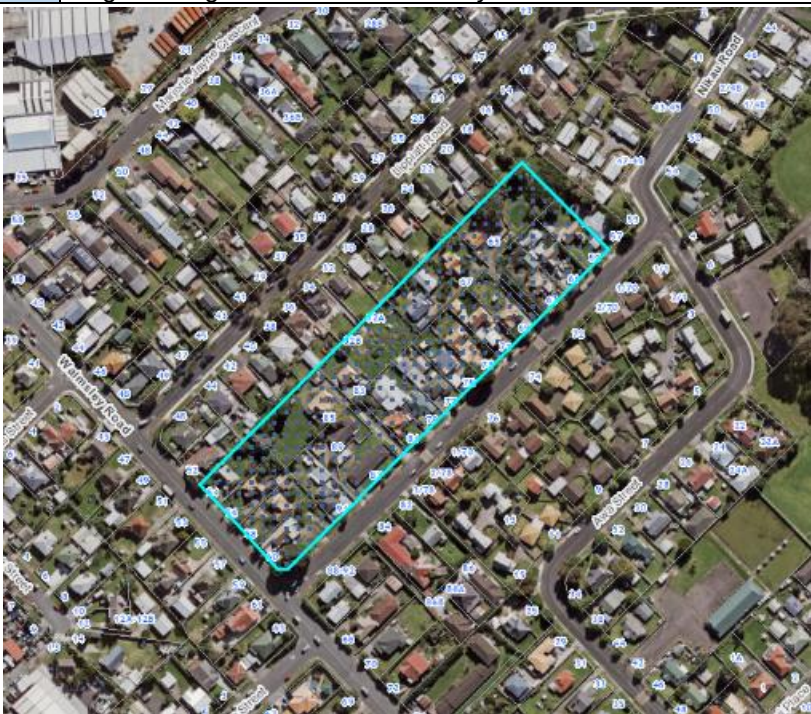


SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Nikau Road
SCA Overlay	Isthmus B
Survey Area Number(s)	A1
NPS-UD priority	Walkable Catchment – RTN – Ōtāhuhu Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Nikau Road survey area cover an area of 1930s residential development in the suburb of Ōtāhuhu. The properties were first subdivided as part of a housing development by Winstone Limited in 1931 (DP 24782), one of many undertaken by the Winstone Family during the 1920s and 1930s. Although Winstone housing is predominant in the area, there is also some later infill housing constructed outside of the period of significance, typically within front and back yards. The Winstone houses are all essentially one-storey with Arts and Crafts and/or English Cottage style houses. They are characterised by asymmetry of both their design and form and also a number of other features including: joinery in a variety of shapes, sizes and placements; gable and/or hipped roof forms clad with Marseilles tiles; a small porch or entry portico; plastered detailing, especially around windows, doors or on chimneys; and chimneys (both stuccoed and un-stuccoed) that feature prominently in the design. Most of the Winstone houses address the street, although there are several examples constructed on rear lots. Lot sizes in the area generally regular in shape and consistent at around 600 - 700m². Houses are typically visible behind low fences, with some deep front yards over 15 metres. The original subdivision pattern not only included properties fronting the street but also rear lots. However, subsequent development has compromised some of the integrity of this original subdivision pattern, particularly through development within front yards. Grass verges with trees and established vegetation give the area a distinctly suburban character.
	

Key survey data

Survey date(s)	January 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	26		
Individual property scores	Score	Number of properties	Percentage ¹
	6	6	38%
	5	7	44%
	4	2	13%
	3	2	13%
	2	0	0%
	1	1	6%
	0	0	0%
	Rear/vacant	8	NA

Overall findings	The Nikau Road 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 Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Nikau Road 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 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 ³
Sub-area of high-quality Special Character	NA ⁴



Report dated: 10 January 2022

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

³ Potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ Potential high-quality special character is only flagged in areas that do not meet the 75% threshold.

[illegible]

Figure 1: The blue line is the walkable catchment of the Ōtāhuhu Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Golf Avenue, Ōtāhuhu
SCA Overlay	Isthmus A
Survey Area Number(s)	A2
NPS-UD priority	Walkable Catchment – RTN – Ōtāhuhu Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Golf Avenue survey area cover an area of mostly 1910s and 1920s residential development in the suburb of Ōtāhuhu. The area encompasses the residential subdivision of DP 4866 Ōtāhuhu Extension No. 4 (1910). The most prevalent architectural styles are villas and transitional villas (1880s-1910s) with some bungalows (1920s-30s). There is also some later infill housing in the area, although most of this development has occurred within back yards, having little effect on streetscape character and cohesiveness. Lot sizes in the area are generally consistent at around 1000m², although they vary in the properties located within the triangular area bounded by Mangere Road and Golf Avenue. Houses are generally visible behind low picket fences, hedges or later woven wire fencing, and are orientated towards the street, and positioned toward the front boundary. Street verges with trees are common in the Golf Avenue context, with some established vegetation also within front yards. Golf Avenue retains some of its early bluestone kerbing and is overall more suburban when compared with Mangere Road, which is more urban with no verges or street trees.
	

Key survey data

Survey date(s)	January 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	36		
Individual property scores	Score	Number of properties	Percentage ¹
	6	13	57%
	5	9	39%
	4	0	0%
	3	0	0%
	2	1	4%
	1	0	0%
	0	0	0%
	Rear/vacant	13	NA
			
Overall findings	The Golf Avenue 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 96% 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 Golf 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
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)
Potential: Historic Heritage Area	NA
Sub-area of High-Quality Special Character	NA



Report dated: 6 December 2021

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

Appendix 1: Index map



Figure 1: The blue line is the walkable catchment of the Ōtāhuhu Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Jellicoe Street, Ōtāhuhu
SCA Overlay	Isthmus B
Survey Area Number(s)	61
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The boundaries of the Jellicoe Street survey area cover an area of mostly 1920s and late 1930s residential development in the suburb of Ōtāhuhu. The area encompasses a complete residential subdivision DP 21812 (1927) although few houses were initially constructed. Most of the development occurred later after the area was re-subdivided in 1938 (DP38066), with the construction of State housing. Aerial imagery suggests that the construction of State housing had been completed by 1940. The most prevalent architectural styles are bungalows (1920s-1930s) and State houses (late 1930s-1940). There is also some later infill housing in the area, although this is not predominant. Lot sizes in the area are generally consistent at around 700-800m², although there are some larger corner sites. Houses are set back from the street, with generous front yards with little or no fencing. Properties have plenty of provision for off-street car parking. Grass verges are predominant throughout the area, although there are very few with trees. Housing in this area is generally clearly visible from the public realm due to minimal vegetation both on public and private property. Jellicoe, Baldwin and Beatty Streets are wide streets providing a sense of space, and overall, retain their suburban feeling.
	

Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	82		
Individual property scores	Score	Number of properties	Percentage ¹
	6	50	65%
	5	20	26%
	4	5	6%
	3	1	1%
	2	1	1%
	1	0	0%
	0	0	0%
	Rear/vacant	5	NA



Overall findings	The Jellicoe Street 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 91% 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 Jellicoe Street 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 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: 6 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.

Appendix 1: Index map



Figure 1: The blue lines are the walkable catchments of Ōtāhuhu Train Station and Middlemore Train Station