

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Freemans Bay South
SCA Overlay	Isthmus A
Survey Area Number(s)	14
NPS-UD priority	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Freemans Bay South survey area includes the southern half of the Freemans Bay suburb, which includes six main subdivisions dating from the 1860s¹. The area includes some of the oldest residential subdivisions in Auckland. Franklin Road was selected as a boundary between Freemans Bay North and South due to a change in subdivision, roading patterns and lot sizes. Freemans Bay South generally has larger lots, ranging from around 250m² on smaller streets up to 1500m² for the properties backing on to Western Park or those located in the wide block formed by Picton and Anglesea Streets. The wide streets generally follow a grid pattern with some variations due to the topography. Most houses in this area are densely developed and have a regular rhythm and consistent setback. Larger properties, including those adjacent to the park, have larger setbacks and lower density, but maintain a consistent rhythm. The most prevalent architectural styles in this area are cottages (1860s-1880s) and villas (1880s-1910s), including examples of grander two-storey villas. This area has one of the highest concentrations of Victorian housing in Auckland. Generally, period housing in this area retains a high degree of physical integrity. Modern infill, including multi-unit housing, is apparent in this area. Houses are typically visible behind low picket fences or hedges and have minimal front gardens (and larger rear yards). Most houses do not have off-street parking, though some houses have an excavated garage underneath and larger properties have parking to the side or rear. Steep but wide streets are generally lined in bluestone kerbing and have grass verges, footpaths and mature street trees. Individual properties have more vegetation than the Freemans Bay North survey area due to the larger lot sizes. Overall, the area maintains a strong suburban character.
	

¹ Deed City 7/Deed AE (1860s); Deed Red AF (1860s); Deed City 40/Deed Red AG (1870s); Deed Red AH (1860s); DP 48857 (1958); SO 5 (1860s)

Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	307		
Individual property scores	Score	Number of properties	Percentage ²
	6	148	54%
	5	63	23%
	4	14	5%
	3	10	4%
	2	17	6%
	1	13	5%
	0	7	3%
	Rear/vacant	35	NA



Overall findings	The Freemans Bay 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 78% 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 Freemans Bay South 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
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)
Potential: Historic Heritage Area	NA
Sub-area of High-Quality Special Character	NA

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



Report dated: 6 December 2021

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Freemans Bay North
SCA Overlay	Isthmus A
Survey Area Number(s)	17
NPS-UD priority	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Freemans Bay North survey area includes the northern half of the Freemans Bay suburb, which includes 18 subdivisions dating from the 1860s-1900s. The area includes some of the oldest residential subdivisions in Auckland. Franklin Road was selected as a boundary between Freemans Bay North and South due to a change in subdivision and roading patterns and lot sizes (the southern area generally has larger lots, wider streets and grass verges). The roading pattern generally follows an orthogonal grid with some variations due to the steep topography. Lot sizes range from around 250m² up to 1000m². Houses in this area are densely developed and have a regular rhythm and consistent setback. The most prevalent architectural styles in this area are cottages (1860s-1880s) and villas (1880s-1910s). This area has one of the highest concentrations of Victorian housing in Auckland. Generally, period housing in this area retains a high degree of physical integrity. Modern infill, especially multi-unit housing, is apparent throughout the area. Houses are typically visible behind low picket fences or hedges and have minimal front gardens (and larger rear yards). Most houses do not have off-street parking, though some houses have an excavated garage underneath. Streets are steep and narrow and lined with footpaths and bluestone kerbing. A lack of grass verges and street trees further contribute to the urban character of the streetscape.



Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	372		
Individual property scores	Score	Number of properties	Percentage ¹
	6	162	45%
	5	76	21%
	4	27	8%
	3	33	9%
	2	26	7%
	1	24	7%
	0	9	3%
	Rear/vacant	15	NA



Overall findings	The Freemans Bay North SCA 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 67% 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 Freemans Bay North SCA survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value.

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 ²
Freemans Bay North	NA

Historic Heritage and High-Quality Special Character

Number of places / areas currently scheduled	4 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Flag: Potential Historic Heritage Area	0 (marked)
Sub-area high-quality Special Character	1 (marked)



Report dated: February 2022

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

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the City Centre