

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parkside Street, St Heliers
SCA Overlay	Isthmus B
Survey Area Number(s)	55

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	Parkside Street, St Heliers
SCA Overlay	Residential – Isthmus B
Survey Area Number(s)	55
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Parkside Street survey area includes an area of residential development in the suburb of St Heliers, primarily surrounding the Dingle Dell Reserve. The reserve was originally a raupō swamp, and subsequent tree plantings by residents and council has led to the establishment of extensive vegetation within the reserve. Most housing development occurred on the land surrounding the reserve from the 1920s onwards, and the area encompasses the full extent of subdivision DP 18262 (1925) and parts of subdivisions DP 17359 (1925), DP 19771 (1926) and DP 2081 (1927). Houses in the area are generally well setback from the road boundary and have large front yards. Individual sites, particularly those adjacent to the reserve, tend to be highly vegetated with mature trees. The most prevalent architectural style of housing from the period of significance is the English Cottage (1920s-1930s). The area also includes housing from outside the period of significance, particularly at properties fronting Long Drive. Although lot sizes and shapes are generally consistent, they do vary across the wider survey area at around either 800m² to 1000m² or 1000m² to 2000m². Corner sites are often larger at around 3000m² to- 5000m². Within the area, there is little consistency in the rhythm of development – except for properties fronting Parkside Street, which have relatively consistent setbacks of around 10 – 20m. Houses are generally visible behind hedging or walls, with those on Parkside Street often having little or no front boundary treatment. Streets generally have footpaths, grass verges and street trees. Overall, the area retains a strong suburban character.
	

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	64		
Individual property scores	Score	Number of properties	Percentage ²
	6	21	43%
	5	4	8%
	4	2	4%
	3	4	8%
	2	4	8%
	1	13	27%
	0	1	2%
	Rear/vacant	15	NA



Overall findings	The Parkside Street SCA is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 51% 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 Parkside Street SCA survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will be undertaken to confirm the values of the areas that are identified in the table below.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area³
Parkside Street	

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	0 (marked)
Sub-area of high-quality Special Character	1 (marked)



Report dated: 12 January 2022

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

Appendix 1: Index map

