

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mountain Road
SCA Overlay	Isthmus B
Survey Area Number(s)	3 and 30b (being Isthmus B properties only)
NPS-UD priority^{TBC}	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Grafton Train Station
AUP (OIP) Zone(s)	Residential - Single House Special purpose – Healthcare and Hospital Zone Open Space – Conservation Zone
Area Description	The Mountain Road SCA includes land north of Glenfell Place, west of Almorah Road and south of Seccombes Road. This area was subdivided into suburban allotments in 1876 (SO 1149), and further subdivided from around 1906 until 1941, with a significant increase during the interwar years. The former prison workers' houses along Clive Road are part of the Gaol Reserve (Gaz. 1881), however the houses were not constructed until 1922. The roading pattern is primarily determined by the topography of Maungawhau / Mount Eden. As a result of the irregular road pattern, some street blocks are wide, which means there is significant rear development behind street-facing properties. Further away from the maunga, such as around Seccombes Road, a grid roading pattern is more evident. Lots in the area vary in both size and shape, also in response to the topography. Lot sizes range from 750m² up to 3500m². Houses in the area generally have a regular spacing, but setbacks and positioning within the site vary according to lot size and shape. The area also includes a significant amount of development on rear sites, including housing from the period of significance. The most prevalent architectural styles include bungalows, English Cottages and Arts and Crafts styled houses (1920-1940), with some modern infill, including larger apartment buildings. Many houses are two-stories and tend to be relatively large. Generally, period houses in the area maintain a high degree of integrity. Many houses are visible behind low stone walls and wooden fences, though some taller fencing is apparent along main roads. Streets are generally lined with bluestone kerbing and have both footpaths and street trees. Individual sites are generally highly vegetated. Most houses have off-street car parking at the side or rear. The undulating topography is a significant aspect of the character of this area and has directly influenced the form of development.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	154		
Individual property scores	Score	Number of properties	Percentage ¹
	6	51	48%
	5	10	9%
	4	6	6%
	3	13	12%
	2	15	14%
	1	9	8%
	0	3	3%
	Rear/vacant	47	NA



Overall findings	The Mountain Road Special Character Area - Residential 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 57% 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 Mountain Road survey area has not been found to be of overall high quality, however the survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will need to be undertaken to confirm the values of the areas that are identified in the table below.

Sub-areas of high-quality Special Character	Flag: Historic Heritage Area ²
Castle Drive	N/A
Mountain Road	
Clive Road	

Potential Historic Heritage and High-Quality Special Character Flags

Number of places currently scheduled	6 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	5 (marked ★ on maps)
Historic Heritage Area flags	0 (marked)
High-Quality Special Character flags	1 (marked)



Report dated: 25 November 2021

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 Newmarket Metro Centre; the blue line is the walkable catchment of the Grafton Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Maungawhau South
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

The sub-area identified within this report has been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report and shows the area to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, SCA residential be identified as a qualifying matter where:

- In walkable catchment, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

The additional sub-area is outside a walkable catchment. As such, it has been updated to reflect this resolution.

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Maungawhau South
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Maungawhau South area includes a number of subdivisions along Owens Road and Epsom Avenue dating from the 1880s to 1920s around the southern base of Maungawhau/Mount Eden (Lot 1 ALLOT 38 SEC 6 Suburbs AUCKLAND; DP 328 – 1885; DP 579 – 1887; DP 1149 – 1893; DP 1555 – 1896; DP 2902 – 1902; DP 5072 – 1907; DP 7287 – 1911; DP 19395 – 1924). A small pocket of Isthmus A is located centrally within the area on Cecil Road and Marama Avenue; this area is considered in a separate report. Lots on the north and west sides of Owens Road at the base of the maunga are varied in shape and size. Two large sections are of over 5000m² and have multi-unit housing developments. Lots on Epsom Avenue and the south and east sides of Owens Road are more regular in shape and vary in size from 600-1400m². A number of sections have been subdivided with rear lots. On the northwest side of Owens Road, due to the sloping topography, some dwellings on rear lots are visible from the streetscape. Rear lots from Shiphers Avenue are included in the eastern half of the area. There is some variation in the rhythm, setback and density of development along Owens Road due to the topography; dwellings along Epsom Avenue have more regularity. The most prevalent architectural styles in the area are villas (1880s-1910s), bungalows (1920s-1930s) and there are also a few examples of Arts & Crafts style dwellings. The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is more recent modern infill development throughout the area on both rear and street facing sections which interrupts the overall cohesiveness of the area, particularly along the north side of Owens Road. Most houses are visible behind a low boundary treatment (typically basalt rock walls and timber fencing) or hedging. Streets are lined with bluestone kerbing and have footpaths; Owens Road has grass verges and mature street trees. Individual sites tend to be highly vegetated with mature plantings and trees. The generous sections provide for off-street car parking on all sites, though there are some instances where garaging has been located in the front yard compromising dwellings relationship to the street. Maungawhau/Mount Eden is not included in the SCA but is a notable feature in the backdrop of houses in this area. Overall, the area retains its quality of early suburban character.



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 ²
	6	12	22%
	5	20	36%
	4	6	11%
	3	5	9%
	2	7	13%
	1	4	7%
	0	1	2%
	Rear/vacant	27	NA

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



Overall findings

The Maungawhau South Special Character Area - Residential 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 58% of individual properties scoring either 5 or 6.

Recommendation

The Maungawhau South SCA survey data shows that there are sub-areas of high-quality special character. 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 ³
Epsom Avenue and Owens Road southwest	NA

Historic Heritage

Number of places / areas currently scheduled	2 (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 of high-quality Special Character	1 (marked)

³ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: January 2022

Appendix 1: Index Map

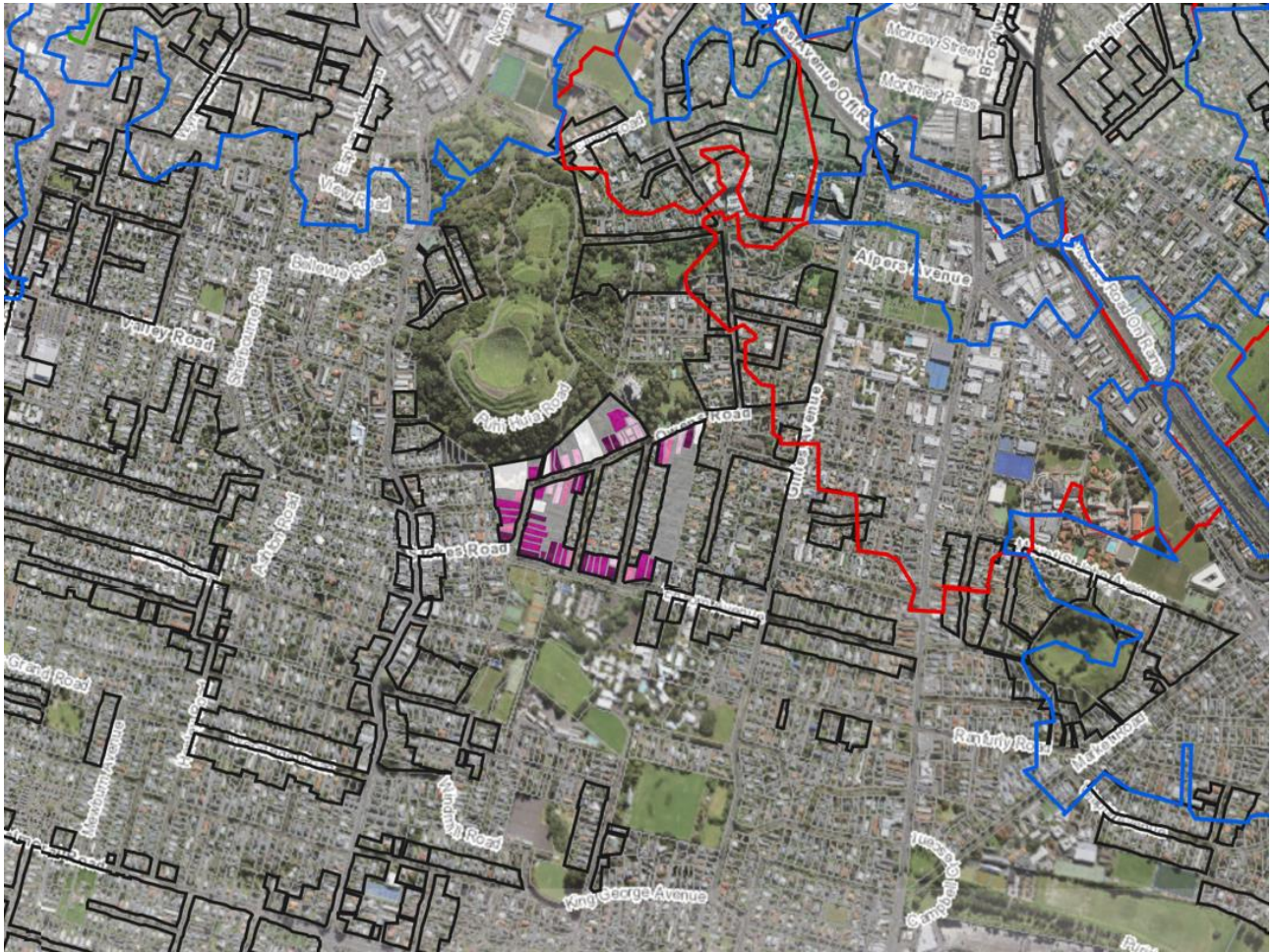


Figure 1: The red line represents the walkable catchment of the Newmarket Metro Centre, the blue lines represent the walkable catchments of the Mount Eden, Newmarket and Remuera Train Stations.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Cecil Road and Marama Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

This survey area is to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, that SCA residential be identified as a qualifying matter where:

- In walkable catchments, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

This survey area is outside a walkable catchment and has over 66% of individual properties scoring either 5 or 6.

Updated: April 2022



Figure 1: 25 Marama is not included in this area. It is an Isthmus B property that has been considered through a separate report

¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Cecil Road and Marama Avenue
SCAR Overlay	Isthmus A
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Cecil Road and Marama Avenue area of Isthmus A comprises of two linear roads that extend north-to-south between Owens Road and Epsom Avenue. Marama Avenue was subdivided in 1902 (Allotment 41, Deeds Reg S69 and S70) and Cecil Road in 1904 (DP 3267). Sections are regular in shape. Those along Marama Avenue are more generous in size (aligning more with the lot sizes of Isthmus B) with sections on the east side around 700m² and sections on the western side around 1100m². Cecil Road sections are significantly smaller in depth but slightly wider and range from 600-800m². The larger sized lots on Marama Avenue have allowed for further subdivision with rear development. Setbacks and rhythm are consistent, and the larger section sizes allow for a lower density housing with well vegetated yards. The most prevalent architectural styles in the area are Edwardian Bay villas and transitional villas (1880s-1910s) with some bungalows (1920s-1930s). The majority of dwellings from within the period of significance retain a high degree of physical integrity. Modern infill development is located on both street facing and rear lots, with multi-unit developments that have somewhat interrupted the cohesiveness of the area, particularly in the northern half of Marama Avenue. Houses are generally visible behind low boundary treatments (typically timber picket fences and basalt rock walls) and hedging. Off-street car parking is provided for on all sites to the rear or side of sections. The area has bluestone kerbing, footpaths and wide grass verges with mature street trees. Maungawhau / Mt Eden is not included in the SCA but is a notable feature in the backdrop of houses in this area. While modern infill development has had some effect on the continuity of character in the streets, the area still retains a strong sense of its original character of an area of early Edwardian residential suburb.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	59		
Individual property scores	Score	Number of properties	Percentage ²
	6	22	47%
	5	13	28%
	4	0	0%
	3	5	11%
	2	4	9%
	1	3	6%
	0	0	0%
	Rear/vacant	12	NA

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



Overall findings

The Cecil Road and Marama Avenue Special Character Area - Residential **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 74% of individual properties scoring either 5 or 6.

Recommendation

The Cecil Road and Marama Avenue 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 ³
Cecil Road and Marama Avenue	NA

Historic Heritage

Number of places / areas currently scheduled	2 (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 of high-quality Special Character	1 (marked ■ on maps)

³ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: January 2022

Appendix 1: Index Map



Figure 2: The red line represents the walkable catchment of the Newmarket Metro Centre; the blue line represents the walkable catchment of the Newmarket Train Station.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Gillies Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	4b (being Isthmus B properties only)

PLEASE NOTE:

The sub-area identified within this report has been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report and shows the area to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, SCA residential be identified as a qualifying matter where:

- In walkable catchment, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

The additional sub-area is outside a walkable catchment. As such, it has been updated to reflect this resolution.

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Gillies Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	4b (being Isthmus B properties only)
NPS-UD priority ^{TBC}	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Remuera Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Gillies Avenue survey area includes an early subdivision (DP 3789, 1903) at the northern end adjacent to Maungawhau Mt Eden, which includes a large amount of land still owned by the Crown. The survey area also includes several residential subdivisions that made up the Towns of Alburnia and Tui. These towns included land west of Manukau Road, east of Mountain Road and Shipherds Avenue and north of Epsom Road. They were subdivided for residential development starting around 1905 and continuing until around 1922 (DPs 3541, 6924, 4065, 14375, 16151 and Deeds Reg 88). The roading pattern follows a grid, although topographical irregularities mean some of the roads are diagonal and do not align with neighbouring subdivisions. Lot sizes are consistently between 800m² and 1000m², although there are a few very large properties of over two hectares. House setbacks and spacing are generally consistent, although some of the blocks are wide, allowing for development behind street-facing properties. The most prevalent architectural styles in the area include bungalows and English cottages (1920s-1930s) although there are also examples of villas and transitional villas (1910s-1920s). The area includes some modern infill, especially multi-unit housing. Period housing tends to retain its physical integrity. Many houses in this area have high timber fences, basalt walls and hedges, which, when combined with significant vegetation located on private property, can make some houses difficult to see from the public realm. The streets are primarily lined with bluestone kerbing and have footpaths, grass verges, and street trees. Despite the large sections in this area, many houses have garaging on the front property boundary. Maungawhau Mt Eden is not included within the SCA overlay but is a dominant feature that contributes to the character of this area.
	

Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	90% (138 properties)	
	Desk top survey ²	10% (15 properties)	
Number of properties	153		
Individual property scores	Score	Number of properties	Percentage ³
	6	35	27%
	5	43	34%
	4	10	8%
	3	12	9%
	2	11	9%
	1	15	12%
	0	2	2%
	Rear/vacant	25	NA



Overall findings	The Gillies Avenue Special Character Area - Residential 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 61% of individual properties scoring either 5 or 6.
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² 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.

³ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Gillies Avenue 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 need to 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 ⁴
Western side of Mountain Road from Glenfell Place to Omana Avenue; Northern side of Albury Avenue from Mountain Road to Sharpe Road; block bounded by Albury Avenue, Mountain Road, Owens Road and Gillies Avenue	NA

Potential Historic Heritage and High-Quality Special Character Flags

Number of places currently scheduled	3 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	3 (marked ★ on maps)
Historic Heritage Area flags	0 (marked)
High-Quality Special Character flags	1 (marked)



Report dated: 25 November 2021

⁴ At this stage, only potential of historic heritage areas are being considered.

Appendix 1: Index map



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Margot Street
SCA Overlay	Isthmus A
Survey Area Number(s)	4a (being Isthmus A properties only)
NPS-UD priority ^{TBC}	Walkable Catchment – Metro Centre - Newmarket
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Margot Street SCA was initially subdivided for residential developments during the 1880s, when a grid layout was established. Further small subdivisions took place progressively down the street in the 1890s (DPs 1868 and 2154), early 1900s (DPs 4071 and 6930), and 1920s (DPs 18178 and 22680). Site sizes range from around 400m² up to 850m²; earlier subdivisions tend to have smaller lot sizes than more recent ones. Development in this area is moderately dense, and houses generally have a consistent spacing and setback. The most prevalent architectural styles in the area include villas (1880s-1910s) and bungalows (1920s-1930s). At the south-eastern side of Margot Street, there is a defined group of houses that were constructed after 1959. The area as a whole has some modern infill, however, houses from the period of development tend to retain a high degree of physical integrity. Most houses in the area are visible behind low fences or stone walls. The streets are lined with bluestone kerbing and have both footpaths and street trees in grass verges. Margot Street has traffic chicanes with small shrubs growing in them. Individual sites tend to have well-vegetated gardens. Most houses have off-street parking at the side or rear. Overall, the area retains a strong suburban character.



Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	32		
Individual property scores	Score	Number of properties	Percentage ¹
	6	12	41%
	5	5	17%
	4	3	10%
	3	7	24%
	2	2	7%
	1	0	0%
	0	0	0%
	Rear/vacant	3	NA



Overall findings	The Margot Street Special Character Area - Residential 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 5 or 6. This area has 59% 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 Margot Street survey area has not been found to be of overall high quality. The survey data does not show that there are sub-areas of high-quality special character and / or potential areas of historic heritage value.

No further work is recommended in this area.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ²
NA	NA

Potential Historic Heritage and High-Quality Special Character Flags

Number of places currently scheduled	0 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Historic Heritage Area flags	0 (marked)
High-Quality Special Character flags	0 (marked)



Report dated: 25 November 2021

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

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Remuera Train Station

DRAFT: SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount St John
SCA Overlay	Isthmus C
Survey Area Number(s)	4 (Isthmus C only)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Remuera Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Mt St John survey area includes several subdivisions around the base of Te Kōpuke / Tītīkōpuke Mt St John, dating from 1913 to 1972¹. Properties generally front Market and Mt St John Roads, Belvedere and Halifax streets and Maxfield Place, though there are also rear sites that are only accessed from Ranfurly Road and Warborough Street. Apart from Market Road and Mt St John Road, all the roads are no-exits because of the location of the maunga in the middle of this area. Lot sizes vary in size and shape depending on topography. Sections along Belvedere Street and Mt St John and Market roads tend to be more regular at around 600m² up to around 1000m², whereas larger rear sections that are directly adjacent to (or on) the maunga tend to be larger, at around 2000m²-3000m². House setback and rhythm also vary in this area, although houses are generally positioned toward the front of their sites. Irregular lot shapes and sizes, as well as a number of rear sites, affect the rhythm of development, though it is more consistent along Market and Mt St John roads and Belvedere Street. The most prevalent architectural style in the area is English Cottages and bungalows (1920s-1930s), however there are also a few examples of villas (1880s-1910s) and a number of Modern houses (1950s-1970s). There is more recent infill throughout. Most period houses retain a high degree of physical integrity. Most houses are visible behind a hedge or stone wall. Streets are primarily lined with bluestone kerbing and have footpaths, grass verges and street trees. Individual sites tend to be highly vegetated, especially rear sites that are elevated on the slopes of the maunga. Most houses have off-street car parking, though some garaging is located on the front property boundary where narrow sections do not allow for access to the side or rear. Te Kōpuke / Tītīkōpuke Mt St John is not included in the SCA area but is a notable feature in the backdrop of houses in this area. Overall, the area retains a suburban character.
	

¹ DP 8836 (1913); Deeds 117 (1914); DP 14890 (1921); DP 15394 (1921); DP 17185 (1923); DP 20119 (1926); DP 21056 (1927); DP 21492 (1928); DP 25811 (1935); DP 31708 (1943); DP 35331 (1948); DP 39142 (1951); DP 44844 (1957); DP 50836 (1962); DP 67425 (1972)

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	68		
Individual property scores	Score	Number of properties	Percentage ²
	6	16	32%
	5	16	32%
	4	10	20%
	3	5	10%
	2	3	6%
	1	0	0%
	0	0	0%
	Rear/vacant	18	NA



Overall findings	The Mount St John Special Character Area - Residential 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 64% 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 Mount St John 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 ³
Belvedere Street and Mount St John Avenue	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	2 (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: 17 January 2022

³ At this stage, only flags for potential historic heritage areas are being considered.

Appendix 1: Index map

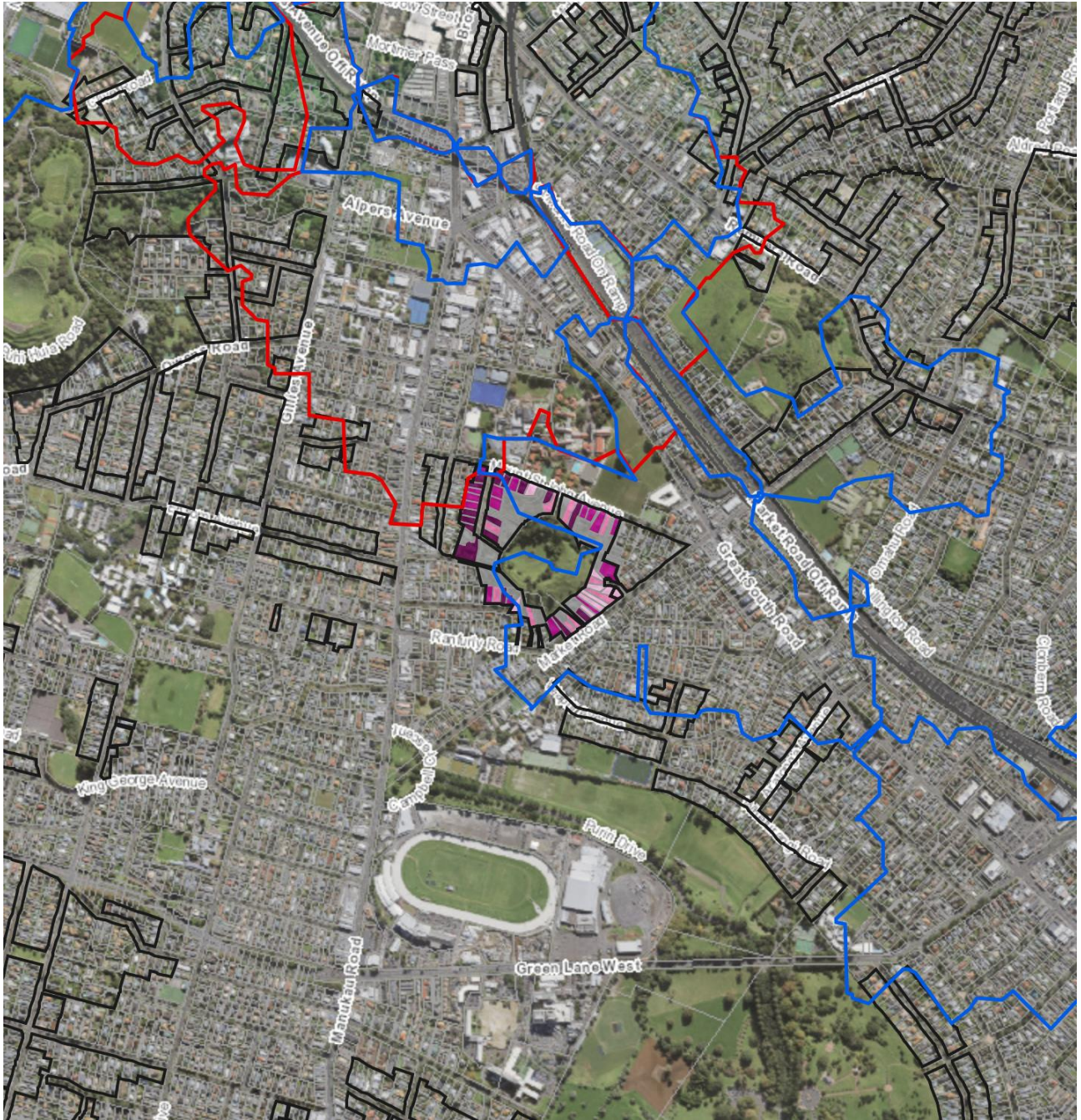


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Remuera Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Market Road
SCA Overlay	Isthmus B
Survey Area Number(s)	4 (Isthmus B only)
NPS-UD priority ^{TBC}	Walkable Catchment – RTN – Remuera Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Market Road survey area includes three historic subdivisions: DP 2976 (1921), Deeds 1367 (1934) and part of DP 39142 (1951). These subdivisions make up part of a wider area of residential development around the base of Te Kōpuke / Tītīkōpuke Mount St John. The roading pattern generally follows a grid, with Market Road and Mount St John Avenue emanating from the major arterials at Manukau Road and Great South Road. The cul-de-sac at Maxfield Place was created in 1951. Lot sizes in this area are fairly consistent, ranging from around 800m² up to around 1500m². Some of the larger lots have been subdivided, creating rear development, particularly behind properties that front Mount St John Avenue. House setback and rhythm is generally consistent. Houses that front Market Road tend to have a smaller setback than those which front Mount St John Avenue. The most prevalent architectural styles are villas (1880s-1910s), though there are a few examples of English Cottages (1920s-1930s) on Market Road and more modern housing on Maxfield Place. There is very little modern infill in this area and period houses tend to maintain a high degree of physical integrity. Most houses are visible behind low timber fences, stone or brick walls and hedges. Apart from Maxfield Place, the streets are primarily lined in bluestone kerbing with footpaths, grass verges and mature street trees. Individual sites tend to be highly vegetated, especially those along Mount St John Avenue, which have larger front gardens. Larger lot sizes mean off-street parking can be accommodated at the side or rear of houses; few houses have a garage or car port in front. Te Kōpuke / Tītīkōpuke Mount St John Is not included in the SCA area but is a notable feature in the backdrop of houses in this area. Overall, the area retains a strong suburban character.
	

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	24		
Individual property scores	Score	Number of properties	Percentage ¹
	6	6	35%
	5	7	41%
	4	2	12%
	3	2	12%
	2	0	0%
	1	0	0%
	0	0	0%
	Rear/vacant	7	NA



Overall findings	The Market Road Special Character Area - Residential has been found to be of high quality in terms of its character values. This determination is based on 76% of individual properties within the area 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.

Historic Heritage²

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



² The identification of 'flags of potential historic heritage' has not been undertaken due to this area being of high quality.

Recommended changes to the extent of the area based on SCA value

Description of / reasons for changes	None
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Report dated: 16 November 2021

Appendix 1: Index map

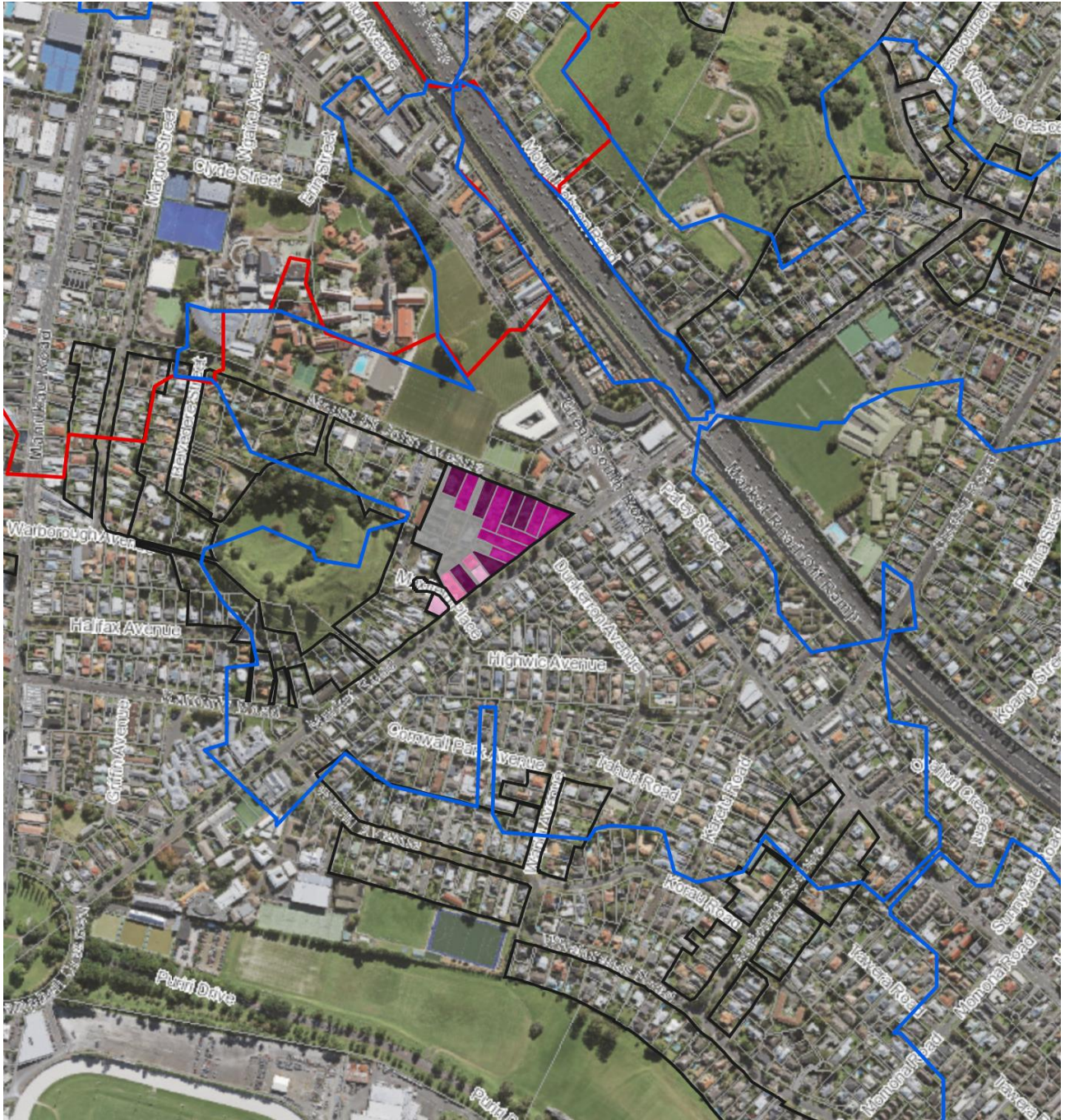


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of Remuera Train Station

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom Avenue and Ranfurly Road
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

This survey area is to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, that SCA residential be identified as a qualifying matter where:

- In walkable catchments, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

This survey area is outside a walkable catchment and has over 66% of individual properties scoring either 5 or 6.

Updated: April 2022



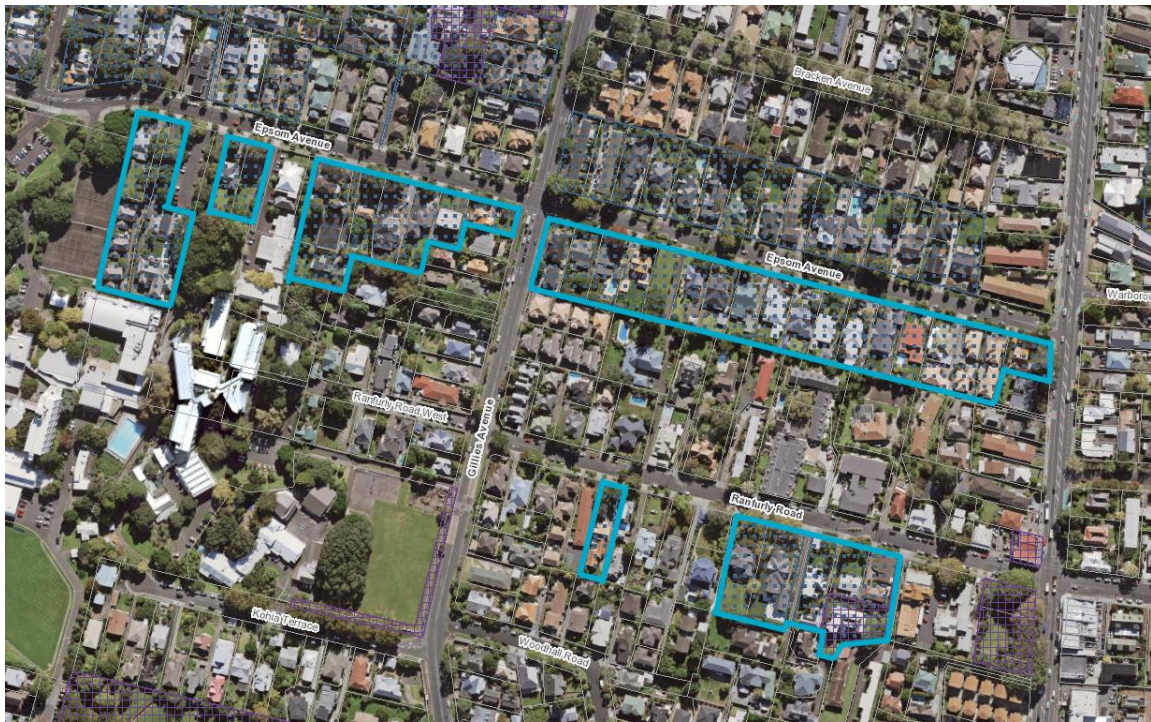
¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom Avenue and Ranfurly Road
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Epsom Avenue and Ranfurly Road area includes subdivisions along Epsom Avenue and Ranfurly Road in the flat area of land between Maungawhau and Te Kōpuke/Tītīkōpuke. The east end of Epsom Avenue was subdivided in 1907 (Town of Armadale – DP 5072) and the west side in 1902 (DP 2902). Ranfurly Road was subdivided from 1896-1916 (PT ALLOT 20-21 SEC 10 Suburbs AUCKLAND; DP 1555; DP 3069; DP 11267). Lots are regular in shape but vary in size from 1000-1100m² along Epsom Avenue, and 700-1900m² on Ranfurly Road. There is only a small amount of rear development (eight sites) along Epsom Avenue. There is variation in the rhythm, setback and density of development throughout the area, with more consistency along the eastern end of Epsom Avenue. There is a large mix of architectural styles in the area with the most prevalent being bungalows (1920s-1930s). There are also examples of villas and transitional villas (1880s-1910s), Arts and Crafts and State House style dwellings along Epsom Avenue. The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is modern infill development on both rear and street facing sections which interrupts the overall cohesiveness of the area. Most houses are visible behind a low boundary treatment (typically basalt rock walls and timber fencing) or hedging. Streets are lined with bluestone kerbing and have footpaths, grass verges and street trees. Individual sites tend to be highly vegetated with mature plantings and trees. All sections provide for off-street car parking, though there are some instances where garaging has been located in the front yard, compromising dwellings relationship to the street. The area (in part) retains its historic suburban character.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	0%	
	Desk top survey	100%	
Number of properties	48		
Individual property scores	Score	Number of properties	Percentage ²
	6	10	26%
	5	16	41%
	4	5	13%
	3	3	8%
	2	4	10%
	1	1	3%
	0	0	0%
	Rear/vacant	9	NA

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



Overall findings

The Epsom Special Character Area - Residential 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.

Recommendation

The Epsom SCA survey data shows that there are sub-areas of high-quality special character. 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 ³
Epsom Avenue east	NA

Historic Heritage

Number of places / areas currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area of high-quality Special Character	1 (marked)

³ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: January 2022

Epsom Avenue and Ranfurly Road SCA: Summary of Area Findings | FINAL | January 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden South
SCA Overlay	Isthmus B
Survey Area Number(s)	53 and 54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Mount Eden South area includes the four smaller sub-areas of Disraeli Street, Mt Eden and Balmoral Roads, Pencarrow and Penrhyn and St Andrews Road North. The Disraeli Street sub-area (A) includes dwellings at the western end of Disraeli Street from the intersection with Mount Eden Road. The street doglegs to the south around Nicholson Park. The northern side of the street was subdivided in 1909 (DP 4763) and the south side in 1908 (DP 4383, originally part of the 1904 DP 4219 subdivision). The Pencarrow/Penrhyn/Mount Eden/Balmoral sub-area (B) includes dwellings along Pencarrow Avenue and Penrhyn Road (Deeds Reg S22, Lot 71 SEC 10), in the block surrounding the Eden-Epsom Tennis Club facing Balmoral Road and Mount Eden Road (Deeds Reg 760, DP 27418), and dwellings on the western side of the Balmoral and Mount Eden roads intersection that were subdivided from 1890 to 1912 (DP 892, DP 2905, DP 7650) The St Andrews Road sub-area (C) was subdivided from 1919-1926 (DP 12912, DP 16859, DEED 842, DP 19454) and includes dwelling at the northern most end of the road, bordered by Disraeli Street and Melville Park to the north and King George Avenue and Windmill Park to the south. Street facing lot shapes and sizes in the area are regular, with lots ranging from 600-1000m² with some larger sections up to 1700m² in sub-area B. Sites are well vegetated with mature plantings. House setback and rhythm is consistent. Larger-scale dwellings are generally positioned with more generous yards and dwellings on corner sites also have larger front/side yard setbacks. Villas and transitional villas (1880s-1910s) are the most prevalent architectural styles in the area, with English Cottage and bungalows (1920s-1930s) also numerous. The majority of dwellings from within the period of development retain a high degree of physical integrity. There is a small amount of modern infill development throughout the area and on rear sites. Houses are generally visible behind low boundary treatments (typically basalt rock or brick walls and timber fences) and hedging. Boundary treatments tend to be higher on the main roads including Balmoral and Mount Eden Roads. Off-street car parking is provided for on all sites, however there are instances where garaging has been located on the front boundary which has compromised dwellings relationship to the street and/or integrity. Streets have bluestone kerbing and footpaths. Streets off the main roads have grass verges and mature street trees. Nicholson Park, Windmill Park and Melville Park bookend the areas and contribute to the suburban character. Mature pōhutukawa trees on the corner site at 625 Mount Eden Road and on the opposite side of Mt Eden Road at Ulys Reserve create a distinctive gateway to the Mount Eden Village area.

Overall, the area retains a strong character associated with early suburban residential development.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	115		
Individual property scores	Score	Number of properties	Percentage ¹
	6	40	42%
	5	35	37%
	4	6	6%
	3	7	7%
	2	6	6%
	1	1	1%

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

	0	0	0%
	Rear/vacant	20	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 79% of individual properties scoring either 5 or 6.
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Recommendation

The Mount Eden South SCA survey area is of high quality. No further special character work is recommended in this area at this time.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ²
NA	NA

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

Historic Heritage

Number of places / areas 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 of high-quality Special Character	NA

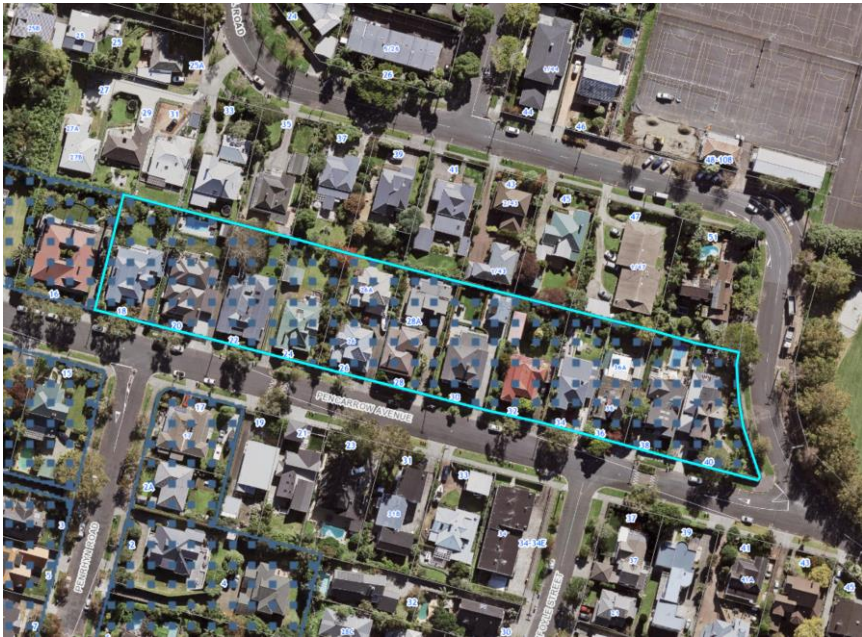


Report dated: 17 January 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Pencarrow Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Pencarrow Avenue area includes a small strip of residential development on the north side of Pencarrow Avenue that was subdivided in 1900 (Deeds Reg S22). Section shapes are regular, with lots ranging from 600-900m² which are slightly larger than those typical of Isthmus A. Setbacks and rhythm are consistent and the larger section sizes allow for a lower density housing with well vegetated yards. The most prevalent architectural styles in the area are Edwardian Bay villas and transitional villas (1880s-1910s). The majority of dwellings from within the period of significance retain a high degree of physical integrity.¹ Two sites have been further subdivided with rear lots with modern infill development. Houses are generally visible behind low boundary treatments (typically timber picket fences) and hedging. Off-street car parking is provided for on all sites to the rear or side of sections. Pencarrow Avenue has bluestone kerbing, footpaths and wide grass verges with mature street trees. Overall, the area retains a strong character associated with a late Victorian and Edwardian area of suburban residential development.
	

¹ Based on the survey findings 73% of dwellings from within the period of significance retain a high degree (+1) of physical integrity.

Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	14		
Individual property scores	Score	Number of properties	Percentage ²
	6	8	67%
	5	2	17%
	4	1	8%
	3	1	8%
	2	0	0%
	1	0	0%
	0	0	0%
	Rear/vacant	2	NA



Overall findings	The Pencarrow 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 83% of individual properties scoring either 5 or 6.
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Recommendation

The Pencarrow Avenue SCA survey area is of high quality. No further special character work is recommended in this area at this time.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ³
NA	NA

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

³ At this stage, only flags for potential historic heritage areas are being considered.

Historic Heritage and High-Quality Special Character

Number of places / areas 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 of high-quality Special Character	NA



Report dated: 10 January 2022

Appendix 1: Index Map



SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom North
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

This survey area is to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, that SCA residential be identified as a qualifying matter where:

- In walkable catchments, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

This survey area is outside a walkable catchment and has over 66% of individual properties scoring either 5 or 6.

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom North
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Epsom North area includes the residential block that is bordered by Balmoral Road/Merivale Avenue, St Andrews Road, Watling Street and Mount Eden Road. The area is made up of a number of historical subdivisions that date from the late 1910s to 1920s. The four linear roads that run north to south between Balmoral Road to Watling Street (Kakariki, Ferryhill, Morevern and St Andrews) were part of the 1921 (DP 15718) block. Kakariki Avenue formed part of the original ALLOT 72-73 SEC 10 Suburbs AUCKLAND and Deeds Reg S68. Ferryhill Road and Morvern Road were established and subdivided in 1923 (DP 16969) with a northern extension through to Balmoral Road in 1926 (DP 19597). St Andrews Road west and the northwest sections on Balmoral Road were subdivided in 1925 (LT 19103). Glenalmond Road and Watling Street were subdivided in 1924 (DP 18134). St Andrews Road east and Merivale Avenue were part of ALLOT 61-63 SEC 10 Suburbs AUCKLAND, Deeds Reg 257 and S123 and Deed 257. House designs and streetscape character are reflective of the Garden Suburb movement. Lots on Balmoral, Ferryhill, Morvern, St Andrews west and Mount Eden are uniform in shape and size at 800-900m² and lots on Glenalmond and Watling are also regular in shape but slightly smaller in size at 500-600m². Few lots on these streets have been further subdivided. Lot shapes and sizes vary on Kakariki, St Andrews Road east and Merivale Avenue with large sections further subdivided with rear development. The rhythm of street facing dwellings in the area is consistent with houses located towards the front of sections but with generous front yard setbacks. The most prevalent architectural style in the area are bungalows and English Cottages (1920s-1930s), with a few villa and transitional villa style dwellings (1880s-1910s) concentrated in areas that were subdivided earlier (Kakariki Avenue). The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is more recent modern infill development throughout the area. Most houses are visible behind low boundary treatments (typically timber fences and low walls) and hedging. Higher boundary treatments are present on the main arterial roads of Balmoral, St Andrews and Mount Eden Roads. Off-street parking is provided for on all sites. Where garages or carports are present, they are generally located to side or the rear of properties, though there are some instances where garaging has been located in the front yard, compromising dwellings relationship to the street. In line with the Garden Suburb ideals, individual sites tend to be highly vegetated with mature plantings and trees. Streets are lined with bluestone kerbing and have footpaths. With the exception of Balmoral and Mount Eden Roads, all of the streets have mature street trees and wide grass berms. Morvern Reserve divides the Morvern Road and St Andrews Road block in half. Overall, the area maintains a consistent and

cohesive established residential character demonstrative of the Garden Suburb movement.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	257		
Individual property scores	Score	Number of properties	Percentage ²
	6	74	34%
	5	73	34%
	4	16	7%
	3	38	17%
	2	13	6%
	1	3	1%
	0	0	0%
	Rear/vacant	39	NA

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



Overall findings

The Epsom North Special Character Area - Residential 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.

Recommendation

The Epsom North SCA survey data shows that there are sub-areas of high-quality special character. 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 ³
Epsom North (in part)	

Historic Heritage and High-Quality Special Character

Number of places / areas currently scheduled	6 (marked  on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	5 (marked  on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area of high-quality Special Character	1 (marked ) 

³ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: 18 January 2022

Appendix 1: Index Map



Figure 1: The red line represents the walkable catchment of the Newmarket Metro Centre and the blue line represents the walkable catchment of the Remuera Train Station.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom South
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

The sub-area identified within this report has been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report and shows the area to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, SCA residential be identified as a qualifying matter where:

- In walkable catchment, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

The additional sub-area is outside a walkable catchment. As such, it has been updated to reflect this resolution.

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom South
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Epsom South area includes an area of early residential development that stretches from Onslow Avenue in the north, The Drive to the east, Quentin Avenue in the south and Mount Eden Road to the west. St Andrews Road bisects the area centrally. The area is made up of a number of historical subdivisions that date from the early 1900s to 1920s.² House designs and streetscape character are reflective of the Garden Suburb movement. Street facing lots are regular in shape and vary in size from 500-2000m² with the majority consistent around 800-900m². Larger sites have allowed for further subdivision and rear development – particularly along St Leonards Road, Empire Road north, St Andrews Road southwest, Landscape Road south and Buckley Road north. The rhythm of street facing dwellings in the area is consistent with houses located towards the front of sections but with generous front yard setbacks. The most prevalent architectural style in the area are bungalows and English Cottages (1920s-1930s), with some villa style dwellings (1880s-1910s) concentrated in areas that were subdivided earlier (in particular on Empire Road – 1902). The majority of dwellings from within the period of significance retain a high degree of physical integrity. Recent modern infill development is located throughout the area, interrupting, in part, the continuity of the character. Most houses are visible behind low boundary treatments (typically timber fences and low walls) and hedging. Off-street parking is provided for on all sites. Where garages or carports are present, they are generally located to side or the rear of properties, though there are instances where garaging has been located in the front yard, compromising some dwellings relationships to the street. In line with the Garden Suburb ideals, individual sites tend to be highly vegetated with mature plantings and trees. The topography of the area slopes up towards the south, peaking along Landscape Road that falls steeply towards the west. Streets have bluestone kerbing, footpaths and grass verges. Most roads are lined with mature street trees which are more continuous and a dominant part of the individual streetscape character along the secondary streets. The consistency and cohesiveness of the established Garden Suburb residential has been partially compromised due to recent infill development.

² Subdivisions include: DP2722 – 1902; DP 3350 – 1904; DP5050 – 1907; DP 4533 – 1908; DP 4637 – 1908; DP 7015 – 1911; DP8487 – 1912; DP 8826 – 1913; DP13486 – 1919; DP 14566 – 1920; DP 14922 – 1920; DP 15302 – 1921; DP 17472 – 1923; DP 20411 – 1926; DP 19644 – 1926



Overall findings

The Epsom South Special Character Area - Residential 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 52% of individual properties scoring either 5 or 6.

Recommendation

The Epsom South SCA survey data does not show that there are sub-areas of high-quality special character.

No further special character work is recommended in this area.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁴
NA	NA

⁴ At this stage, only flags for potential historic heritage areas are being considered.

Potential Historic Heritage and High Quality Special Character

Number of places / areas 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 of high-quality Special Character	NA



Report dated: January 2022

Appendix 1: Index Map



Figure 1: The blue line represents the walkable catchment of the Remuera Train Station.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Pukehana Avenue
SCA Overlay	Pukehana Avenue
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Pukehana Avenue area covers the length of Pukehana Avenue which runs east to west between Pah Road and The Drive on lower western slopes of Maungakiekie. The road was originally subdivided in 1919 (DP 13303) then again in 1924 with an eastern extension through to Pah Road (DP 17898). Lots are uniform in shape and size at 800m². Only three sections in the area have been further subdivided with rear development. Housing setbacks and rhythm is consistent with dwellings located towards the front of sections facing the street. The most prevalent architectural style is California bungalows and bungalow-cottages (1910s-1920s), the majority of which retain a high degree of physical integrity. The area has one English Cottage and a Victorian Villa, and four sites where there is more modern infill development. Dwellings are located behind low boundary treatments (typically timber fences and low walls) and hedging. A number of dwellings have no front fencing, contributing to the open Garden Suburb nature of the area. Off-street parking is provided for on all sites, and where garages or carports are present, they are generally located to side or the rear of properties. Sites are well vegetated with mature plantings. Pukehana Avenue is lined with bluestone kerbing and has footpaths and street trees in wide grass berms. Overall the area maintains a consistent and cohesive established residential character.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	37		
Individual property scores	Score	Number of properties	Percentage ¹
	6	13	38%
	5	16	47%
	4	1	3%
	3	1	3%
	2	3	9%
	1	0	0%
	0	0	0%
	Rear/vacant	3	NA



Overall findings	The Pukehana 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 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 Pukehana Avenue SCA survey area is of high quality. No further special character work is recommended in this area at this time.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ²
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 of high-quality Special Character	NA



Report dated: 10 January 2022

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

Appendix 1: Index Map



SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Onslow Avenue and Empire Road East
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Onslow Avenue and Empire Road East area includes a small strip of dwellings along the southern side of Onslow Avenue near its eastern intersection with Manukau Road, and also includes the eastern section of Empire Road that runs between Manukau Road and The Drive on lower western slopes of Maungakiekie. The Onslow Avenue area was subdivided in 1904 (DP 3059). The western side of Empire Road was originally subdivided as part of Deeds Reg S112 then again in 1914 with an eastern extension through to Manukau Road (DP 8597). The northeast side of the road was subsequently subdivided through the 1920s (SP 17133; DP 17177). Lots are uniform in shape and size. Along Onslow Avenue lots sizes vary from 500-600m², and along Empire Road lots are 800m² with three larger sites that range from 900-1600m². Housing setbacks and rhythm are consistent with dwellings located towards the front of sections facing the street. In the earlier subdivision along Onslow Avenue all the subject dwellings are villas (1880s-1910s). On Empire Road House designs and streetscape character is typical of the Garden Suburb movement where the most prevalent architectural styles are transitional villas and bungalows (1910s-1920s). The majority of dwellings from within the period of significance retain a high degree of physical integrity. Empire Road also has two examples of State Houses and there is a modern infill development concentrated towards the intersections with The Drive and Manukau Road. Dwellings are located behind low boundary treatments (typically timber fences and low walls) and hedging. Off-street parking is provided for on all sites, and where garages or carports are present, they are generally located to the side or rear of properties. Sites in the area are well vegetated with mature plantings, particularly along Empire Road, in line with the Garden Suburb ideals. Streets are lined with bluestone kerbing, have footpaths and large mature street trees in wide grass berms. Overall, the area maintains a consistent and cohesive established residential character.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	52		
Individual property scores	Score	Number of properties	Percentage ¹
	6	19	43%
	5	14	32%
	4	2	5%
	3	2	5%
	2	4	9%
	1	3	7%
	0	0	0%
	Rear/vacant	8	NA

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



Overall findings

The Onslow Avenue and Empire Road 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 75% of individual properties scoring either 5 or 6.

Recommendation

The Onslow Avenue and Empire Road East SCA survey area is of high quality. No further special character work is recommended in this area at this time.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ²
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 of high-quality Special Character	NA

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



Report dated: 10 January 2022

Appendix 1: Index Map



SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Maungakiekie
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

The sub-area identified within this report has been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report and shows the area to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, SCA residential be identified as a qualifying matter where:

- In walkable catchment, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

The additional sub-area is outside a walkable catchment. As such, it has been updated to reflect this resolution.

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Maungakiekie
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Maungakiekie area includes a number of subdivisions dating from the 1880s to 1920s around the eastern slopes of Maungakiekie/ One Tree Hill. Roads run east-to-west up from Manukau Road to the base of the maunga. The northern portion of the area (Gardener, Crescent and Claude Roads) was originally subdivided in 1886 (DP 463) then again in 1904 (DP 3293) as part of the Emerald Hill Estate. Subdivision extensions to the south as part of the “Town of Moorend” occurred in 1907 (DP 4200, 4280) and 1910 (DP 4912). The southern Haydn and Raurenga Avenue block was subdivided in 1924 (DP 17453). House designs and streetscape character are reflective of the Garden Suburb movement. Lots tend to be regular in shape and vary in size from 600-1300m². Some rear development has occurred and there are a number of larger original sections that are up to 4000m². The original subdivision pattern remains legible in the rhythm of street facing dwellings that are well setback from the street frontage with generous front yards. The most prevalent architectural style in the area are bungalows (1920s-1930s), however there are also a few examples of villas (1880s-1910s) and English Cottages. The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is more recent mid-century Modernism and contemporary infill development throughout the area on both rear and street facing sections. Most houses are visible behind a low boundary treatment or hedging. Streets are lined with bluestone kerbing and have footpaths, grass verges and large mature street trees. In line with the Garden Suburb ideals, individual sites tend to be highly vegetated with mature plantings and trees. Off-street car parking is provided for on all sites, though there are some instances where garaging has been located in the front yard. Maungakiekie / One Tree Hill is not included in the SCA but is a notable feature in the backdrop of houses in this area. Overall, the area retains a high quality of early Garden Suburb suburban character.



Key survey data

Survey date(s)	September 2021	
Level of survey	Field survey	NA
	Desk top survey	100%
Number of properties	260	

Individual property scores	Score	Number of properties	Percentage ²
	6	79	38%
	5	55	26%
	4	26	12%
	3	24	11%
	2	24	11%
	1	1	1%
	0	0	0%
	Rear/vacant	51	NA

Overall findings	The Maungakiekie Special Character Area - Residential 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 64% 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 Maungakiekie SCA survey data shows that there are sub-areas of high-quality special character. 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 ³
Maungakiekie North – Gardener, Emerald, and Crescent Roads	NA
Maungakiekie Central – Fern, Pukenui, and Gladwin Roads	

Historic Heritage

Number of places / areas currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	3 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area of high-quality Special Character	2 (marked)

³ At this stage, only flags for potential historic heritage areas are being considered.





Report dated: January 2022

Appendix 1: Index Map



Figure 1: The blue line represents the walkable catchment of the Greenlane Train Stations.