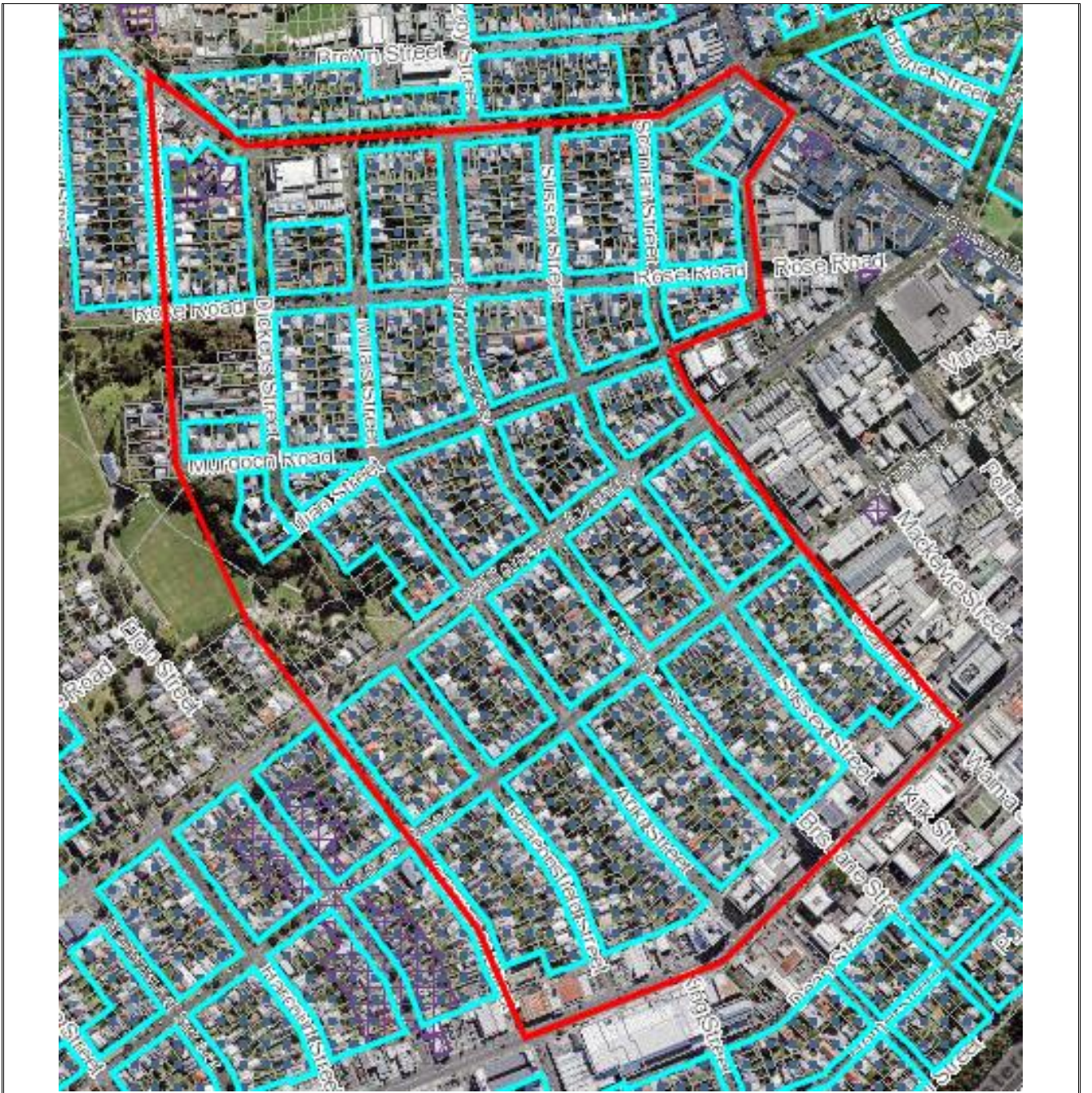


SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn East
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 10 and Area 13 (part)
NPS-UD priority^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Grey Lynn East survey area includes one large historic subdivision (DP 282) extending from Great North Road to Richmond Road, completed in 1884. The area also includes a small area of residential development between Mackelvie and Scanlan Streets, which was originally part of an adjacent subdivision (DP 242), which was also completed in 1884, but is now primarily commercial and mixed-use land. Together, these two subdivisions (in addition to Areas 9 and 22, included in separate reports), formed the Surrey Hills Estate, the region’s largest Victorian-era residential subdivision. The area reflects the activities of suburban land development interests during the economic boom experienced during the late 1870s and early 1880s and is an important example of late nineteenth and early twentieth century residential development in Auckland.</p> <p>Streets are predominantly laid out in a radial grid pattern that defines regular rectangular blocks of lots with a consistent shape and size. Most lots in the area range from 400-500m². House setback and spacing provide well-articulated rhythms to the street. Limited rear development has maintained the grain of residential development in this area. The area generally reflects a historical pattern of development that progressively moves from east to west. This is evidenced in the early cottages and villas located in the eastern portion of the estate, which would have been a desirable location for both homeowners and developers owing to its easy access to the horse trams that ran along Ponsonby Road. The most prevalent architectural styles in the area include cottages and villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity, and there is limited modern infill.</p> <p>Most houses are visible behind low stone walls or picket fences. Most streets in the area are narrow and lined with footpaths, grass verges, street trees and bluestone kerbing. The principal radial streets, including Williamson Avenue and Crummer Road, are wider. Individual sites tend to have small front gardens and larger, well-vegetated rear gardens. Densely spaced housing on narrow lots does not provide for off-street parking, and some houses have a small carport or garage in front or excavated below. The area’s pronounced topography of ridges and valleys contributes to the views both within the area and beyond, particularly toward the city centre. Overall, the area maintains a well-established suburban character.</p>



Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	614		
Individual property scores	Score	Number of properties	Percentage¹
	6	432	72%
	5	111	19%
	4	23	4%
	3	9	2%
	2	16	3%
	1	7	1%
	0	2	<1%
	Rear/vacant	14	NA



Overall findings	<p>The Grey Lynn East 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 91% of individual properties scoring either 5 or 6.</p>
-------------------------	---

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

Recommendation

The Grey Lynn 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 Area³
NA	NA

Historic Heritage and High-Quality Special Character

Number of places 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 high-quality Special Character	NA



Report dated: 11 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.
 Grey Lynn East SCA: Summary of Area Findings | FINAL | December 2021

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre; the blue line is the walkable catchment of the Morningside, Kingsland, and Mt Eden Train Stations

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Arch Hill
SCA Overlay	Isthmus A
Survey Area Number(s)	7
NPS-UD priority ^{TBC}	Walkable Catchment – City Centre Walkable Catchment – RTN – Kingsland Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	<p>The Arch Hill survey area includes three historic subdivisions dating from the 1860s. Streets in this area are narrow and laid out in a grid pattern. The area is characterised by small lot sizes of between 300-350m², with some larger sites up to 500m². Throughout the survey area, there is a high degree of consistency in subdivision pattern, lot size, lot width, house setback and house spacing.</p> <p>Houses in this area include some of the earliest residential development outside of Auckland city centre. Houses are very densely developed on narrow sections, often occupying nearly the full width of their lots. The most prevalent architectural styles are cottages (1860s-1880s) and villas (1880s-1910s). Houses address the street and often have a verandah across the full frontage. Generally housing maintains a high degree of physical integrity.</p> <p>Most houses are visible behind low fences and have small setbacks. Most houses do not have off-street parking, though the topography provides opportunities to develop spaces underneath many houses. The steeply sloping topography is significant to the streetscape character of the area, providing open views to Eden Terrace. Narrow streets are lined in bluestone kerbing and have no grassed verges or street trees. Footpaths are adjacent to property boundaries, reinforcing the dense urban character of this area.</p>



Key survey data

Survey date(s)	June 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	316		
Individual property scores	Score	Number of properties	Percentage¹
	6	193	66%
	5	63	22%
	4	11	4%
	3	18	6%
	2	6	2%
	1	2	1%
	0	0	0%
	Rear/vacant	23	NA



Overall findings The Arch Hill Special Character Area - Residential has been found to be of **high quality** in terms of its character values. This determination is based on 87% of individual properties within the area scoring either 5 or 6.

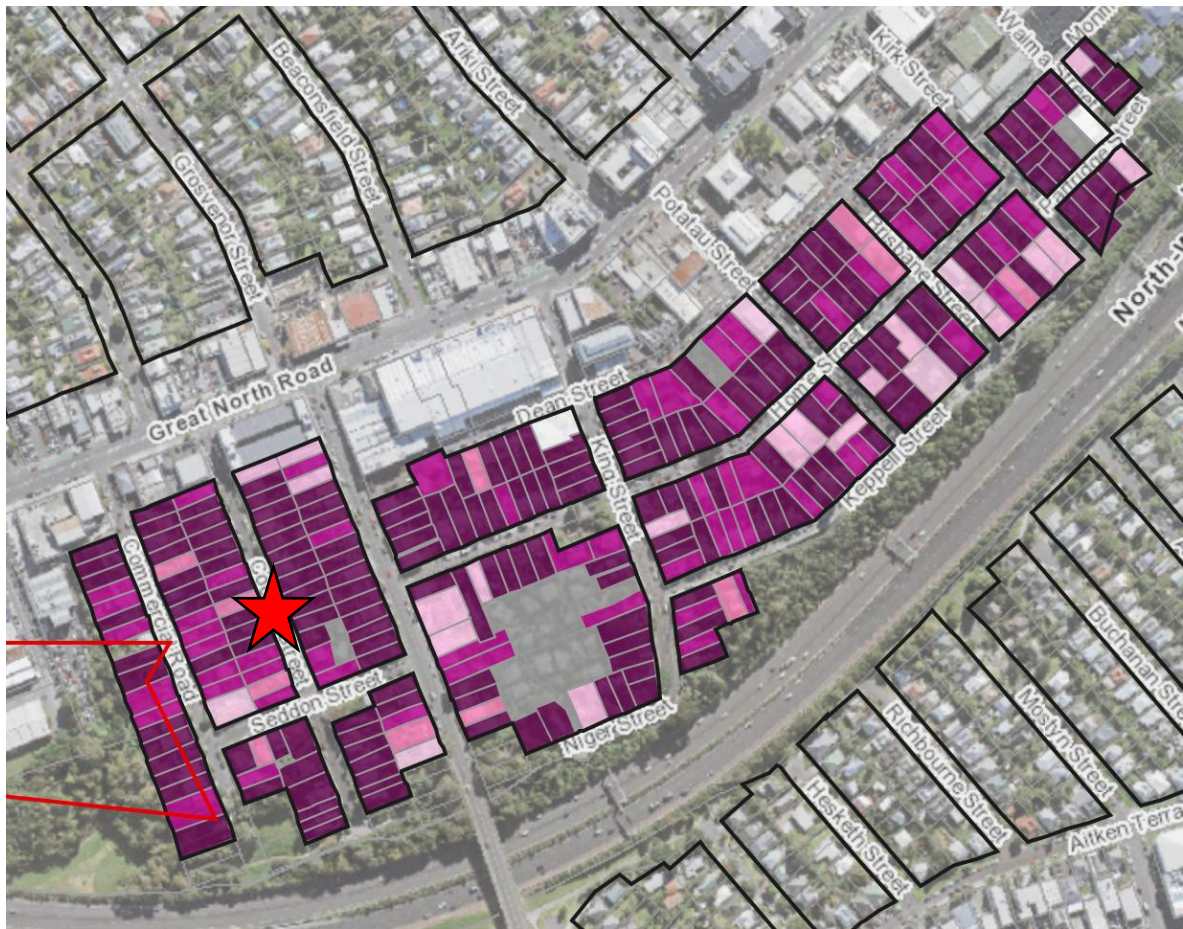
¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Arch Hill 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 Heritage⁴

Number of places / areas currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)



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 red line represents the walkable catchment

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn South
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 9
NPS-UD priority ^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Grey Lynn South survey area includes one historic subdivision (DP 329) extending from Great North Road to Prime Road, completed in 1884. This subdivision (in addition to Areas 10/13 and 22, included in separate reports), formed the Surrey Hills Estate, the region’s largest Victorian-era residential subdivision. The area reflects the activities of suburban land development interests during the economic boom experienced during the late 1870s and early 1880s and is an important example of late nineteenth and early twentieth century residential development in Auckland.</p> <p>Streets are predominantly laid out in a radial grid pattern that defines regular rectangular blocks of lots with a consistent shape and size. Most lots in the area range from 400-500m². House setback and spacing provide well-articulated rhythms to the street. Limited rear development has maintained the grain of residential development in this area. The area generally reflects a historical pattern of development that progressively moves from east to west. This is evidenced in the workers cottages and Victorian villas being primarily located in the eastern part of the estate and transitional villas and bungalows located in the western part of the estate. The most prevalent architectural styles in the area include cottages and villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity, and there is limited modern infill. Elgin Road is recognised as a Historic Heritage Area.</p> <p>Most houses are visible behind low stone walls or picket fences. Most streets in the area are narrow and lined with footpaths, grass verges, street trees and bluestone kerbing. The principal radial streets, including Williamson Avenue and Crummer Road, are wider. Individual sites tend to have small front gardens and larger, well-vegetated rear gardens. Densely spaced housing on narrow lots does not provide for off-street parking, and some houses have a small carport or garage in front or excavated below. The area’s pronounced topography of ridges and valleys contributes to the views both within the area and beyond. Overall, the area maintains a well-established suburban character.</p>



Key survey data

Survey date(s)	May June and September 2021		
Level of survey	Field survey	80% (168 properties)	
	Desk top survey ¹	20% (42 properties)	
Number of properties	210		
Individual property scores	Score	Number of properties	Percentage²
	6	148	73%
	5	40	20%
	4	6	3%
	3	3	1%
	2	2	<1%
	1	1	<1%
	0	3	3%
	Rear/vacant	7	NA



Overall findings	The Grey Lynn 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 93% of individual properties scoring either 5 or 6.
-------------------------	--

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 Grey Lynn 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 ⁴
NA	NA

Historic Heritage and High-Quality Special Character

Number of places 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 high-quality Special Character	NA



Report dated: 11 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.
Grey Lynn South SCA: Summary of Area Findings | FINAL | December 2021

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre; the blue line is the walkable catchment of the Morningside, Kingsland and Mt Eden train stations

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn West
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 22 (part)
NPS-UD priority ^{TBC}	All Other Areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	<p>The Grey Lynn West survey area includes several small portions of residential development within one historic subdivision (DP 1720) extending from Surrey Crescent to Richmond Road, completed in 1886. This subdivision (in addition to Areas 9 and 10/13, included in separate reports), formed the Surrey Hills Estate, the region’s largest Victorian-era residential subdivision. The area reflects the activities of suburban land development interests during the economic boom experienced during the late 1870s and early 1880s and is an important example of late nineteenth and early twentieth century residential development in Auckland.</p> <p>Streets are predominantly laid out in a radial grid pattern that defines regular rectangular blocks of lots with a consistent shape and size. Most lots in the area range from 400-500m². House setback and spacing provide well-articulated rhythms to the street. Limited rear development has maintained the grain of residential development in this area. The area generally reflects a historical pattern of development that progressively moves from east to west. This is evidenced in the workers cottages and Victorian villas being primarily located in the eastern part of the estate and transitional villas and bungalows located in the western part of the estate. The most prevalent architectural styles in the area include cottages and villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity, and there is limited modern infill both within and adjacent to the overlay.</p> <p>Most houses are visible behind low stone walls or picket fences. Most streets in the area are narrow and lined with footpaths, grass verges, street trees and bluestone kerbing. Selbourne Street and Browning Street are lined with significant stands of plane trees. Individual sites tend to have small front gardens and larger, well-vegetated rear gardens. Densely spaced housing on narrow lots does not provide for off-street parking, and some houses have a small carport or garage in front or excavated below. The area’s pronounced topography of ridges and valleys contributes to the views both within the area and beyond. Overall, this area maintains a well-established suburban character.</p>



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey ¹	100%	
Number of properties	136		
Individual property scores	Score	Number of properties	Percentage²
	6	105	77%
	5	22	16%
	4	5	4%
	3	1	1%
	2	1	1%
	1	1	1%
	0	1	1%
	Rear/vacant	0	NA



Overall findings	The Grey Lynn 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 93% of individual properties scoring either 5 or 6.
-------------------------	---

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 Grey Lynn 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 Area⁴
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: 12 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.
Grey Lynn West SCA: Summary of Area Findings | FINAL | November 2021

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre; the blue line is the walkable catchment of the Morningside, Kingsland and Mt Eden Train Stations

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Westmere
SCA Overlay	Isthmus A
Survey Area Number(s)	22 (part) and 23
NPS-UD priority^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential Single House
Area Description	<p>The Westmere survey area is made up of eight historic subdivisions dating from 1880 to 1923¹. This area is adjacent to the north and west to the Surrey Hills Estate subdivision, and includes an intact grouping of early council-funded housing along Old Mill and West View Roads.</p> <p>The subdivision pattern in this area is primarily based on a grid, with some variation where adjoining subdivisions abutt. Lots are regular in shape and size, ranging from around 500-800m². There is particular consistency within DP 3147 (1904) Hakanoa and Tutanekai Street and within DP 322 (1884) Francis, Wilton and Castle Streets. The subdivision pattern is highly intact, with only a few instances of subsequent subdivision.</p> <p>Houses are generally consistent in spacing and setback, with houses positioned toward the front boundary. The most prevalent architectural styles in the area include villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity. Infill and replacement housing is limited in this area.</p> <p>Most houses are visible behind low timber or brick fences. Apart from Hope Street (which only has footpaths), streets in this area are lined with bluestone kerbing, footpaths, grass verges and street trees. Hakanoa, Francis and Castle Streets are especially notable for their groupings of London Plane Trees. Individual sites are generally well-vegetated, despite small front and side yards. Most houses have some provision for off-street parking at the side, rear or excavated beneath, however some have garaging or carports located in the front yard, which can disrupt the relationship with the street. This area retains a strong association the Grey Lynn commercial centre, and overall retains a strong suburban character.</p>

¹ DP 254 (1880); DP 265 (1884); DP 322 (1884); DP 2797 (1902); DP 3147 (1904); DP 6717 (1910); DEEDS 809 (1923); DP 938A (n.d.); Deeds Reg Blue 55 (n.d.)



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	339		
Individual property scores	Score	Number of properties	Percentage²
	6	230	71%
	5	64	20%
	4	10	3%
	3	9	3%
	2	9	3%
	1	1	<1%
	0	0	0%
	Rear/vacant	16	NA



Overall findings	The Westmere 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 91% of individual properties scoring either 5 or 6.
-------------------------	---

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

Recommendation

The Westmere 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	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	NA



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.
Westmere SCA: Summary of Area Findings | Final | January 2022

Report dated: January 2022

Appendix 1: Index map

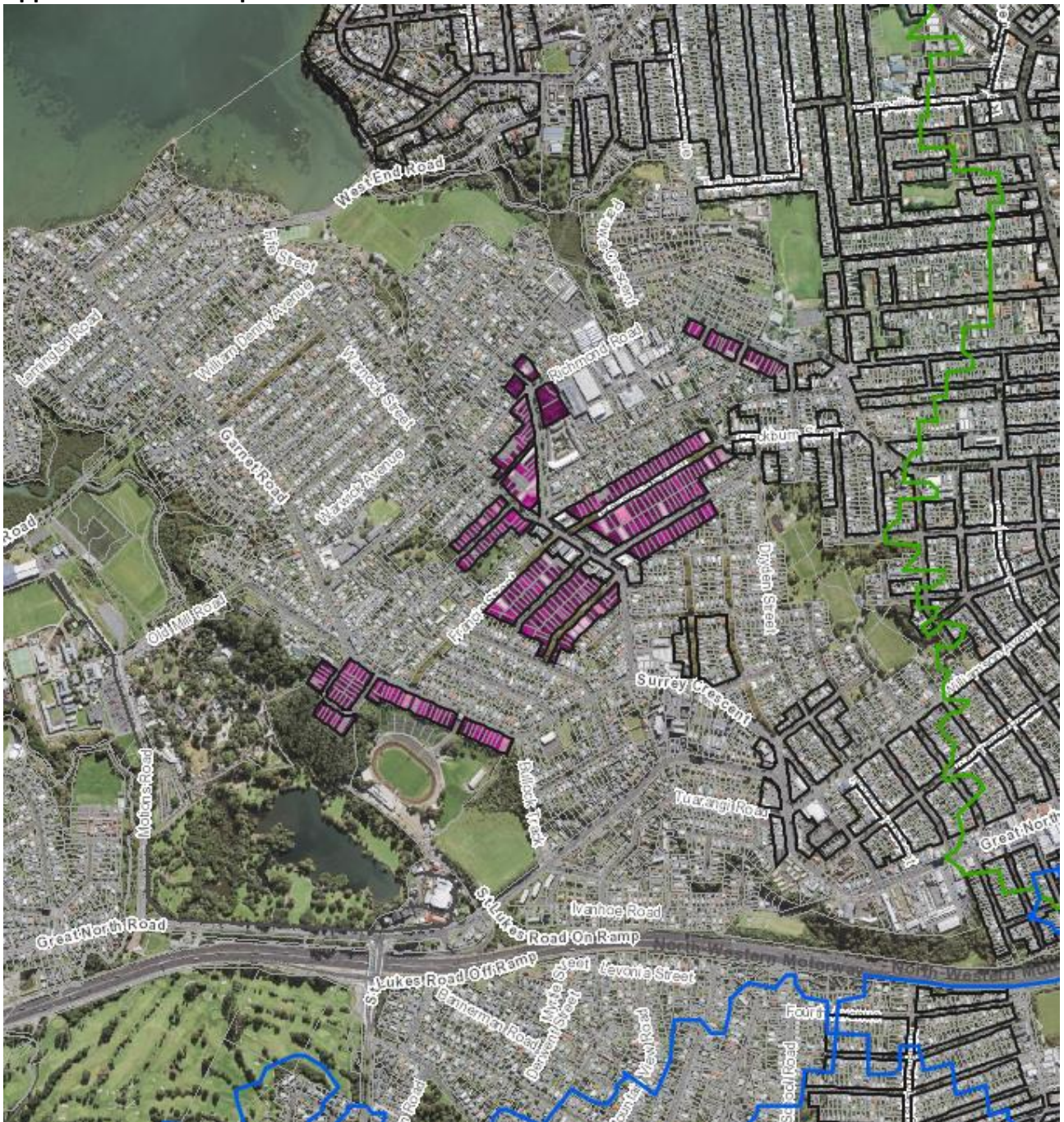


Figure 1: The green line is the walkable catchment of the city centre; the blue line is the walkable catchment of the Kingsland and Mt Eden Train Stations