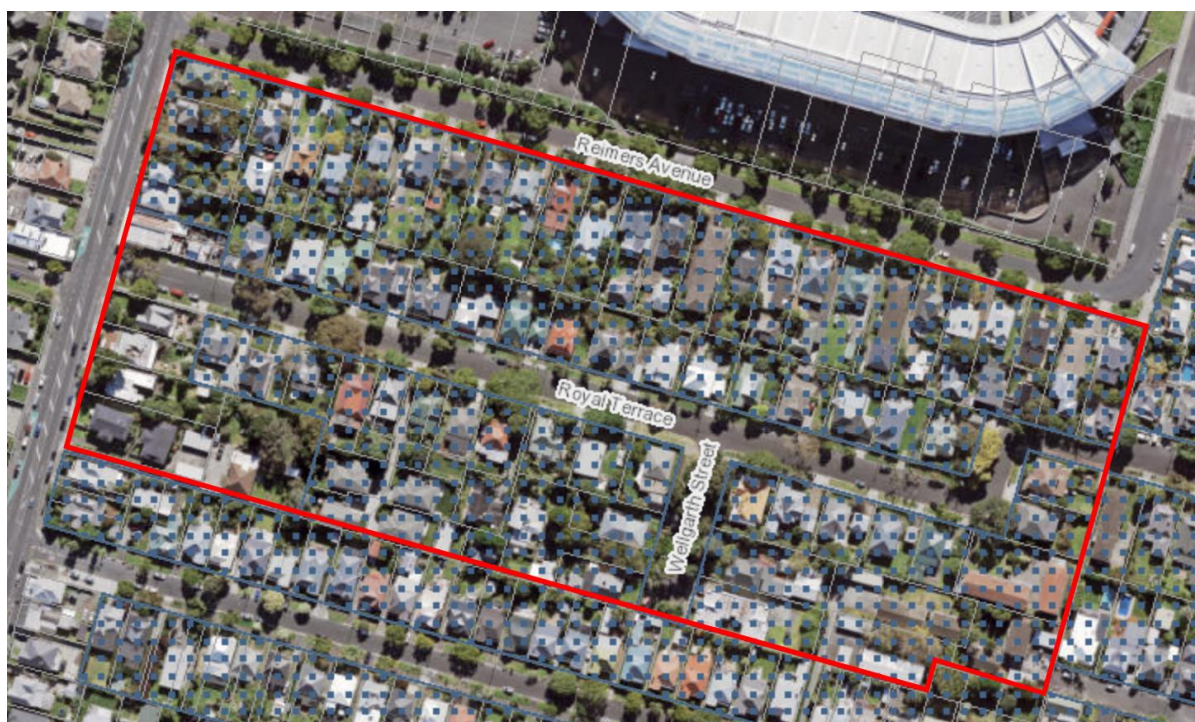
⁵ The identification of potential 'flags of historic heritage' has not been undertaken due to this area being of high quality.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

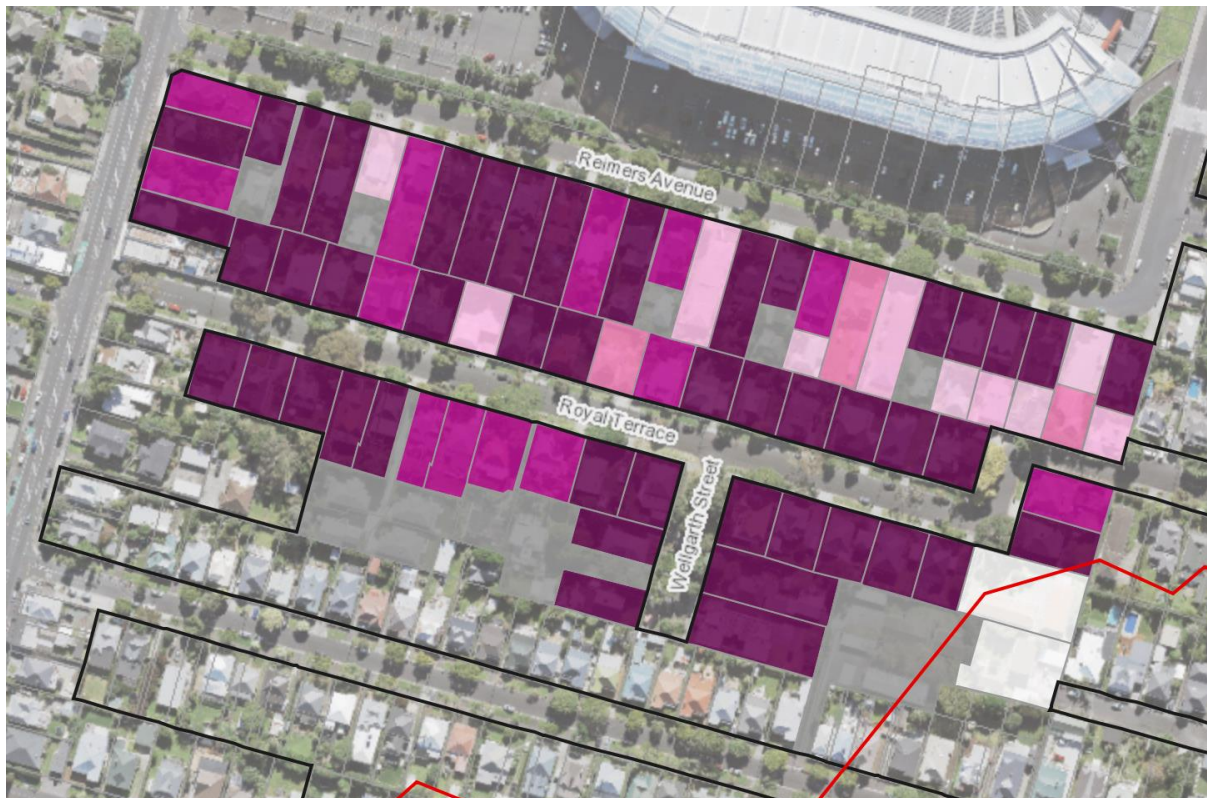
Area details

Name	Royal Terrace
SCA Overlay	Isthmus A
Survey Area Number(s)	35
NPS-UD priority	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 Royal Terrace survey area encompass four historic subdivisions dating from 1880-1961. These include Welgarth Street and rear lots (1880s, Deed S 65), Royal Terrace (1907, DP 4284), Reimers Road (1906, DP 3841) and Sandringham Road (1961, DP 49900). The area retains a linear roading pattern, with some irregularities - such as the “jog” at the eastern end of Royal Terrace – which are the result of different planning approaches in abutting subdivisions. Lot sizes in the area are generally consistent and range from around 450m² to 600m², but are shorter and wider along Royal Terrace. 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	100%	
	Desk top survey ¹	NA	
Number of properties	87		
Individual property scores	Score	Number of properties	Percentage ²
	6	38	53%
	5	21	29%
	4	3	4%
	3	4	6%
	2	3	4%
	1	0	0%
	0	3	4%
	Rear/vacant	15	NA



Overall findings	The Royal 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 82% of individual properties scoring either 5 or 6.
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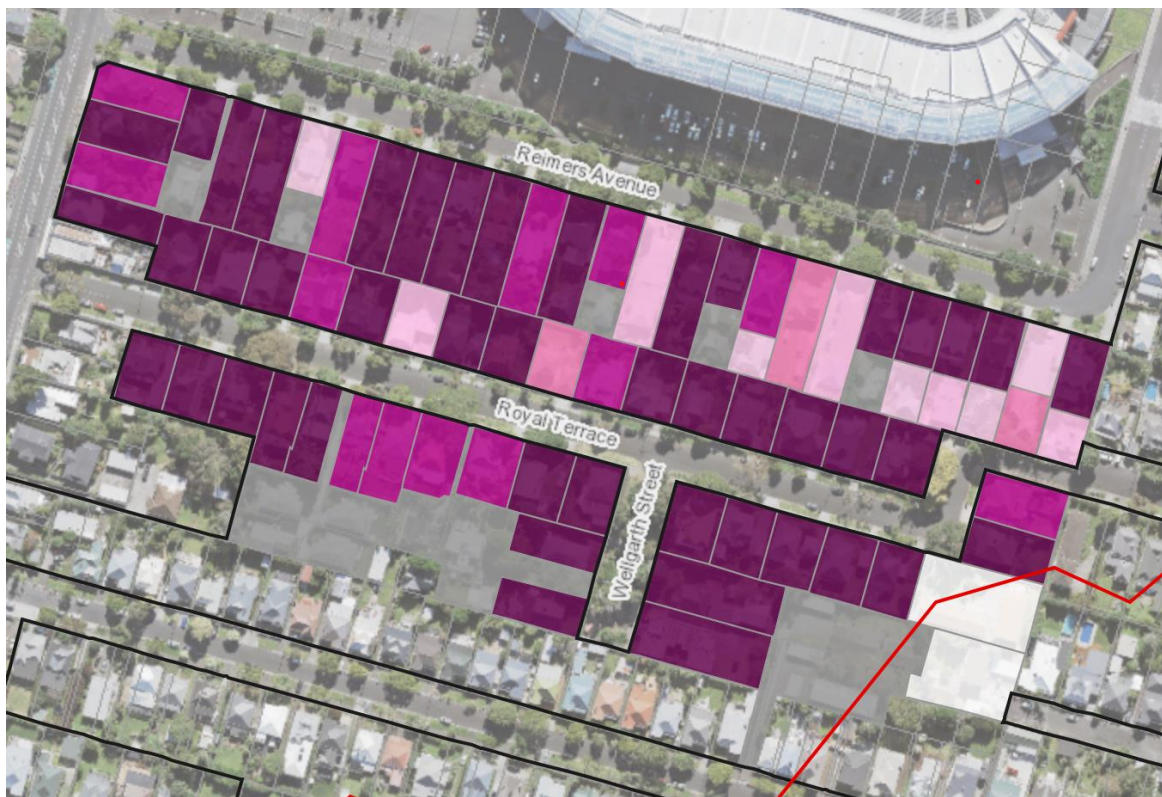
² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Royal Terrace 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 Area⁴
NA	NA

Historic Heritage and High-Quality Special Character⁵

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: 1 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.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kenneth Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	36
NPS-UD priority	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 Kenneth Avenue survey area encompass three historic subdivisions dating from the early 20th century. These include Kenneth Street and Leslie Street (1906, DP 3967), Ethel Street (1909, DP 4879) and Thanet Avenue (1907, DP 4232). The roading pattern is primarily linear, however there are a few irregularities, which are the result of different planning approaches in abutting subdivisions as well natural features, including Cabbage Tree Swamp. 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	100%	
	Desk top survey ¹	NA	
Number of properties	97		
Individual property scores	Score	Number of properties	Percentage ²
	6	48	52%
	5	26	28%
	4	8	9%
	3	4	4%
	2	3	3%
	1	2	2%
	0	1	1%
	Rear/vacant	5	NA



Overall findings	The Kenneth 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.
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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 Kenneth Avenue 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 Character⁵

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: 1 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 lines are the walkable catchments of the Morningside and Kingsland Train Stations