SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**BALMORAL SHOPPING CENTRE**
Suburb(s)	Balmoral
NPS-UD priority	Other locations
Summary conclusion	The area continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Traditional suburban shopping strip (small-scale), associated with tram suburbs.
Key period(s) of significance	Interwar period (1919-1939)
AUP (OIP) Historic heritage places	Capitol Theatre (ID 01644)
AUP (OIP) Zone(s)	Business – Local Centre Zone
Heritage New Zealand Pouhere Taonga listings	Capitol Theatre (No. 508)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Balmoral Shopping Centre Special Character Areas Overlay – Business (**SCA**). The compact business area is located on Dominion Road, a principal thoroughfare that runs roughly north-south through the centre of the well-established residential suburbs of Mount Eden and Balmoral. The SCA covers part of the local centre, which extends south from Balmoral Road to just south of Rocklands Avenue. It includes two pocket parks at the northern end followed by continuous rows of commercial buildings. The area is surrounded by commercial, mixed-use and residential development. Residential streets to the south-east and south-west are subject to the Special Character Areas Overlay – General: Balmoral Tram Suburb East and the Special Character Areas Overlay – General: Balmoral Tram Suburb West.	

Key survey data

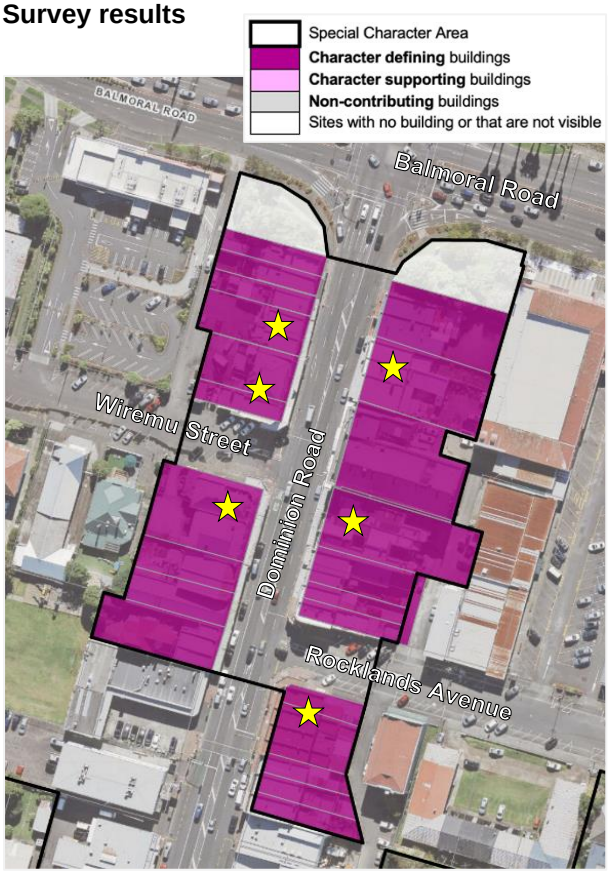
Survey date(s)			July 2021		
Level of survey	**Field survey**		100%		
	Desk top survey		N/A		
Total number of records			24		
Total number of buildings			16		
Breakdown	**Street-facing buildings**		16		
	Contributing[1] buildings	AUP (OIP)	16	Character defining	16
				Character supporting	0
		Survey results	16	Character defining	16
				Character supporting	0
Number of variations between AUP (OIP) and survey results			0		
Number of historic heritage flags[2]			6 places (marked ★ on maps)		
Historic heritage area flag[3]			Yes		

Comparisons: mapping 'contribution'

AUP (OIP)



Survey results



In comparing the AUP (OIP) with the survey results, no variations have been identified. The findings of the survey align with the special character values identified in the AUP (OIP). All buildings in the Balmoral Shopping Centre SCA are character defining.

It should be noted that the AUP (OIP) identifies each site that is occupied by a character defining building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded. In some cases, one building occupies more than one site.

[1] Identified as 'character defining' or 'character supporting' buildings.
[2] Buildings identified as being of potential historic heritage significance.
[3] Does the area or part of the area have potential to be a historic heritage area?

Review of special character values

<table>
<tr><td>Extent of area</td><td colspan="2">The extent of the Balmoral Shopping Centre SCA is the portion of the Business – Local Centre zone area that most strongly conveys the commercial area's early twentieth century special character values.</td></tr>
<tr><td>Special character values present</td><td colspan="2">Historical: The Balmoral Shopping Centre SCA is of significance as a notable example of a traditional interwar town centre that developed in conjunction with expansion of the surrounding residential area and in direct response to the extension of the electric tram line from the city to the Balmoral Shops in 1917.

Physical and visual qualities: The Balmoral Shopping Centre SCA is of significance for its intact group of interwar buildings that form a strong, unified and uninterrupted streetscape. The building types and architectural styles represented are associated with the key period of development of the shopping centre.</td></tr>
<tr><td rowspan="3">Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?</td><td>Built form</td><td>Yes. The key period of development is still evident in the consistent number of buildings that were built in during the interwar period, particularly during the 1920s.

The buildings are predominantly two-storey traditional commercial buildings that generally have parapet façades facing the street. All are constructed to the front boundary and occupy the full width of the site, which creates a continuous building line on both sides of Dominion Road and presents a strong visual coherence and unified character with regard to building type, scale and style. Prominent corner buildings form a gateway to the residential streets of Balmoral.</td></tr>
<tr><td>Architectural values</td><td>Yes. All of the buildings continue to demonstrate the architectural styles associated with the interwar period and are predominantly of plaster-rendered brick construction. Designed in the Stripped Classical style, the buildings are good examples of their type. Changes are generally limited to below-verandah level, and although many of the shop fronts have been modified over time, some examples of early or original shop front detailing remain evident. Replacement of some first-floor window units is also apparent.

The visually prominent Capitol Theatre continues to be an excellent example of an interwar theatre in the Stripped Classical style, and retains much of its original architectural design.</td></tr>
<tr><td>Urban structure</td><td>Yes. The traditional town centre, formed as a result of an early twentieth century subdivision followed by the extension of the electric tramway, is still highly visible. Narrow lot widths create a fine-grained urban character. A strong sense of enclosure is created by the continuous building frontages along the street boundary and verandahs over the footpath.

The pocket parks at the northern entry to the area provide a contrast to the urban nature of the town centre. The basalt kerbing also continues to be a feature that contributes to the character of the area.</td></tr>
<tr><td>Overall findings</td><td colspan="2">As shown in the above maps and review of character values, the Balmoral Shopping Centre SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP).

These values are evident throughout the area, with all buildings contributing to a strong and cohesive built form that continues to reflect the key period of development and define the character of the area.

The area is a notable and largely intact example of an interwar suburban town centre that has a direct association with Balmoral's early twentieth century residential development and the extension of the tramway system. As such, the area has potential to be of significance as a historic heritage area.</td></tr>
</table>

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Capitol Theatre, 602-616 Dominion Road



Figure 2: 555-563 Dominion Road



Figure 3: 553 Dominion Road



Figure 4: 594-600 Dominion Road



Figure 5: 541-543 Dominion Road



Figure 6: 565-571 Dominion Road



Figure 7: Ngaire Chambers, 618-628 Dominion Road



Figure 8: Rocklands Buildings, 594-600 Dominion Road



Figure 9: Cate's Buildings, 573-581 Dominion Road



Figure 10: Buildings at 529-539 Dominion Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**EDEN VALLEY**
Suburb(s)	Mount Eden
NPS-UD priority	RTN Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**).
Development pattern(s) and/or historical theme(s)	Traditional (linear) shopping strip, principal shopping centre associated with tram suburbs.
Key period(s) of significance	Edwardian and Interwar periods (1901-1939)
AUP (OIP) Historic heritage places	None
AUP (OIP) Zone(s)	Business - Local Centre Zone (principal) Business – Mixed Use Zone (southern two lots)
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Eden Valley Special Character Areas Overlay – Business (**SCA**). The business area is focussed around Dominion Road, a principal thoroughfare that runs roughly north-south through the centre of the well-established residential suburb of Mount Eden. The SCA is predominantly surrounded by residential streets, many of which (north, northeast, south-east and west) are covered by the Special Character Areas Overlay – Residential: Isthmus A. Adjacent to the south-western boundary is the Burnley Terrace and King Edward street historic heritage area (ID 2513).	

Key survey data

Survey date(s)			May 2021		
Level of survey	**Field survey**		100%		
	Desk top survey		N/A		
Total number of records			74		
Total number of buildings			66		
Breakdown	**Street-facing buildings**		62		
	Contributing[1] buildings	AUP (OIP)	39	Character defining	32
				Character supporting	7
		Survey results	36	Character defining	29
				Character supporting	7
Number of variations between AUP (OIP) and survey results			15[2]		
Number of historic heritage flags[3]			8 places (marked ★ on maps)		
Historic heritage area flag[4]			No		

Comparisons: mapping 'contribution'

AUP (OIP)



Survey results



[1] Identified as 'character defining' or 'character supporting' buildings.
[2] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[3] Buildings identified as being of potential historic heritage significance.
[4] Does the area or part of the area have potential to be a historic heritage area?

In comparing the AUP (OIP) with the survey results, 15 variations have been identified. Seven buildings are found to have an increased level of contribution[5] while eight buildings are found to have a reduced level of contribution[6]. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP), differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- The greatest concentration of contributing (character defining or character supporting) buildings in the sub-area is located around the intersection of Dominion Road with Valley and Walters roads, where there is a sense of visual continuity. The crossroads represents the oldest portion of the commercial area.
- Non-contributing buildings feature throughout the sub-area but the greatest concentration are located at the northern end of the centre. These buildings generally post-date the area's period of significance.
- Differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of a reduced level of contribution, principally due to changes that have been carried out to the buildings.
- Several buildings have been identified as having potential historic heritage significance, including three prominent buildings located at the crossroads.

Variations

1	214-222 (214-216)[7] Dominion Road	'Character supporting' to 'Non-contributing' *(From period of significance but highly modified)*
2	257-261 Dominion Road	'Character defining' to 'Character supporting' *(No greater than moderate contribution)*
3	267 Dominion Road	'Not identified' to 'Character defining' *(Forms part of a character defining building)*
4	274 Dominion Road	'Character defining' to 'Non-contributing' *(From period of significance but highly modified)*

[5] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[6] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.
[7] When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

Sub-area B: Mid blocks



Observations

- Contributing buildings are interspersed throughout the sub-area with the greatest number clustered at its southern end.
- Non-contributing building feature throughout. On the eastern side of Dominion Road the supermarket carpark and area of open space creates a break in the visual continuity of the area's streetscape.
- Differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of an increased level of contribution attributed.

Variations

5	281 Dominion Road	'Character defining' to 'Non-contributing' *(Built 1950s, post period of significance and modified)*
6	309-313 (313) Dominion Road	'Not identified' to 'Character supporting' *(Modest shop from period of significance)*
7	315 Dominion Road	'Not identified' to 'Character supporting' *(Modest shop from period of significance)*
8	333 Dominion Road	'Character defining' to 'N/A / Not visible' *(Vacant lot, driveway)*
9	335 Dominion Road	'Not identified' to 'Character supporting' *(Modest shop from period of significance)*
10	'Koala' building 337 Dominion Road	'Character supporting' to 'Character defining' *(Interwar block of flats, greater than moderate contribution)*
11	341 Dominion Road	'Character supporting' to 'Character defining' *(Early villa with shop, greater than moderate contribution)*
12	343-345 Dominion Road	'Character supporting' to 'Character defining' *(Former church (albeit modified), greater than moderate contribution)*
13	340 Dominion Road	'Character defining' to 'Character supporting' *(Modest shop from period of significance)*

Sub-area C: Southern blocks



Observations

- Contributing buildings in this sub-area are principally located on the western side of Dominion Road, which maintains a sense of visual continuity.
- A single, non-contributing building dominates the eastern side of the road. The large c.1960s complex has a scale (mass) that is at odds with the fine grain development that characterises the majority of the centre, however, the shop front modulation does provide a degree of visual continuity.
- Differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of decreased level of contribution attributed.

Variations

14	353-355 Dominion Road	'Character defining' to 'Non-contributing' *(From period of significance but highly modified)*
15	360-388 Dominion Road	'Character supporting' to 'Non-contributing' *(Built c.1960s, post period of significance)*

Review of special character values

Extent of area	The AUP (OIP) extent of the Eden Valley SCA appears to largely correspond with the principal underlying Business - Local Centre Zone, rather than the area that most closely conveys the special character values.	
Special character values present	***Historical:*** The Eden Valley SCA is of significance as an example of a suburban commercial area that developed in the early decades of the twentieth century in conjunction with the expansion of the surrounding residential area and development of the tram line. It continues to demonstrate the progressive development of the centre from the late nineteenth/early twentieth century to the peak of its development in the 1920s. ***Physical and visual qualities:*** The Eden Valley SCA is of significance for its high concentration of early twentieth century commercial buildings, which reflect the building types and architectural styles associated with its key periods of development – particularly the 1900s-1920s. Although these values are still apparent within the Eden Valley SCA, there are certain areas where these values are not so evidently expressed (as noted above).	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	Yes. The key periods of development are evident in the number of buildings that date from the early 1900s-1920s. Two-storeyed traditional commercial buildings are the most prevalent and create a strong sense of enclosure and visual coherence particularly at the Dominion Road, Valley Road and Walters Road intersection and along the western side of Dominion Road. Exceptions include development on the northernmost sites and along the mid-to-southern section of the eastern side of Dominion Road.

	Architectural values	Yes. Collections of buildings continue to demonstrate the range of architectural styles associated with the area's key period(s) of development and are predominantly built of brick (plastered or painted). Changes are generally limited to below-verandah shop fronts (though their modulation is often retained) and some first-floor window units.
	Urban structure	Yes. The fine grain subdivision and traditional streetscape frontage is legible. This is more varied where post-1960s development has occurred, creating breaks in the continuity of building frontages and resultant sense of enclosure. Basalt kerbing exists throughout.
Overall findings	As shown in the above maps and review of character values, and despite the slightly reduced number of contributing buildings (character defining or supporting) in the survey results, the Eden Valley SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Although these values are evident throughout the area, they are most apparent at the Dominion Road, Valley Road and Walters Road intersection, which represents the first phase of commercial development in the area, and along the western side of Dominion Road. Buildings that do not actively contribute to these values are generally concentrated in the northernmost portion of the area and along the mid-to-southern end of the eastern side of Dominion Road. Opportunities may therefore exist to modify the area's extent without compromising the historical values and physical and visual qualities that contribute to Eden Valley's established special character.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Owen's Buildings, 191-217 (215) Dominion Road



Figure 2: Auckland Meat Co. building, 219-225 Dominion Road



Figure 3: Owen's Buildings, 215 Dominion Road



Figure 4: 245-249 Dominion Road

'Character supporting' buildings



Figure 5: Universal Buildings, 214-222 (220) Dominion Road



Figure 6: 335 Dominion Road



Figure 7: 343-345 Dominion Road (fronting Burnley Terrace)



Figure 8: 340 Dominion Road

'Non-contributing' buildings

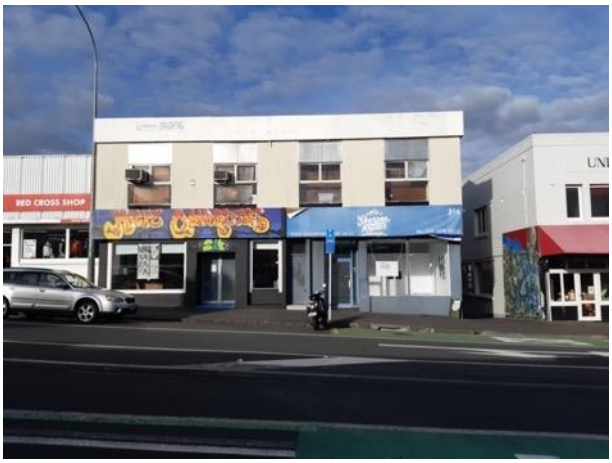


Figure 9: 214-222 (214) Dominion Road



Figure 10: 283-289 Dominion Road



Figure 11: 321 Dominion Road



Figure 12: 360-388 Dominion Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

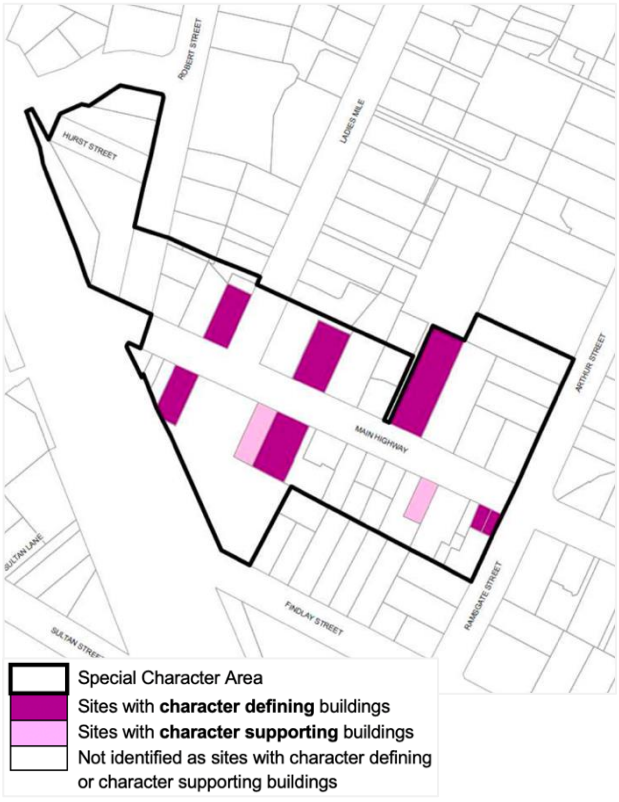
Name	**ELLERSLIE**
Suburb(s)	Ellerslie
NPS-UD priority	RTN Walkable Catchment
Summary conclusion	The area overall is not considered to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**). A number of individual buildings have potential to be of significance as historic heritage places.
Development pattern(s) and/or historical theme(s)	Outlying suburban commercial main street and early transport hub.
Key period(s) of significance	Edwardian and Interwar periods (1901-1939)
AUP (OIP) Historic heritage places	None
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Residential – Terrace Housing and Apartment Buildings Zone (a couple of sites near the eastern boundary) Open Space – Community Zone (a few sites near the eastern boundary)
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Ellerslie Special Character Areas Overlay – Business (**SCA**). The business area is focussed on Main Highway, extending from the intersection with just beyond the Robert Street corner in the west to the intersection with Ramsgate and Arthur streets in the east. The SCA is surrounded by residential streets to the north, south and east, some of which (north and south) are covered by the Special Character Areas Overlay – Residential: Isthmus A. Directly adjacent to the western boundary is the Southern Motorway and the railway line.	

Key survey data

Survey date(s)			August 2021		
Level of survey	**Field survey**		N/A		
	Desk top survey		100%		
Total number of records			36		
Total number of buildings			32		
Breakdown	**Street-facing buildings**		29		
	Contributing[1] buildings	AUP (OIP)	9	Character defining	7
				Character supporting	2
		Survey results	6	Character defining	5
				Character supporting	1
Number of variations between AUP (OIP) and survey results			5[2]		
Number of historic heritage flags[3]			5 places (marked ★ on maps)		
Historic heritage area flag[4]			No		

Comparisons: mapping 'contribution'

AUP (OIP)



Survey results



In comparing the AUP (OIP) with the survey results, five variations have been identified. Of these, one building has an increased level of contribution[5] while four have a reduced level of contribution[6]. The variations are largely attributed to the following issues: a mapping error in the AUP (OIP), differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

[1] Identified as 'character defining' or 'character supporting' buildings.
[2] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[3] Buildings identified as being of potential historic heritage significance.
[4] Does the area or part of the area have potential to be a historic heritage area?
[5] From 'character supporting' to 'character defining'.
[6] From 'character defining' to 'character supporting', 'non-contributing' or 'no building-not visible'

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

A number of inconsistencies have been identified in the AUP (OIP) Ellerslie SCA Character Statement[7]. In some cases, information recorded in the statement does not appear to provide a complete representation of the characteristics that currently exist within the Ellerslie SCA. In addition, the area's values are, at times, overstated. This is discussed further below. It is also noted that there is a discrepancy between the statement and the associated Special Character Area Map[8]. The building at 126 Main Highway ('Four Square') is listed in the character statement as one of the character defining and supporting buildings that make an important contribution to the area. However, the associated map does not identify the site as one with a character defining or supporting building. The survey results determined the building to be non-contributing because it post-dates the area's period of significance.

General observations and variations in outcomes



Observations

- Only a small number of contributing (character defining or character supporting) buildings exist in the Ellerslie SCA, almost all of which are located in close proximity to the Main Highway intersection with Ladies Mile. All character defining buildings are identified as being of potential historic heritage significance.
- Non-contributing buildings feature throughout the Ellerslie SCA and outweigh the number of contributing buildings present. All post-date the area's period(s) of significance. The area also comprises a few vacant lots (currently in use as carparks), an area of open space, and a few buildings located to the rear of street-facing buildings that are not visible from the street.

[7] AUP (OIP) 15.1.6.5. Special Character Areas Overlay – Business: Ellerslie
[8] AUP (OIP) 15.1.6.5.1. Extent of area

Variations		
1	Southern Cross Building 87-93 Main Highway	'Character defining' to 'Character supporting' *(Prominent building from period of significance, but with a rooftop addition and highly changed façade)*
2	Snooker Saloon (former) 107-109 Main Highway	'Character supporting' to 'Character defining' *(Modest traditional building that is the oldest surviving commercial building in the centre)*
3	130A Main Highway	'Character defining' to 'Non-contributing' *(Built in 1960s, post-period of significance)*
4	130B Main Highway	'Character defining' to 'N/A – Not visible' *(Split lot. Villa located behind a street-fronting building on an AUP (OIP)-identified character defining site, but not currently visible based on desk-top survey)*
5	133A Main Highway	'Character defining' to 'Non-contributing' *(Built in 1960s and modified in 1990s, post period of significance)*

Review of special character values

Extent of area	The AUP (OIP) extent of the Ellerslie SCA largely corresponds with the underlying Business – Town Centre Zone, which currently extends well beyond the small number of buildings that contribute to the area's special character values.	
Special character values present	***Historical:*** Ellerslie was formerly an outlying rural village that first experienced commercial development in the late nineteenth century around the railway line and one of the earliest roads (Great South Road) in the area. Horse-racing also formed an important part of the area's history. These associations, though still relevant to the identity of the community, are not legible in the buildings that exist in the Ellerslie SCA today. The earliest buildings in the area date from the early twentieth century and include residential shops, a civic building and a post office. Whilst these buildings are of value for illustrating a key period of growth in the area, bolstered by the arrival of the electric tram in the 1920s, their number is considerably outweighed by commercial development dating from the 1950s onwards – post the area's period of significance. As a result, the area is not considered to collectively reflect an important aspect, period or pattern of development in the locality. ***Physical and visual qualities:*** The Ellerslie SCA has some value for its small number of early twentieth century buildings that reflect several important types and architectural styles associated with the area's key period of significance (1901-1939). In an area predominantly characterised by post-1950 buildings, however, these physical and visual qualities do not extend to the area as a whole.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	No. Whilst the area demonstrates in its built fabric a period of development from the 1900s to the 1930s, this early twentieth century character is not the most dominant. Later development has occurred in the Ellerslie SCA, particularly following the construction of the Southern Motorway in the 1950s, which split the borough and its commercial centre along Main Highway. Like many commercial centres, there is a degree of regularity in the area's built form. Buildings are mainly one and two storeys in height, are built to the front boundary line, and generally occupy the full width of the site. Whilst these characteristics provide the area with a sense of visual coherence and continuity, they do not necessarily translate to special character values.

	Architectural values	No. The Ellerslie SCA's identified architectural values are primarily embedded in a small number of buildings that illustrate some key styles associated with the area's periods of significance. Examples include Spanish Mission (111-121 Main Highway), Arts and Crafts (Mackenzie's Buildings, 114-118 Main Highway), and Georgian Revival (Former Ellerslie Post Office, 124 Main Highway) styles. Whilst the detached nature and physical qualities of these buildings give them a presence in the streetscape and establish them as key architectural components in the area, their small number means that they are overshadowed by buildings that post-date the area's period of significance. The greater part of the area comprises a mixture of relatively modest mid-century structures and contemporary buildings, the majority of which are of concrete construction and are, overall, not considered to complement the architectural qualities that contribute to the area's identified special character.
	Urban structure	No. The area's relatively fine-grained subdivision and variety of building ages, types and styles creates a varied commercial streetscape that retains the form of a traditional suburban retail centre. However, it is the small number of early twentieth century buildings, rather than the overall urban structure, that contribute any special character value to the area. The public plaza/open space with large specimen trees together with the two Norfolk Pines that flank Main Highway to the east and west, contribute to the visual qualities of this predominantly urban environment.
Overall findings	As shown in the above maps and review of character values, only a small number of buildings in the Ellerslie SCA demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Most of the buildings in the area post-date its early twentieth century period of significance and have consequently been identified as non-contributing buildings. As a result, the area overall is not considered to exhibit the special character values identified in the AUP (OIP). Almost all (five out of the six) contributing buildings have been identified as having potential historic heritage significance for their association with Ellerslie's early commercial development and social history. Opportunities may therefore exist to revisit the Ellerslie SCA and explore alternative ways of managing existing values.	

Photographs (desk-top survey results)

'Character defining' buildings



Figure 1: Former Borough Council Chambers, 137-141 Main Highway (Google Street View, March 2021)



Figure 2: Former Ellerslie Post Office, 124 Main Highway (Google Street View, March 2021)



Figure 3: 111-121 Main Highway (Google Street View, March 2021)



Figure 4: Former Snooker Saloon, 107-109 Main Highway (Google Street View, March 2021)



Figure 5: Mackenzie's Buildings, 114-116 Main Highway (Google Street View, March 2021)

'Character supporting' building



Figure 6: Southern Cross Building, 87-93 Main Highway (Google Street View, March 2021)

‘Non-contributing’ buildings (representative examples)



Figure 7: 133A Main Highway (Google Street View, March 2021)



Figure 8: 127 Main Highway (Google Street View, March 2021)



Figure 9: Four Square, 126 Main Highway (Google Street View, March 2021)



Figure 10: 8 Robert Street (Google Street View, March 2021)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

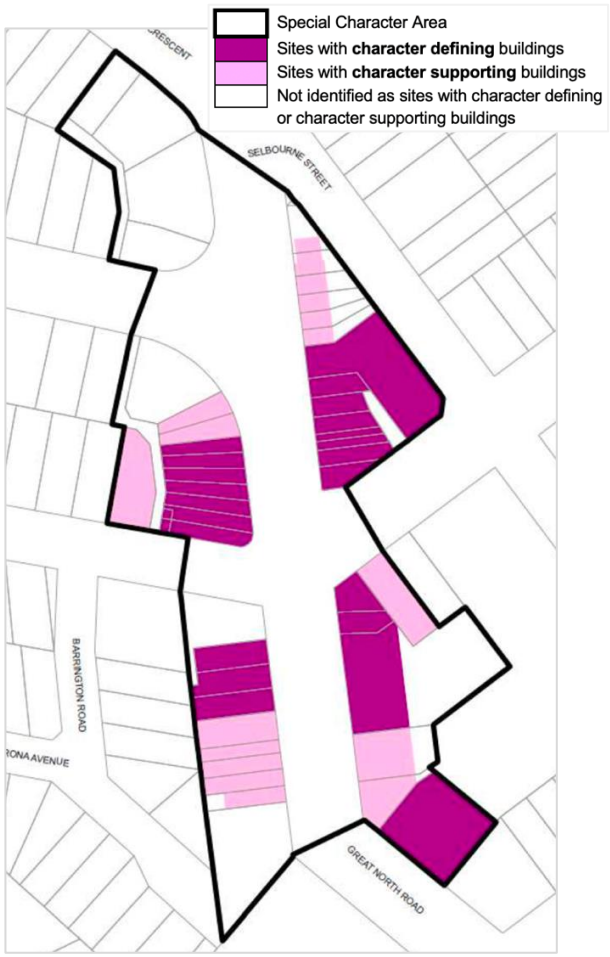
Name	**GREY LYNN**
Suburb(s)	Grey Lynn
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**).
Development pattern(s) and/or historical theme(s)	Traditional suburban shopping centre (small-scale), associated with tram suburbs.
Key period(s) of significance	Interwar period (1919-1939)
AUP (OIP) Historic heritage places	Terrace Houses (ID 01677)
AUP (OIP) Zone(s)	Business – Local Centre Zone
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Grey Lynn Special Character Areas Overlay – Business (**SCA**). The area is located on Great North Road, a principal thoroughfare that runs roughly north-south through the well-established inner residential suburb of Grey Lynn, and is centred on the intersection with Williamson Avenue and Tuarangi Road. The scheduled historic heritage place is located at the southern edge of the area. With the exception of the supermarket and associated carpark that abuts part of its eastern boundary, the SCA is principally surrounded by residential streets, some of which (north-east and south-east) are covered by the Special Character Areas Overlay – Residential: Isthmus A.	

Key survey data

Survey date(s)			June 2021		
Level of survey	**Field survey**		100%		
	Desk top survey		N/A		
Total number of records			38		
Total number of buildings			34		
Breakdown	**Street-facing buildings**		34		
	Contributing[1] buildings	AUP (OIP)	26	Character defining	17
				Character supporting	9
		Survey results	20	Character defining	15
				Character supporting	5
Number of variations between AUP (OIP) and survey results			10[2]		
Number of historic heritage flags[3]			3 places (marked ★ on maps)		
Historic heritage area flag[4]			Not at this time[5]		

Comparisons: mapping 'contribution'

AUP (OIP



Survey results



[1] Identified as 'character defining' or 'character supporting' buildings.
[2] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[3] Buildings identified as being of potential historic heritage significance.
[4] Does the area or part of the area have potential to be a historic heritage area?
[5] Whilst the area continues to exhibit the historical values and physical and visual qualities associated with its special character, it has not been prioritised for a historic heritage evaluation at this time. This can be revisited in the future as resources allow.

In comparing the AUP (OIP) with the survey results, ten variations have been identified. Of these, one building has an increased level of contribution[6] while eight buildings and one (vacant) site have a reduced level of contribution[7]. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP) and differences in assessment. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

An inconsistency has been identified in the AUP (OIP) Grey Lynn SCA Character Statement and associated Special Character Area Map[8]. The former Arch Hill Hotel, 584 Great North Road is listed in the character statement as a 'character defining' building, whilst on the map the site is not identified as one with a character defining or character supporting building. The survey results found that the building has been so highly modified that its period of development and architectural detailing are no longer evident. As such, the building is not considered to contribute to the character of the area.

General observations and variations in outcomes



Observations

- Contributing (character defining or character supporting) buildings are concentrated around the crossroads of Great North Road, Tuarangi Road and Williamson Avenue and along the eastern side of Great North Road. These include places with potential historic heritage value.
- The eastern side of Great North Road contains a considerably intact group of character defining buildings, which create a sense of visual continuity. Those located between Williamson Avenue and Crummer Road represent some of the first sites developed during the area's key period of significance.
- Non-contributing buildings are focussed around the Great North Road and Surrey Crescent junction in the northernmost portion of the area and also in the south-western corner of the area. These buildings are either highly modified or post-date the area's period of significance.
- Overall, the concentration of contributing and non-contributing buildings identified in the survey results largely correspond with those identified in the AUP (OIP). Differences in the level of contribution attributed are most evident in the north-eastern and south-western portions of the area.

[6] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[7] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.
[8] AUP (OIP) 15.1.6.6. Special Character Areas Overlay – Business: Grey Lynn, and 15.1.6.6.1. Extent of area map.

Variations		
1	571 Great North Road	'Character supporting' to 'Non-contributing' *(Former St Columba Church Hall from period of significance, but now highly modified such that the original building is no longer legible)*
2	606-612 Great North Road	'Character supporting' to 'N/A – Not visible' *(Vacant lot used as car park)*
3	604 Great North Road	'Character defining' to 'Non-contributing' *(Built early 1950s, post period of significance)*
4	596-602 (602)[9] Great North Road	'Character defining' to 'Character supporting' *(Modest building from period of significance that occupies same site as a character defining building and makes a no greater than moderate contribution)*
5	1A Tuarangi Road	'Character defining' to 'Character supporting' *(Split lot. Former valve house, a modest utilitarian structure on a secondary street, which makes a no greater than moderate contribution)*
6	568 Great North Road	'Character supporting' to 'Non-contributing' *(Built 1993, post period of significance)*
7	564 Great North Road	'Character supporting' to 'Non-contributing' *(Built 1952, post period of significance)*
8	562 Great North Road	'Character supporting' to 'Non-contributing' *(Two-storey commercial building from period of significance, but highly modified)*
9	560 Great North Road	'Character supporting' to 'Non-contributing' *(Built c.1950s, post period of significance)*
10	Treacy's Building 505-519 Great North Road	'Character supporting' to 'Character defining' *(A relatively prominent building at southern gateway of area with a largely intact collection of shop fronts, which makes a greater than moderate contribution)*

Review of special character values

Extent of area	The AUP (OIP) extent of the Grey Lynn SCA closely aligns with the underlying Business – Local Centre Zone. This means that although the boundary captures the buildings that most strongly contribute to the area's special character values, it also encompasses a collection of non-contributing buildings, particularly to the north.
Special character values present	***Historical:*** The Grey Lynn SCA is of significance as a representative example of an early twentieth century small-scale outlying suburban. Established around the junction of Great North Road and Williamson Avenue in the 1880s, the area's initial development coincided with the formation of the neighbouring Surrey Hills Estate – Auckland's largest residential subdivision at that time. The only building that remains from this period is the former Arch Hill Hotel, which has been highly modified. The area's most significant phase of commercial and community development came after the arrival of the electric tram and was most prevalent during the interwar period. ***Physical and visual qualities:*** The Grey Lynn SCA is of significance for its concentration of early twentieth century buildings, which reflect the building types and architectural styles associated with its key period of development.

[9] When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	Yes, with some changes noted. The area continues to demonstrate in its built fabric a period of development from the 1900s to the 1920s and 1930s. However, development from the 1880s is no longer apparent due to the considerable changes made to the only building dating from this time (Arch Hill Hotel (former), 584 Great North Road). A mixture of single and two-storey buildings built close to the footpath remain, with those at the core of the area maintaining a continuous building line. A mixture of building types remains evident, including the former ASB Bank, Post Office and Cinema, which make an important contribution to the area. Exceptions include development to the northern end of the area where the scale, building height and setbacks are more mixed and the south-western corner of the area.
	Architectural values	Yes. The majority of the street-facing buildings continue to demonstrate the range of architectural styles associated with the area's key period of development and are predominantly of plastered brick construction. Examples of early or original shop front detailing remains evident, which contributes to the authenticity of some of the buildings in the area. Changes are still generally limited to below-verandah level (though the modulation of frontages is often retained) and the replacement of some first-floor window units.
	Urban structure	Yes. The area retains the form of a traditional suburban main street with its fine grain subdivision and traditional streetscape frontage still legible. It's focal point continues to be the Great North Road, Tuarangi Road and Williamson Avenue intersection where there is a strong sense of enclosure created by the continuous building frontages. These qualities are less apparent where post-1960s development has occurred close to the area's northern and southern boundaries.
Overall findings	As shown in the above maps and review of character values, the Grey Lynn SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). This is despite the reduced number of contributing buildings in the survey results. These values are most apparent at the Great North Road, Tuarangi Road and Williamson Avenue intersection, and along the eastern side of Great North Road, which represents the first phase of commercial development during the area's period of significance. Buildings that do not actively contribute to these values are generally concentrated close to the northern and southwestern edges of the area. Opportunities may therefore exist to modify the Grey Lynn SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Alway's Buildings, 543 Great North Road



Figure 2: Cameo Theatre (former), 563-567 Great North Road



Figure 3: ASB Bank (former), 592 Great North Road



Figure 4: 596-602 Great North Road

'Character supporting' buildings



Figure 5: 566 Great North Road



Figure 6: 1 Tuarangi Road

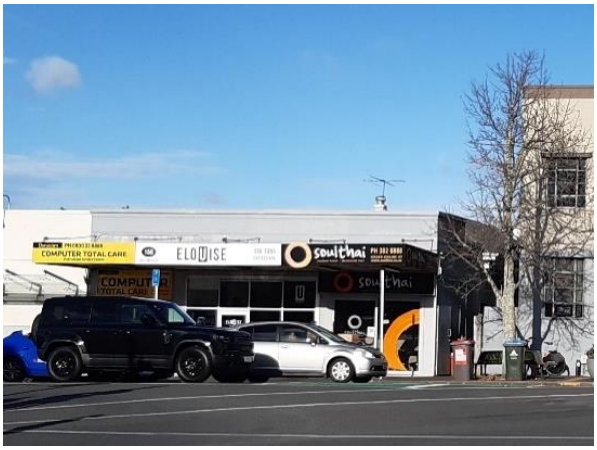


Figure 7: 154-158 Williamson Avenue



Figure 8: 602 Great North Road

'Non-contributing' buildings



Figure 9: St Columbus Church Hall (former), 571 Great North Road



Figure 10: 2 Surrey Crescent



Figure 11: Arch Hill Hotel (former),584 Great North Road



Figure 12: 554 Great North Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**KINGSLAND**
Suburb(s)	Kingsland
NPS-UD priority	RTN Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in Part) (**AUP (OIP)**). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Early city fringe suburban centre and traditional linear shopping strip.
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939)
AUP (OIP) Historic heritage places	Kingsland Post Office (former) (ID 01760); Page's Grain and Forage Store (ID 01759); Page's Building (ID 01757); Portland Buildings (ID 01758).
AUP (OIP) Zone(s)	Business – Local Centre Zone (principal) Business – Mixed Use Zone (north-eastern section)
Heritage New Zealand Pouhere Taonga listings	Kingsland Post Office (No. 678); A W Page's Grain Store (No. 2658); A W Page's Forage Store (No. 2659); Portland Buildings (No. 2653)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Kingsland Special Character Areas Overlay – Business (**SCA**). The extent covers the business area that extends along New North Road from the intersection with Bond Street and Sandringham Road to the west. The area includes two properties on Sandringham Road which are to the south of the main area, across the Western Railway Line adjacent to the Kingsland Railway Station at the original intersection of New North Road and Sandringham Road. The area runs parallel to the railway line. To the north and south of the area are residential streets, many of which are covered by the Special Character Areas Overlay – Residential: Isthmus A.	

Key survey data

Survey date(s)			July 2021		
Level of survey	**Field survey**		100%		
	Desk top survey		N/A		
Total number of records			39		
Total number of buildings			38		
Breakdown	**Street-facing buildings**		38		
	Contributing[1] buildings	AUP (OIP)	26	Character defining	18
				Character supporting	8
		Survey results	25	Character defining	15
				Character supporting	10
Number of variations between AUP (OIP) and survey results			6[2]		
Number of historic heritage flags[3]			3 places (marked ★ on maps)[4]		
Historic heritage area flag[5]			Yes (in part)		

Comparisons: mapping 'contribution'

AUP (OIP)



[1] Identified as 'character defining' or 'character supporting' buildings.
[2] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[3] Buildings identified as being of potential historic heritage significance.
[4] One of these places is recorded as two buildings as a split parcel, but would be assessed as one place. That is the Trinity Methodist Church and church hall at 400 New North Road.
[5] Does the area or part of the area have potential to be a historic heritage area?

Survey results



In comparing the AUP (OIP) with the survey results, six variations have been identified. Of these, one building is found to have an increased level of contribution[6] while five buildings are found to have a reduced level of contribution[7]. These variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Despite these variations, the overall number of 'contributing' buildings remains largely unchanged.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

[6] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[7] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

General observations and variations in outcomes



Observations

- Contributing (character defining or character supporting) buildings are located on both sides of New North Road, with a strong concentration around the junction of New North Road, Central Road and Edendale Road at the centre of the SCA.[8] While the southern side has the greatest collection of character defining buildings dotted along the length of the SCA, the northern side displays a strong collection of character supporting buildings, particularly to the west of Central Road. Together the contributing buildings form a visually cohesive group that make up the area's historic commercial core.
- On the northern side of Sandringham Road two strong contributing buildings form a corner adjacent to the railway line. Once visually linked to commercial area of Kingsland, they are now separated from New North Road by the Kingsland railway station platforms and the pedestrian overbridge.
- Non-contributing buildings are generally located at the eastern and western ends of the area, with the greatest concentration located around New North Road between Central Road and Bond Street. All of the non-contributing buildings post-date the area's period of significance.

Variations

1	424 New North Road	'Character supporting' to 'Character defining' *(Largely intact single-storey shop that makes a greater than moderate contribution)*
2	480-484 New North Road	'Character defining' to 'Character supporting' *(Modified, making a no greater than moderate contribution)*
3	455 New North Road	'Character defining' to 'Character supporting' *(Former petrol service station from period of significance associated with the Page family. Substantially altered, but original features are still legible and makes a moderate contribution)*
4	481-483 New North Road	'Character defining' to 'Character supporting' *(Modified, making a no greater than moderate contribution)*
5	489-491 New North Road	'Character defining' to 'Character supporting' *(Modified, making a no greater than moderate contribution)*
6	507 New North Road	'Character supporting' to 'Non-contributing' *(Post-period of significance)*

[8] The corner of Edendale Road and New North Road was the original intersection of New North Road and Sandringham Road (formerly called Cabbage Tree Swamp Road).

Review of special character values

<table>
<tr><td>Extent of area</td><td colspan="2">The AUP (OIP) extent of the Kingsland SCA aligns largely with the underlying Business – Local Centre and Mixed Use zones. This means that whilst the extent captures the buildings that most strongly convey the area's special character values, it also encompasses a series of non-contributing buildings.</td></tr>
<tr><td>Special character values present</td><td colspan="2">Historical: Established in the 1880s following the opening of the Auckland to Helensville railway, the Kingsland SCA is a significant example of an early suburban commercial centre, formed as a result of the expansion of public transport and subsequent surrounding residential development. The key period of development occurred between the late 1890s and the 1930s. The area retains a significant group of buildings that collectively demonstrate this period of development.

Physical and visual qualities: The Kingsland SCA is of significance for its cluster of particularly notable commercial buildings with strong architectural values. The commercial character is combined with a number of residential villas, particularly on the northern side, some of which have had shop fronts added. The overall appearance of the Kingsland SCA reflects the area's consolidation and development during its key period(s) of development between the late 1890s and the 1930s.</td></tr>
<tr><td rowspan="2">Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?</td><td>Built form</td><td>Yes. The key period(s) of development is still evident in the number of buildings that date from the late 1890s to 1930s.

The contributing buildings are both one and two storeys, facing the street. At the heart of the area there is a predominance of two storey commercial buildings addressing corner sites, constructed to the front boundary, occupying the full width of the site and creating a continuous building line facing the street. Variations in the set back of buildings from the street occur to the east and west, with the Trinity Methodist Church and Hall, the former Post Office and the villas on the northern side of New North Road to the west, which are set back from the front boundaries.

Most of the area is characterised by either character defining or character supporting buildings. However, there is a cluster of later, non-contributing development in the north-eastern block between Central Road and Bond Street.</td></tr>
<tr><td>Architectural values</td><td>Yes. Just over half of the buildings in the Kingsland SCA demonstrate the architectural styles associated with the Victorian and Edwardian period(s) of development mixed in with a small number of building styles from the interwar period.

The more substantial buildings on New North Road are plaster-rendered brick designed in Italianate and Classical architectural styles. These include all of the Page's buildings and the Portland Buildings. The timber Trinity Methodist Church and hall demonstrate simple Gothic Revival styles. Also within the area are timber Victorian and Edwardian villas, some with added shop fronts. The later Moderne styled former movie theatre adds architectural interest along with the former post office which complements the streetscape with its strong Free Classical design with Arts and Crafts influences.

Notable architectural changes that contribute to the character values include the alterations to the first-floor façade of the building at 434-448 New North Road which, although was originally an earlier Edwardian style, it is now a combination of two neighbouring buildings. In integrating the two, the building now displays an Art Deco frontage at the first-floor level. There are a number of changes to below-verandah shop fronts.</td></tr>
</table>

	Urban structure	Yes. A traditional suburban retail strip, formed as a result of an 1882 subdivision, is still clearly legible. The urban structure is particularly strong close to the corner of New North Road, Central Road and Edendale Road next to the railway station. Apart from traditional commercial premises, the area contains an eclectic mix of other building types including a church and hall, post office, movie theatre, villas, an interwar apartment block and a former service station. The area has a mix of post-1960s development creating breaks in the continuity of traditional frontages with a cluster of later development east of Central Road on the north side of New North Road. Basalt kerbing exists throughout.
Overall findings	As shown in the above maps and review of character values, the Kingsland SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). These values are evident throughout the area, with particularly strong commercial buildings around the junction of New North Road, Central Road, Edendale Road and on the opposite side of the pedestrian bridge on Sandringham Road. Other strong contributors exist along the southern side of New North Road, reflecting the establishment of infrastructure to support the growing community in the Kingsland SCA. All contributing buildings reflect the early and progressive development of the area during the late nineteenth and early twentieth centuries. Buildings that do not actively contribute to these values are concentrated in the north-eastern block of the area between Central Road and Bond Street (with the exception of the former garage on the corner of Central and New North roads) and are sprinkled sparingly amongst the contributing buildings along the remaining section of New North Road. Opportunities may therefore exist to modify the Kingsland SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character. As one of Auckland's early suburban centres, evident in its relatively intact collection of impressive buildings from the late nineteenth and early twentieth centuries, parts of the Kingsland SCA also have potential to be of significance as a historic heritage area.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: 27 Sandringham Road (Google Street View, March 2021)



Figure 2: Page's Building, 460-466 New North Road (Google Street View, March 2021)



Figure 3: Trinity Methodist Church, 400 New North Road (Google Street View, March 2021)



Figure 4: Former Kingsland Post Office, 478 New North Road (Google Street View, March 2021)

'Character supporting' buildings



Figure 5: 511 New North Road (Google Street View, March 2021)



Figure 6: 480-484 New North Road (Google Street View, March 2021)

'Non-contributing' buildings



Figure 7: 433-437 New North Road (Google Street View, March 2021)



Figure 8: 453 New North Road (Google Street View, March 2021)



Figure 9: 445 New North Road (Google Street View, March 2021)



Figure 10: 498 New North Road (Google Street View, March 2021)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**MOUNT EDEN VILLAGE**
Suburb(s)	Mount Eden
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan Operative in Part (**AUP (OIP)**). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Early outlying rural village developed as a suburban village centre. Traditional main street and tram suburb.
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939)
AUP (OIP) Historic heritage places	Cucksey's Buildings (ID 01745); Ambury's Dairy (former) (ID 01746); Crystal Palace Theatre (ID 01747); Greyfriars Church (ID 01748)
AUP (OIP) Zone(s)	Business – Local Centre Zone (principal) Business – Mixed Use Zone (northern and southern section) Open Space - Informal Recreation Zone (southern section)
Heritage New Zealand Pouhere Taonga listings	Crystal Palace (No. 512); Greyfriars Church (Presbyterian) (No. 513)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Mount Eden Village Special Character Areas Overlay: Business (**SCA**). The business area is focussed along Mount Eden Road, a principal thoroughfare that extends roughly north-south through the well-established residential suburb of Mount Eden. The extent encompasses two distinct commercial areas – one in the north and one in the south – connected by a central residential link. The SCA is surrounded by residential streets, some of which (to the south-east and south-west) are covered by the Special Character Areas Overlay: Residential Isthmus B. To the north-east is the volcanic cone of Mount Eden/Maungawhau, which is identified in the AUP (OIP) as historic heritage place (ID 01577). The entire SCA is covered by the Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay.	

Key survey data

Survey date(s)			August 2021		
Level of survey	**Field survey**		100%		
	Desk top survey		N/A		
Total number of records			92		
Total number of buildings			74		
Breakdown	**Street-facing buildings**		66		
	Contributing[1] buildings	AUP (OIP)	51[2]	Character defining	40
				Character supporting	11
		Survey results	55	Character defining	26
				Character supporting	29
Number of variations between AUP (OIP) and survey results			26[3]		
Number of historic heritage flags[4]			8 places (marked ★ on maps)[5]		
Historic heritage area flag[6]			Yes		

Comparisons: mapping 'contribution'

AUP (OIP)



Survey results



[1] Identified as 'character defining' or 'character supporting' buildings.
[2] There are a total of 53 contributing sites in the AUP (OIP), but only 51 contributing buildings. The other two sites consist of a vacant lot and a reserve/carpark.
[3] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[4] Buildings identified as being of potential historic heritage significance.
[5] One of these places is recorded as two buildings but would be assessed as one place. That is the Trinity Methodist Church and church hall at 400 New North Road.
[6] Does the area or part of the area have potential to be a historic heritage area?

In comparing the AUP (OIP) with the survey results, 21 variations have been identified. Of these, five buildings (or sites) are found to have an increased level of contribution[7] while 16 have a reduced level of contribution[8]. The variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and/or the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Despite the relatively high number of variations identified between the AUP (OIP) and survey results, the overall number of 'contributing' buildings is unchanged. The main difference is the number of character defining and character supporting buildings identified by the survey, with the results showing less character defining and more character supporting buildings than in the AUP (OIP).

It should be noted that the AUP (OIP) identifies each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern commercial blocks



Observations

- Contributing (character defining or character supporting) buildings feature throughout the sub-area, which represents the main commercial section of Mount Eden village. This sub-area has the greatest number of character defining buildings in the SCA.
- A small number of non-contributing buildings are scattered throughout this sub-area. All post-date the area's period of significance, being small commercial buildings dating from 1960-present.
- There are few differences between the survey results and the AUP (OIP) in this sub-area. The key difference is the small increase in the number of contributing buildings.
- There are several buildings with historic heritage flags in this sub-area, including the Till and Son Building, 427-429 Mount Eden Road and the former Mount Eden Post Office, 466 Mount Eden Road.

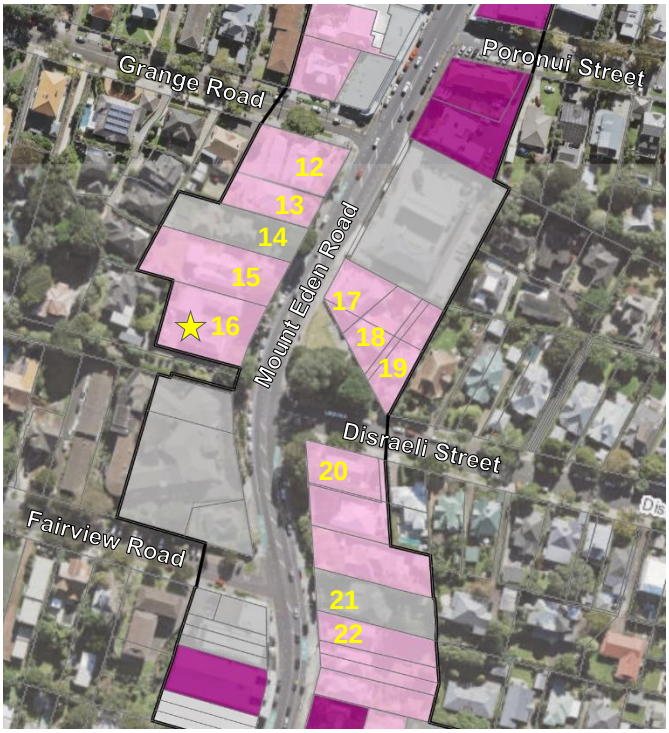
Variations

1	395 Mount Eden Road	'Character defining' to 'Character supporting' *(Modified, makes a no greater than moderate contribution)*
2	431-433 Mount Eden Road (villa at rear of shop)	'Character defining' to 'Character supporting' *(Split lot. Residential building (villa) from period of significance that supports the character of the area)*

[7] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[8] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

3	437-441 Mount Eden Road (villa at rear of shop)	'Character defining' to 'Character supporting' *(Split lot. Residential building (villa) from period of significance that supports the character of the area)*
4	443-445 Mount Eden Road (villa at rear of shop)	'Character defining' to 'Character supporting' *(Split lot. Residential building (villa) from period of significance that supports the character of the area)*
5	1 Ngauruhoe Street	'Character defining' to 'Character supporting' *(Residential building (villa) from period of significance that supports the character of the area)*
6	447 (447A)[9] Mount Eden Road	'Character defining' to 'Non-contributing' *(Post period of significance)*
7	451 Mount Eden Road	'Character defining' to 'Non-contributing' *(Post period of significance)*
8	453-453E Mount Eden Road	'Not identified' to 'Character supporting' *(Residential building (villa) from period of significance that supports the character of the area)*
9	1 Grange Road	'Not identified' to 'Character supporting' *(Residential building (villa) from period of significance that supports the character of the area)*
10	454-456 Mount Eden Road (villa at rear of shop)	'Character defining' to 'Character supporting' *(Split lot. Residential building (villa) from period of significance that supports the character of the area)*
11	466A Mount Eden Road	'Not identified' to 'Character supporting' *(Former post and telegraph exchange from period of significance)*

Sub-area B: Central residential link



Observations

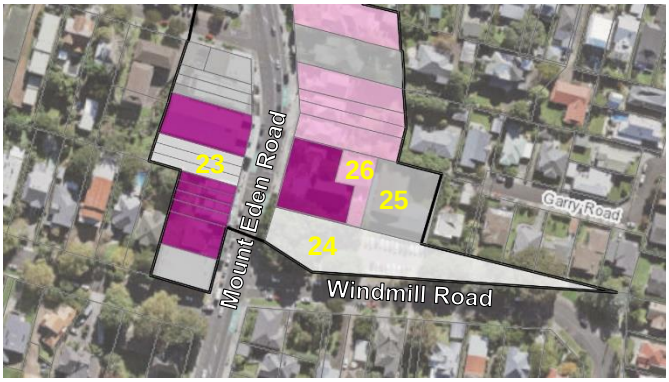
- Contributing buildings feature throughout this sub-area and mainly comprise character supporting residential buildings.
- Non-contributing buildings are scattered throughout the sub-area. Most post-date the area's period of significance, while others have been compromised by a high level of modification.
- There are a number of differences between the survey results and the AUP (OIP) in this sub-area. They are mainly a result of a lower level of contribution being attributed to several buildings on the western side of Mount Eden Road. These buildings are residential and, like the villas located on the eastern side of this link, are generally considered to support rather than define the character of the area.
- One building at 465 Mount Eden Road has an historic heritage flag.

[9] When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number of the building in question.

Variations

12	457-459 Mount Eden Road	'Character defining' to 'Character supporting' *(Modified, making a no greater than moderate contribution)*
13	457-459 Mount Eden Road	'Character defining' to 'Character supporting' *(Additional house (bungalow) on same property making a no greater than moderate contribution)*
14	461 Mount Eden Road	'Character defining' to 'Non-contributing' *(Post period of significance)*
15	463 Mount Eden Road	'Character defining' to 'Character supporting' *(Modified, making a no greater than moderate contribution)*
16	465 Mount Eden Road	'Character defining' to 'Character supporting' *(Modified, making a no greater than moderate contribution)*
17	510 Mount Eden Road	*'Character defining' to 'Character supporting'* *(Modified villa, making a no greater than moderate contribution)*
18	2A Disraeli Street	*'*Character defining' to 'Character supporting' *(Modified bungalow, making a no greater than moderate contribution)*
19	2 Disraeli Street	'Character defining' to Character supporting' *(Modified bungalow, making a no greater than moderate contribution)*
20	520 Mount Eden Road	'Not identified' to 'Character supporting (Former hall from period of significance that supports the character of the area)
21	532 Mount Eden Road	Character supporting' to 'Non-contributing' (Highly modified villa compromising its contribution)
22	536 Mount Eden Road	'Not identified' to 'Character supporting' *(Residential building (villa) from period of significance that supports the character of the area)*

Sub-area C: Southern commercial blocks



Observations

- There is a cluster of character defining buildings in this sub-area, including a relatively cohesive group of commercial buildings on the western side of Mount Eden Road.
- A small number of non-contributing buildings are located in this sub-area, which post-date the area's period of significance.

Variations

23	537A Mount Eden Road	'Character defining' to 'N/A – Not visible' *(Vacant land)*
24	2 Windmill Road	'Character supporting' to 'N/A – Not visible' *(Reserve)*
25	Greyfriars Memorial Hall 546 Mount Eden Road	'Character defining' to 'Non-contributing' *(Post period of significance)*
26	Greyfriars Hall 546 Mount Eden Road	'Character defining' to 'Character supporting' (*No greater than moderate contribution*)

Review of special character values

Extent of area	The AUP (OIP) extent of the Mount Eden Village SCA aligns with the underlying Business – Local Centre and Mixed Use zones. The extent comprises two distinct commercial areas, northern and southern, connected by a series of residential lots, which collectively illustrate the early village character of Mount Eden.	
Special character values present	***Historical:*** The Mount Eden Village SCA is of significance as an example of a late nineteenth century outlying rural village that developed into an established twentieth century suburban commercial centre. First established in the 1870s as a centre serving the surrounding small farm allotments, the village development intensified in the late 1890s when Auckland's electric tram was extended along Mount Eden Road and farmlets were subdivided for housing. A more substantial village centre with larger masonry buildings replaced earlier timber structures, reflecting the growing prosperity of the suburb. The further extension of the tramline along Mount Eden Road in the 1920s led to the development of another block of shops further south and more intensive residential development in the form of apartments. The area clearly demonstrates the consolidation and development of the village and the connection of the commercial centre with its residential neighbourhood. ***Physical and visual qualities:*** The Mount Eden Village SCA is of significance for its collection of buildings that reflect the types and architectural styles associated with its progressive development from an outlying rural village to a substantial suburban commercial centre. The distinctive mix of building types, including commercial, civic, religious, community and residential, demonstrates the period of considerable expansion and growth that occurred in the late nineteenth century through to the 1920s and 1930s. Immediately north of the village is the volcanic cone of Mount Eden/ Maungawhau, which visually has a distinctive presence and is an important element for this special character area.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	Yes. The key periods of development are evident in the number of buildings that date from the late 1890s to 1930s. The scale of development is generally single or two-storeyed with a variety of building types including shops, a post office, a picture theatre, churches, houses and apartments. A predominance of two-storey buildings with continuous verandahs and built to the front boundary along the northern block from Valley Road to Stokes and Essex Roads provide the greatest level of enclosure within the area. On the southern side of this intersection up to Poronui Street on the eastern side and Grange Road on the western side is a greater mix of building heights and less continuous building frontage. This section has a number of interwar buildings built in front of earlier villas, illustrating an important transition in the area's early pattern of development from residential to commercial. Another small commercial block on the southern end of the SCA is linked by a series of residential properties set back from the street boundary with large gardens, mature trees and basalt walls. Concentrated on the western side of the road, the southern commercial block along with Greyfriars Church and Windmill Domain on the eastern side define the end of the SCA. Early twentieth century apartment blocks, concentrated in and around the northern commercial sector, also contribute to the built form of the area.

	Architectural values	Yes. The majority of street facing buildings in the Mount Eden Village SCA demonstrate the architectural styles associated with the area's periods of development. Contributing commercial buildings are of masonry construction, with a plaster rendered, painted or exposed brick finish. Examples of more modest timber shops also remain. Buildings dating from the early 1900s are generally designed in the Edwardian Italianate or Classical style with decorative details such as moulded pilasters and ornamental parapets, keystones and corbels on windows, along with some moulded cast iron verandah posts. Later commercial buildings (including the Crystal Palace Theatre) from the 1920s and 1930s, are designed in the Stripped Classical style. Residential buildings are predominantly of timber construction with architectural styles including Victorian, Edwardian and transitional timber villas along with later bungalows and Arts and Crafts style houses. Some other residential architectural styles are Art Deco/Moderne and Spanish Mission influenced apartments with a plaster rendered or exposed brick finish. Another architectural style in the area is the Gothic Revival style. Evident in the design of a number of the churches, the style often incorporates gable roofs, lancet and rose windows.
	Urban structure	Yes. The northern commercial core of Mount Eden demonstrates a fine-grained urban character, which represents a traditional main street configuration with active street frontages. An important characteristic of this northern sector is a group of interwar shops with residential villas behind, all of which are from the period of significance. Collectively, they reflect an important pattern of development in the SCA. The southern commercial core also displays a small but strong urban character, particularly with the presence of the Crystal Palace. The central residential area displays a greater variation of lot sizes and setbacks, with landscaping, trees (some notable), and front gardens. Basalt walls and bluestone kerbing feature throughout the special character area, making reference to the village's relationship to the volcanic cone Mount Eden/Maungawhau, and contributing to its streetscape character. Small public reserves are located on two street corners adding to the leafy village feel of the SCA.
Overall findings	As shown in the above maps and review of character values the Mount Eden Village SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Whilst these values are evident throughout the area, they are especially prevalent in the northern and southern sub-areas, which feature cohesive blocks of contributing buildings that reflect the area's early and ongoing commercial development. A small number of buildings that do not actively contribute to the special character values are located within the SCA, and mainly post-date the area's period of significance. Some opportunities may be considered to modify the Mount Eden Village SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character. As one of Auckland's early suburban centres, evident in its relatively intact collection of commercial buildings and landmark structures from the late nineteenth and early twentieth centuries, parts of the Mount Eden Village SCA also have potential to be of significance as a historic heritage area.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Till and Son Building, 427-429 Mount Eden Road



Figure 2: Former Mount EdenPost Office, 466 Mount Eden Road



Figure 3: Mount Eden Methodist Church and Church hall, 466 Mount Eden Road



Figure 4: Grange Hall Apartments, 492 Mount Eden Road

'Character supporting' buildings



Figure 5: 410 Mount Eden Road



Figure 6: 416-418 Mount Eden Road



Figure 7: 457-459 Mount Eden Road



Figure 8: 465 Mount Eden Road

'Non-contributing' buildings



Figure 9: 435 Mount Eden Road



Figure 10: 436 Mount Eden Road



Figure 11: 496-502 Mount Eden Road

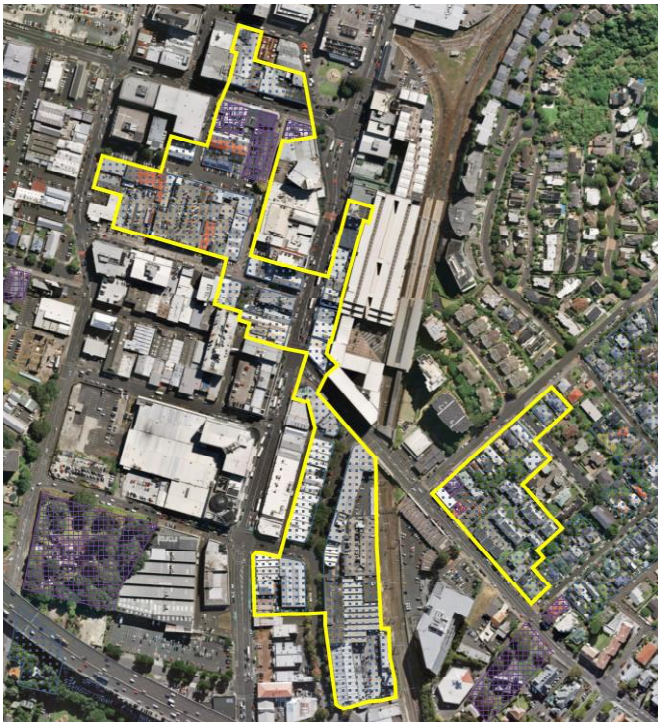


Figure 12: 451 Mount Eden Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**NEWMARKET**
Suburb(s)	Newmarket, Remuera
NPS-UD priority	Metropolitan Centre, Metropolitan Centre Walkable Catchment and RTN Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**).
Development pattern(s) and/or historical theme(s)	Early commercial and light industrial centre. Traditional shopping strip (with secondary streets).
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939) (Secondary phase[1]: WWII-Post war period (1940-1959))
AUP (OIP) Historic heritage places	Excelsior Building (ID 1711); Kent's Building (ID 1712); Kent's Bakery (former) (ID 1779); Carlton Club (former) (ID 1713); Newmarket Police Station (former), including masonry villa and lock-up (ID 2545)
AUP (OIP) Zone(s)	Business – Metropolitan Centre Zone (principal) Business – Mixed Use Zone Residential – Terrace Housing and Apartment Building Zone Open Space – Informal Recreation Zone (one site)
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent[2] of the Newmarket Special Character Areas Overlay – Business (**SCA**). The area is centred on parts of Broadway, Khyber Pass Road and Remuera Road and captures Newmarket's early commercial centre and secondary streets to the west and south. The extent also encompasses a small residential area to the south-east. The SCA is predominantly surrounded by commercial and mixed-use development. To the east, the residential area borders streets that are subject to the Special Character Areas Overlay – Residential Isthmus A. The commercial and residential portions of the extent are split by the railway line and the Southern Motorway is located close to the area's southernmost boundary.	

[1] A secondary phase of development has been added to align with the two key periods of significance identified in Schedule 15 of the AUP (OIP) (15.1.6.11. Special Character Areas Overlay – Business: Newmarket). In Newmarket, buildings from this later period of development have the potential to *support* the character of the area due to their historical associations with the centre's commercial and industrial expansion. However, to be assigned 'character supporting', the buildings also need to demonstrate the physical and visual qualities that characterise the area, with greater emphasis placed on integrity, architectural quality and building type/use.

[2] The extent shown on Auckland Council GeoMaps differs slightly from that shown in the Special Character Areas Map in Schedule 15 of the AUP (OIP) (15.1.6.11. Special Character Areas Overlay – Business: Newmarket). This is also addressed under 'Variations' on page 6 of the report.

Key survey data

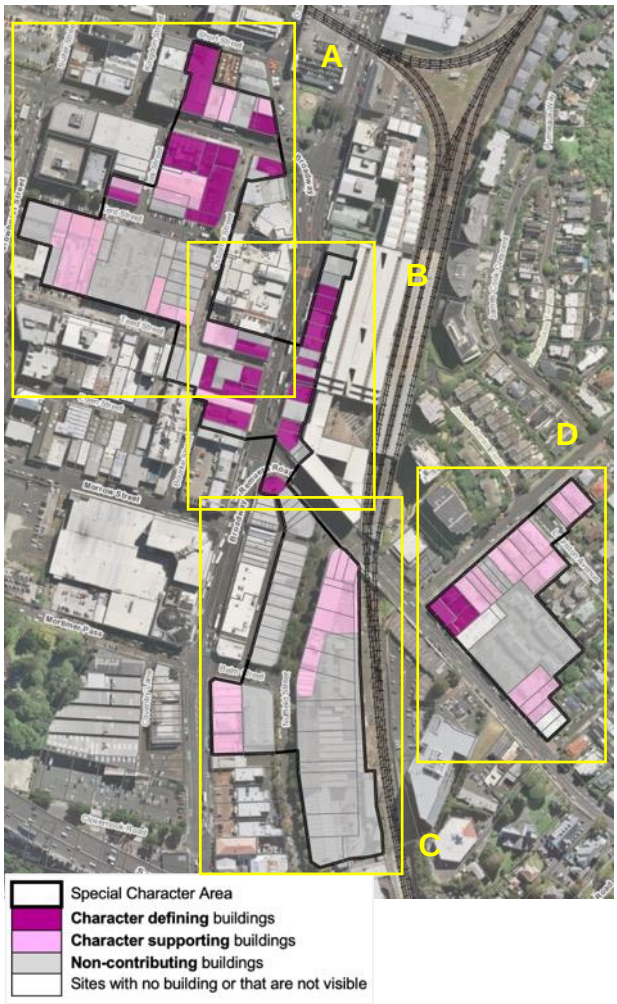
Survey date(s)			July 2021		
Level of survey	**Field survey**		100%		
	Desk top survey		N/A		
Total number of records			99		
Total number of buildings			93		
Breakdown	**Street-facing buildings**		91		
	Contributing[3] buildings	AUP (OIP)	35	Character defining	35
				Character supporting	0
		Survey results	55	Character defining	26
				Character supporting	29
Number of variations between AUP (OIP) and survey results			44[4]		
Number of historic heritage flags[5]			9 places (marked ☆ on maps)		
Historic heritage area flag[6]			Not at this time[7]		

Comparisons: mapping 'contribution'

AUP (OIP)



Survey results



[3] Identified as 'character defining' or 'character supporting' buildings.
[4] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[5] Buildings identified as being of potential historic heritage significance.
[6] Does the area or part of the area have potential to be a historic heritage area?
[7] Whilst the area continues to exhibit the historical values and physical and visual qualities associated with its special character, it has not been prioritised for a historic heritage area evaluation at this time. This can be revisited in the future as resources allow.

In comparing the AUP (OIP) with the survey results, 44 variations have been identified. Of these, 29 buildings/sites are found to have an increased level of contribution[8], while 15 are found to have a reduced level of contribution[9]. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP), differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Overall, the survey results have determined that there is a greater number of contributing buildings in the SCA than those identified in the AUP (OIP). This is mainly due to the identification of a large number of character supporting buildings, of which there are currently none in the AIP (OIP). The overall number of character defining buildings identified in the survey results, however, are fewer than those in the AUP (OIP).

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- This sub-area includes a mixture of commercial and light industrial buildings that mainly date from the SCA's primary period of significance or secondary phase of development.
- The greatest concentration of contributing (character defining or character supporting) buildings is on Khyber Pass Road and neighbouring secondary (Osborne and York) streets. This group comprises some of Newmarket's earliest extant commercial premises, several of which are scheduled historic heritage places and two others have been flagged as potential historic heritage places. Smaller clusters of contributing buildings are located on Kent and Teed streets.
- Non-contributing buildings are principally located on Kent, Osborne and Teed streets. Almost all post-date the area's primary period of significance. Those that date from the secondary phase of development are not considered to demonstrate the physical and visual qualities that characterise the area.

Variations

1	424 Khyber Pass Road	'Not identified' to 'Character defining' *(Two-storey residential shops from primary period of significance)*
2	432-434 Khyber Pass Road	'Character defining' to 'Character supporting' *(Modest commercial building from primary period of significance with modifications, making a moderate contribution)*

[8] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[9] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

3	440 Khyber Pass Road	'Not identified' to 'Character supporting' *(Commercial building from primary period of significance with modifications, making a moderate contribution)*
4	442 Khyber Pass Road	'Character defining' to 'Non-contributing' *(From secondary phase of development but makes little visual/physical contribution to the area)*
5	Daytone Building 444-448 Khyber Pass Road	'Character defining' to 'Character supporting' *(Occupies the same site as a character defining building. From secondary phase of development and contributes to visual/physical qualities of the area)*
6	Excelsior Building 465-475 Khyber Pass Road	'Not identified' to 'Character defining' *(Notable commercial building from primary period of significance and scheduled as a historic heritage place)*
7	Kent's Building 481-487 Khyber Pass Road	'Not identified' to 'Character defining' *(Notable commercial building from primary period of significance and scheduled as a historic heritage place)*
8	Kent's Bakery (former) 2-8 Osborne Street	'Not identified' to 'Character defining' *(Important building from primary period of significance associated with early industrial/commercial activity in the area and scheduled as a historic heritage place)*
9	Carlton Club (former) 489 Khyber Pass Road	'Not identified' to 'Character defining' *(Landmark building from primary period of significance and scheduled as a historic heritage place)*
10	8 Kent Street (6 York Street)[10]	'Character defining' to 'Character supporting' *(Occupies the same site as a character defining building. From secondary phase of development and contributes to visual/physical qualities of the area)*
11	2-8 Osborne Street (3 York Street)	'Not identified' to 'Character supporting' *(Warehouse/store building from primary period of significance associated with early industrial/commercial activity)*
12	Cashmore Bros Limited 25 Kent Street	'Not identified' to 'Character supporting' *(Utilitarian building from secondary phase of development that supports the industrial/commercial character of the area)*
13	CRS Building 15 Kent Street	'Character defining' to 'Character supporting' *(Utilitarian building from secondary phase of development that supports the industrial/commercial character of the area)*
14	Cashmore Bros Building 15 Kent Street	'Character defining' to 'Character supporting' *(Conspicuous building with façade added during secondary phase of development, which contributes to visual/physical qualities of the area)*
15	8A Teed Street	'Not identified' to 'Character supporting' *(Modest commercial building from primary period of significance that makes a moderate contribution)*
16	Hayes Building 8 Teed Street	'Not identified' to 'Character supporting' *(Building from primary period of significance associated with industrial/commercial activity in the area)*
17	F Hayes & Co Ltd Metal Merchants 8 Teed Street	'Not identified' to 'Character supporting' *(Utilitarian building from primary period of significance associated with industrial/commercial activity in the area)*
18	2-4 Teed Street	'Not identified' to 'Character supporting' *(Extended utilitarian building from primary period of significance associated with industrial/commercial activity in the area)*

[10] When more than one building share an address (as shown in GeoMaps), a bracketed number/street name has been included to denote the physical street number of the building in question.

Sub-area B: Mid blocks



Observations

- This sub-area incorporates part of Newmarket's main commercial strip along Broadway where the majority of buildings date from the SCA's primary period of significance.
- Contributing buildings are located on both sides of Broadway. Those situated on the western side of the street form a visually cohesive group of two-storey buildings, several of which have been flagged as potential historic heritage places. A degree of visual coherence is also evident on the eastern side of the street. However, the buildings here are generally single-storey and their streetscape presence has been overshadowed by neighbouring modern development, located within and beyond the SCA extent.
- Several non-contributing buildings are interspersed amongst the contributing buildings, particularly on the eastern side of Broadway. These buildings are either highly modified structures that date from the area's periods of significance, or contemporary buildings that have replaced earlier structures and post-date the area's periods of significance.

Variations

19	188-192 Broadway	'Character defining' to 'Non-contributing' *(Building from primary period of significance, but highly modified such that it now appears a contemporary building)*
20	224-226 Broadway	'Character defining' to 'Non-contributing' *(Building possibly formed part of neighbouring buildings from primary period of significance, but now has a highly modified façade)*
21	205-209 Broadway (1 Teed Street)	'Character defining' to 'Non-contributing' *(Post period(s) of significance building that occupies the same site as a character defining building)*
22	238 Broadway	'Character defining' to 'Non-contributing' *(Contemporary building, post period(s) of significance)*
23	219-225 (219) Broadway	'Character defining' to 'Character supporting' *(Building from primary period of significance, but has been modified)*
24	250-254 Broadway	'Character defining' to 'Non-contributing' *(Contemporary building, post period(s) of significance)*
25	235-237 Broadway	'Character defining' to 'Non-contributing' *(Contemporary building, post period(s) of significance. Part of the building is located within the SCA extent as shown on the Special Character Areas Map[11], and part is located outside. This extent differs to that shown on GeoMaps, which does not include this building)*

[11] Schedule 15 Special Character Schedule, Statements and Maps (15.1.6.11.1 Extent of area).

Sub-area C: Southern blocks



Observations

- This sub-area features a mixture of commercial, office, warehouse and light industrial building types that date from the mid-twentieth century and are now largely in commercial use.
- Contributing buildings include a small group of shops on Broadway and the prominent former Auckland Electric Power Board (AEPB) Offices on the corner of Nuffield Street and Remuera Road. All date from the SCA's secondary phase of development and demonstrate the physical and visual qualities that characterise the area. The former AEPB office building has also been flagged as a potential historic heritage place.
- Non-contributing buildings dominate the sub-area. All date from the SCA's secondary phase of development and are associated with the area's industrial past. However, several of these buildings have been highly modified to accommodate new uses while others are not considered to demonstrate the physical and visual qualities that characterise the area.

Variations

26	Auckland Electric Power Board Offices (former) 2-38 Nuffield Street	'Character defining' to 'Character supporting' *(Landmark building with modifications from secondary phase of development that contributes to visual/physical qualities of the area)*
27	2-38 Nuffield Street	'Character defining' to 'Non-contributing' *(Multi-storey car park visible from Remuera Road, post period(s) of significance)*
28	352 Broadway	'Not identified' to 'Character supporting' *(Corner shop from secondary phase of development that contributes to the visual/physical qualities of the area)*
29	366-370 Broadway	'Not identified' to 'Character supporting' *(Shop from secondary phase of development that contributes to the visual/physical qualities of the area)*
30	372 Broadway	'Not identified' to 'Character supporting' *(Shop from secondary phase of development that contributes to the visual/physical qualities of the area)*

Sub-area D: Residential blocks



Observations

- This sub-area features a group of mainly residential buildings. Located on parts of Remuera Road, Middleton Road and Lauriston Avenue, the sub-area is physically separated from the main commercial centre by the railway line.
- Contributing buildings feature throughout the sub-area. With the exception of the former Newmarket Police Station site, all contributing buildings are in residential use and character and date from the SCA's primary period of significance. Given their physical detachment from the area's commercial core, however, these residential buildings do not read as part of the business area and respond more closely to the pattern of development of the adjacent Special Character Areas Overlay – Residential Isthmus A (where their level of contribution may be assessed differently).
- Non-contributing buildings in this sub-area post-date the SCA's periods of significance and include a series of modern townhouses and several vacant sites.

Variations

31	25 Middleton Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
32	23 Middleton Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
33	21 Middleton Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
34	19 Middleton Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
35	17 Middleton Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
36	15 Middleton Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
37	1 Lauriston Avenue	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
38	11 Middleton Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
39	9 Middleton Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
40	5 Middleton Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
41	Newmarket Police Station (former), including masonry villa and lock-up, 58 Remuera Road	'Not identified' to 'Character defining' *(Forms part of the same lot as 58 Remuera Road, occupied by character defining buildings and scheduled as a historic heritage place)*

42	72 Remuera Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
43	74 Remuera Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*
44	76 Remuera Road	'Not identified' to 'Character supporting' *(Residential building from primary period of significance)*

Review of special character values

Extent of area	The AUP (OIP) extent of the Newmarket SCA contains buildings that are closely associated with the area's commercial and industrial development during the late nineteenth and early twentieth centuries and subsequent expansion during the mid-twentieth century. It also captures a collection of residential buildings that is detached from the commercial core by the railway line. As part of a metropolitan centre that has experienced sustained growth and change over time, however, the SCA also incorporates modern development and buildings that have been highly modified, such that only parts of the area exhibit special character values.	
Special character values present	***Historical:*** The Newmarket SCA is of significance as one of Auckland's earliest established town centres. Whilst commercial development began as early as the 1850s, it was the late-1890s to 1930s that saw a surge in commercial activity and residential growth, reinforced by the centre's close proximity to the Auckland-Mercer railway line. Light industry also contributed to the town's ongoing expansion during the early to mid-twentieth century. These historical values are especially evident in the small groups of early twentieth century buildings on and around Broadway and Khyber Pass Road. ***Physical and visual qualities:*** The Newmarket SCA is of significance for its collections of buildings that reflect the types and architectural styles associated with the area's commercial and industrial growth and progressive development. Of particular note are the buildings that date from the area's key periods of development, particularly between the 1890s and 1930s and some examples from the mid-twentieth century.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	Yes. The area continues to demonstrate, in parts of its built fabric, street layout and urban patterns, the periods of development that contribute to its special character values. These qualities are especially visible on Broadway and Khyber Pass Road where there is a degree of visual coherence, and on some secondary streets to the west of Broadway. Traditional commercial buildings are generally constructed to the front boundary, creating a fine-grained development pattern that reflects the area's early subdivision. Residential buildings that date from the area's primary period of significance comprise a group of villas and bungalows that are removed from the principal commercial centre and are set back from the street edge with front yards. Whilst traditional buildings within the SCA are primarily of single and two-storey construction, the scale of more modern development is typically much larger. This is most evident on (and adjacent to) Broadway, where late twentieth and early twenty-first century commercial buildings generally range from three to six storeys. Although outside the SCA, the seven-storey apartment building that directly abuts the area's eastern extent is a highly visible structure that dominates the smaller scaled character buildings located on the eastern side of Broadway
	Architectural values	Yes. Buildings that contribute to the SCA's special character values continue to demonstrate a range of architectural styles associated with the area's key periods of development. Many of the nineteenth and early twentieth century commercial buildings feature Victorian and Edwardian Italianate styles of plastered brick construction. The

		interwar and mid-century warehouse and light industrial buildings feature more utilitarian designs, with examples including Art Deco, Moderne and Modernist styles of either plastered brick or concrete construction. Residential buildings mainly comprise Victorian villas, with a single example of a Californian bungalow and Moderne-style apartment building. Changes to commercial buildings are generally limited to below-verandah shop fronts (though their modulation is often retained) and the replacement of some first-floor window units. In some cases, more extensive changes have occurred, including roof-top additions and façade renewals. Large billboards or signage also screen the architectural detailing of a small number of buildings. Where changes have occurred to residential buildings, these generally take the form of front, rooftop and/or garage additions.
	Urban structure	Yes. The area's fine grain subdivision and continuous retail frontages on Broadway and Khyber Pass Road continue to create a strong sense of enclosure and contribute to a traditional commercial streetscape character. The relatively small-scale streetscape character on the eastern side of Broadway, however, has become overshadowed by much larger scaled development to the rear. The area's early period of subdivision is also legible in the grid layout and narrow street widths of some secondary streets, especially at the eastern end of Teed Street. In these locations, the urban structure and streetscape quality is more varied when compared to the almost continuous building lines evident on the main streets, illustrating the shift in the nature of Newmarket's development during the early to mid-twentieth century. The collection of residences on the periphery of the retail centre also contrasts with the SCA's predominantly urban character, responding more closely to the pattern of development of neighbouring residential streets rather than the area's commercial core.
Overall findings	As shown in the above maps and review of character values, the Newmarket SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). These values are most prevalent on Broadway and Khyber Pass Road and on some adjacent secondary streets. These comparatively compact urban environments feature cohesive groups of contributing buildings that reflect Newmarket's early commercial and light industrial development during the late nineteenth and early to mid-twentieth centuries. Special character values are also evident in the residential portion of the SCA. Here, the majority of the buildings are considered to illustrate the residential development that occurred alongside Newmarket's commercial growth during the late nineteenth and early twentieth centuries. Although considered to support the SCA's historical values, the physical and visual qualities of the buildings and their detachment from the area's commercial core mean that they respond more closely to the development pattern and character of neighbouring residential streets. Buildings that do not actively contribute to these values exist throughout the area, with the greatest concentrations located between Kent and Teed streets and on Nuffield Street. Opportunities may therefore exist to modify the Newmarket SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: 219-225 (225) Broadway



Figure 2: Kents Buildings, 481-487 Khyber Pass Road



Figure 3: 220-222 Broadway



Figure 4: Central Chambers, 205-209 Broadway

'Character supporting' buildings



Figure 5: Auckland Electric Power Board office building, 2-38 Nuffield Street



Figure 6: 21 Middleton Road



Figure 7: 2-8 Osborne Street (3 York Street)



Figure 8: Cashmore Bros. Ltd., 15 Kent Street

'Non-contributing' buildings



Figure 9: 2-38 Nuffield Street



Figure 10: 238 Broadway



Figure 11: 180-182 Broadway

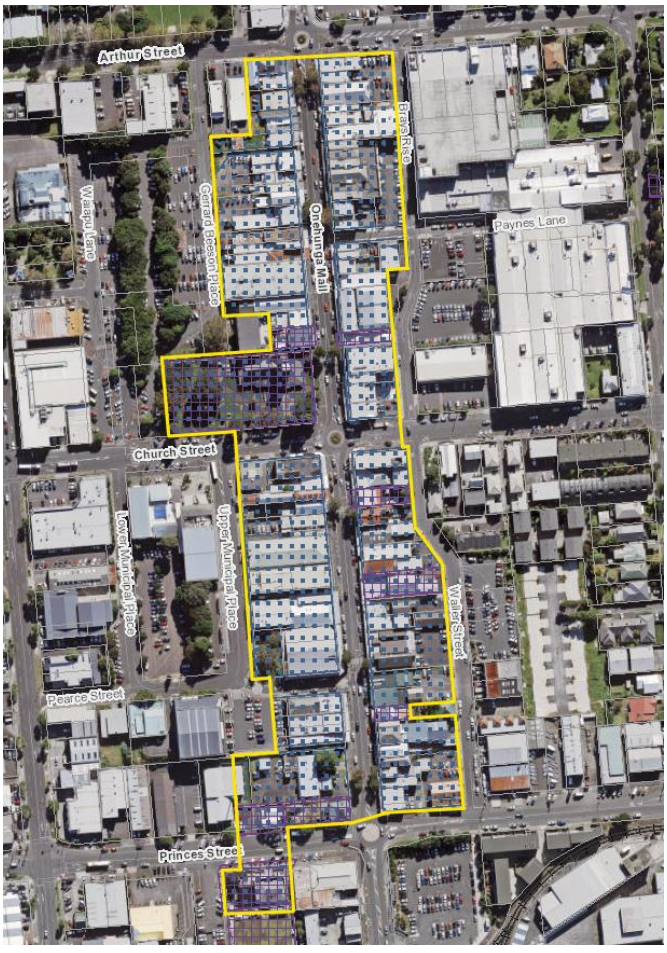


Figure 12: 442 Khyber Pass Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**ONEHUNGA**
Suburb(s)	Onehunga
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**).
Development pattern(s) and/or historical theme(s)	Early transport route and commercial hub, and traditional (linear) town centre shopping strip.
Key period(s) of significance	Victorian, Edwardian and Inter-War periods (1880-1939)
AUP (OIP) Historic heritage places	Carnegie Library (former) (ID 1817); Automatic-telephone exchange and garage (former) (ID 2601); Post Office (former) (ID 1776); Kemp's Building (former) (ID 2748); Masonic Hall (former) (ID 2607); Rishworth's Building (ID 2609); St Peter's Church tower and churchyard (ID 1621); Arcadia Billiards Saloon (ID 2614); Courts Building (ID 2615)
AUP (OIP) Zone(s)	Business – Town Centre Zone
Heritage New Zealand Pouhere Taonga listings	Carnegie Free Library (Former) (No. 4796); Onehunga Post Office (Former) (No. 5473)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Onehunga Special Character Areas Overlay - Business (**SCA**). The overlay area is oriented north/south and slopes up from the Port of Onehunga, northwards to Campbell Road and extends between the Arthur Street and Princes Street intersections. There are two distinct blocks of development. The northern portion runs between Arthur Street and Church Street with secondary back streets to the east (Brays Rise) and west (Gerrard Beeson Place). The southern portion runs between Church Street and Princes Street, with secondary streets to the east (Waller Street) and west (Upper Municipal Place). The area is predominantly surrounded by mixed-use, modern commercial development.	

Key survey data

Survey date(s)			July 2021		
Level of survey	**Field survey**		N/A		
	Desk top survey		100%		
Total number of records			95		
Total number of buildings			87		
Breakdown	**Street-facing buildings**		84		
	Contributing[1] buildings	AUP (OIP)	34	Character defining	26
				Character supporting	8
		Survey results	37	Character defining	31
				Character supporting	6
Number of variations between AUP (OIP) and survey results			19[2]		
Number of historic heritage flags[3]			5 places (marked ☆ on maps)		
Historic heritage area flag[4]			Not at this time[5]		

Comparisons: mapping 'contribution'

AUP (OIP)



Survey results



[1] Identified as 'character defining' or 'character supporting' buildings.
[2] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[3] Buildings identified as being of potential historic heritage significance.
[4] Does the area or part of the area have potential to be a historic heritage area?
[5] Whilst the area continues to exhibit the historical values and physical and visual qualities associated with its special character, it was previously evaluated and considered as part of the Proposed Auckland Unitary Plan hearing process. It has therefore not been prioritised for a historic heritage area evaluation at this time. This can be revisited in the future as resources allow.

In comparing the AUP (OIP) with the survey results, 19 variations have been identified. Of these, 16 buildings (or sites) are found to have an increased level of contribution[6] while three buildings are found to have a reduced level of contribution[7]. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP), differences in assessment, as a result of changes to the building or site, and/or the way in which sites/buildings have been recorded. Further details are provided in the outcomes below.

Despite the variations identified between the AUP (OIP) and survey results, the overall number of contributing buildings is largely unchanged. The main difference is the increased number of character defining buildings identified as part of the survey.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- The greatest concentration of contributing (character defining or character supporting) buildings is located in the northern block of Onehunga Mall between Arthur Street and Church Street.
- Non-contributing buildings are largely focussed around the northernmost portion of the sub-area near the Arthur Street and Onehunga Mall intersection. These buildings are either highly modified or post-date the area's period of significance.
- The St Peter's Anglican Church and Graveyard continues to be a focal point on the west corner of the Church and Onehunga Mall intersection.
- Overall, in the northern block the concentration of contributing and non-contributing buildings identified in the survey results largely correspond with those identified in the AUP (OIP) with nine buildings elevated in their contribution.

Variations

1	135 Arthur Street	'Not identified' to 'Character supporting' *(From period of significance, makes a moderate contribution)*
2	246-248 Onehunga Mall	'Not identified' to 'Character supporting' *(From period of significance, makes a moderate contribution)*
3	236-240 Onehunga Mall	'Not Identified' to 'Character supporting' *(From period of significance, makes a moderate contribution)*

[6] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[7] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

4	210 Onehunga Mall	'Character supporting' to 'Character defining' *(Intact arts and crafts style bungalow window features and tall pediment, greater than moderate contribution)*
5	208 Onehunga Mall	'Character supporting' to 'Character defining' *(Intact arts and crafts style bungalow window features and tall pediment, greater than moderate contribution)*
6	Courts 198-204 (204)[8] Onehunga Mall	'Character supporting' to 'Character defining' *(Single storey, tall decorative arts and crafts style pediment, greater than moderate contribution)*
7	Griffiths Building 198-204 (198-202) Onehunga Mall	'Not identified' to 'Character supporting' *(From period of significance but highly modified, makes a moderate contribution)*
8	Auckland Building Society Building (former) 219-221 Onehunga Mall	'Character supporting' to 'Character defining' *(Two-storeys, exposed brick decorative free classical façade and pediment, greater than moderate contribution)*
9	201 Onehunga Mall	'Character supporting' to 'Character defining' *(Two-storeys, stripped classical façade, greater than moderate contribution)*

Sub-area B: Southern blocks



Observations

- The greatest concentration of contributing buildings in the southern blocks are located in the northern and southernmost portions of Onehunga Mall.
- The largest concentration of non-contributing buildings that post-date the period of significance are focussed around the central portion of the southern block. A number of buildings and sites face on to secondary streets (Upper Municipal Place to the west and Waller Street to the east). These buildings principally post-date the area's period of significance.
- At the intersection on Onehunga Mall and Princes Street in the southernmost end of the overlay, there is strong grouping of buildings from the areas earlier period of significance dating from the late 1880s to early 1900s including the Post Office (former), Carnegie Library (former), Kemps Building. The Automatic-Telephone Exchange also contributes strongly to this grouping.
- Overall, in the southern block the concentration of contributing and non-contributing buildings identified in the survey results largely correspond with those identified in the AUP (OIP) with six buildings elevated in their contribution.

Variations

10	J. Moncrief's Pharmacy (former) 174-176 Onehunga Mall	'Character supporting' to 'Character defining' *(From period of significance, tall decorative pediment, one largely original shopfront, greater than moderate contribution)*

[8] When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

11	172 Onehunga Mall (6 Upper Municipal Place)	'Character defining' to 'Non-contributing' *(Split lot. Post period of significance, on a secondary street)*
12	152 Onehunga Mall	'Not identified' to 'Character supporting' *(From interwar period of significance, makes a modest contribution)*
13	Masonic Hall (former) 157-159A Onehunga Mall	'Not identified' to 'Character supporting' *(Scheduled building, partially visible from Waller Street, from early period of significance)*
14	134-136 Onehunga Mall (9-11 Pearce Street)	'Not identified' to 'Character supporting' *(From interwar period of significance, makes a modest contribution)*
15	134-136 Onehunga Mall	'Not identified' to 'Character defining' (*From interwar period of significance, two-storeys, corner site)*
16	133 Onehunga Mall Road (8 Waller Street)	'Character defining' to 'Non-contributing' *(Split lot. Post period of significance, on a secondary street)*
17	125-127 (125) Onehunga Mall	'Character defining' to 'Non-contributing' *(Split lot. Post period of significance)*
18	Telephone Exchange (former) 60 Princes Street	'Character supporting' to 'Character defining' *(Very high integrity, prominent location, greater than moderate contribution)*
19	60 Princes Street	'Character supporting' to 'Character defining' *(Garage building that also occupies 60 Princes Street and is an ancillary structure to the Telephone Exchange (former) and forms part of the scheduling)*

Review of special character values

Extent of area	The AUP (OIP) extent of the Onehunga SCA captures the suburb's historic commercial core and the area that most strongly conveys its special character values. With the exception of a couple of buildings located on adjacent streets, the extent principally encompasses sites that extend from the main thoroughfare of Onehunga Mall through to the secondary streets behind.
Special character values present	***Historical:*** The Onehunga SCA is of significance as an example of a traditional town centre with its typical pattern of nineteenth and early twentieth century retail development. The town centre was established as an early and significant trading port for Māori and European settlers with trading activity centred on the foreshore, then to the adjacent Princes Street where a commercial nucleus of hotels, stores and industries developed – including the former Post Office (1901-02) and the Carnegie Library (1912). In the 1860s development extended to Onehunga Mall, which became the pre-eminent civic and business centre for the developing residential and industrial area while providing an easier route to the city. Buildings in the Onehunga SCA are significant for representing the typical pattern of nineteenth and early twentieth century retail development, in a consistent but diverse range of styles, including groups of Victorian, Edwardian and inter-war shops constructed along Onehunga Mall. The key development periods of 1880-1914 and 1918-1939 are revealed in these surviving buildings. Sites were developed successively (south to north), with a higher Inter-War concentration in the northern Church to Arthur Street area. ***Physical and visual qualities:*** The Onehunga SCA is of significance for its concentration of nineteenth and early twentieth century buildings, which reflect the building types, architectural styles and material palette associated with its key periods of development. Buildings are typically built to the street boundary, are predominantly two-storeys in height with tall parapets and sheltering verandahs, providing a strong sense of enclosure to the street.

Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	Yes. The key periods of development are still evident in the number of contributing buildings that date from the 1880s to 1930s. Both single and double-storeyed traditional commercial buildings continue to be most prevalent and create a strong sense of enclosure and visual coherence, and an active retail edge sheltered by verandahs. The survey results found that all of the buildings identified in the Character Statement as 'major features and buildings' continue to contribute to the character of the area. There continues to be exceptions to the characteristic built form. For example, the central portion of the southern block contains buildings that mainly post-date the period of significance, and the buildings located to the rear of the lots/on secondary streets are post the period of significance and of a more utilitarian character.
	Architectural values	Yes. Buildings continue to demonstrate the range of architectural styles associated with the area's key periods of development (with a particular emphasis on Victorian and Edwardian buildings) and are predominantly built of brick (exposed, plastered or painted). Examples of early or original shop front detailing remain evident, which contributes to the authenticity of some of the buildings in the area. Changes are generally limited to below-verandah shop fronts (though their modulation is often retained) and some first-floor window units.
	Urban structure	Yes. The area retains the form of a traditional town centre main street. The buildings reflect the narrow lot widths in response to the underlying subdivision configuration, and there is a strong sense of enclosure created by the continuous building frontages and verandahs.
Overall findings	As shown in the above maps and review of character values, the Onehunga SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). While these values are evident throughout the area, they are most prevalent within the northern block between Arthur Street and Church Street where there is higher concentration of character defining and supporting buildings. Buildings that post-date the area's period of significance are generally concentrated in the central portion of the southern block between Church and Pearce Street and rear buildings that front secondary streets.	

Representative photographs (desk-top survey results)

'Character defining' buildings



Figure 1: Carnegie Free Library (former), 55 Princes Street (Google Street View, March 2021)



Figure 2: Post Office (former), 120 Onehunga Mall (Google Street View, March 2021)



Figure 3: Kemp's Building, 137 Onehunga Mall (Google Street View, March 2021)



Figure 4: Rishworth's Building (former), 171-173 Onehunga Mall (Google Street View, March 2021)

'Character supporting' buildings



Figure 5: J Moncrief's Pharmacy (former), 174-176 Onehunga Mall (Google Street View, March 2021)



Figure 6: 246-248 Onehunga Mall (Google Street View, March 2021)



Figure 7: Griffiths Building, 198-204 (198-202) Onehunga Mall (Google Street View, March 2021)



Figure 8: 152 Onehunga Mall (Google Street View, March 2021)

'Non-contributing' buildings



Figure 9: 190 Onehunga Mall (Google Street View, March 2021)



Figure 10: 179 Onehunga Mall (Google Street View, December 2020)



Figure 11: 140 Onehunga Mall (Google Street View, March 2021)

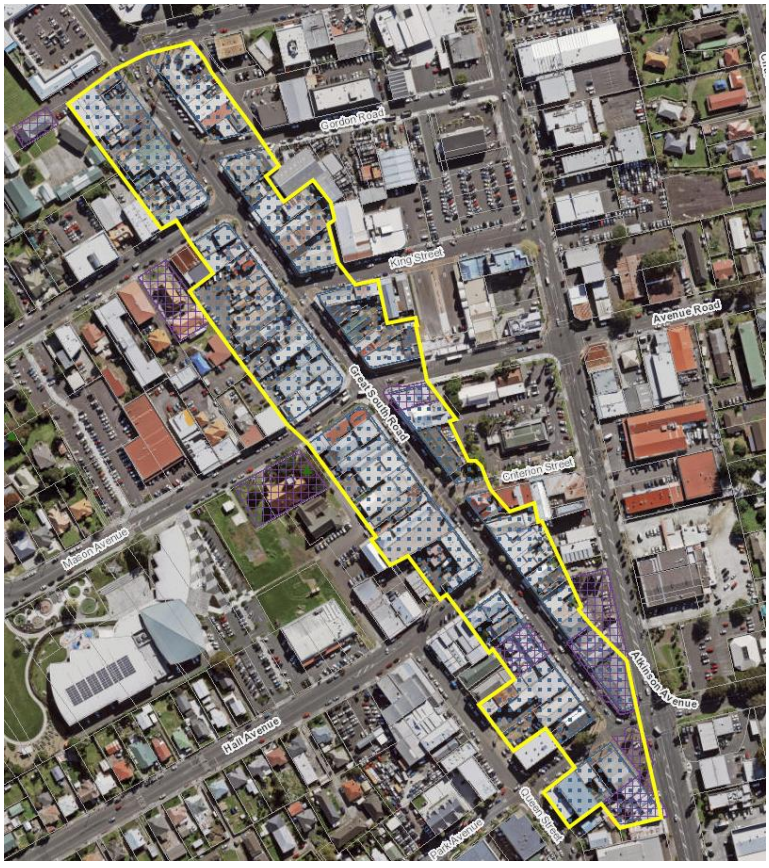


Figure 12: 115-121 Onehunga Mall (Google Street View, March 2021)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**ŌTĀHUHU**
Suburb(s)	Ōtāhuhu
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**).
Development pattern(s) and/or historical theme(s)	Traditional (linear) town centre shopping strip
Key period(s) of significance	Victorian, Edwardian, Interwar and part WWII-Post war periods (1870-1940s) (Secondary phase[1]: Part WWII-Post war period (1950s) and 1960s)
AUP (OIP) Historic heritage places	Bank of New Zealand (former) (ID 2573); Star Hotel (ID 2574); Progressive Buildings (ID 2575); Central Buildings (ID 2576)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Business – Mixed Use Zone (a couple of southern sites)
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Ōtāhuhu Special Character Areas Overlay – Business (**SCA**). The area is located on Great South Road, which runs roughly northwest to southeast and extends from the Princes Street intersection in the north to just beyond the Atkinson Avenue/High Street/Park Avenue intersection in the south. The SCA is predominantly surrounded by commercial and mixed-use development, with some residential development beyond.	

[1] A secondary phase of development has been added to align with the two key periods of significance identified in Schedule 15 of the AUP (OIP) (15.1.6.18. Special Character Areas Overlay – Business: Ōtāhuhu). In Ōtāhuhu, buildings from this later period of development have the potential to *support* the character of the area due to their historical associations with the centre's commercial expansion and financial growth. However, to be assigned 'character supporting', the buildings also need to demonstrate the physical and visual qualities that characterise the area, with greater emphasis placed on integrity, architectural quality and building type/use.

Key survey data

Survey date(s)			August 2021		
Level of survey	**Field survey**		N/A		
	Desk top survey		100%		
Total number of records			89		
Total number of buildings			81		
Breakdown	**Street-facing buildings**		80		
	Contributing[2] buildings	AUP (OIP)	37	Character defining	24
				Character supporting	13
		Survey results	42	Character defining	24
				Character supporting	18
Number of variations between AUP (OIP) and survey results			20[3]		
Number of historic heritage flags[4]			6 places (marked ☆ on maps)		
Historic heritage area flag[5]			Not at this time[6]		

Comparisons: mapping 'contribution'

AUP (OIP)



Special Character Area
Sites with **character defining** buildings
Sites with **character supporting** buildings
Not identified as sites with character defining or character supporting buildings

Survey results



Special Character Area
Character defining buildings
Character supporting buildings
Non-contributing buildings
Sites with no building or that are not visible

[2] Identified as 'character defining' or 'character supporting' buildings.
[3] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[4] Buildings identified as being of potential historic heritage significance.
[5] Does the area or part of the area have potential to be a historic heritage area?
[6] Whilst the area continues to exhibit the historical values and physical and visual qualities associated with its special character, it was previously evaluated and considered as part of the Proposed Auckland Unitary Plan hearing process. It has therefore not been prioritised for a historic heritage area evaluation at this time. This can be revisited in the future as resources allow.

In comparing the AUP (OIP) with the survey results, 20 variations have been identified. Of these, 14 buildings (or sites) are found to have an increased level of contribution[7] while six buildings are found to have a reduced level of contribution[8]. The variations are largely attributed to the following issues: differences in assessment, as a result of changes to the building, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- Contributing (character defining or character supporting) buildings feature throughout the sub-area and are located in the lower southern half of the area and distributed on both the east and west side of Great South Road.
- Non-contributing buildings also feature throughout the sub-area, with clusters focussed at the northern end. These buildings are either highly modified or post-date the area's period of significance.
- Overall, in the north block the concentration of contributing and non-contributing buildings identified in the survey results largely correspond with those identified in the AUP (OIP). Four buildings elevated in their contribution with two recognised as having a lesser contribution.

Variations

1	230 Great South Road	'Not identified' to 'Character supporting' *(Corner building from primary period of significance with shop front modifications)*
2	Pearsons Buildings 293 Great South Road (6 Station Road)[9]	'Character defining' to 'Character supporting' *(Split lot. Building fronts secondary street but occupies same site as a character defining building. Makes a moderate contribution)*
3	Lynton Building 250 Great South Road	'Not identified' to 'Character defining' *(Commercial building from primary period of significance)*
4	Atkinson's Building (former) 256 Great South Road	'Not identified' to 'Character supporting' *(Architect-designed commercial building from secondary phase of development that makes a moderate contribution)*

[7] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[8] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.
[9] When more than one building share an address (as shown in GeoMaps), a bracketed number/street name has been included to denote the physical street number of the building in question.

5	288-290 (288) Great South Road	'Not identified' to 'Character defining' *(Forms part of the same building on neighbouring site. From period of significance, and possibly one of the earliest buildings in town centre)*

Sub-area B: Southern blocks



Observations

- The greatest concentration of contributing buildings in this sub-area are located along the western side of Great South Road.
- Non-contributing buildings are spread throughout the sub-area with the largest concentration focussed at the lower eastern side of Great South Road. These primarily post-date the period of significance.
- Overall, in the southern block the concentration of contributing and non-contributing buildings identified in the survey has some variation to those identified in the AUP (OIP) with ten buildings elevated in their contribution and five buildings recognised as making a lesser contribution.

Variations

6	349 Great South Road (6 Mason Avenue)	'Character defining' to 'Non-contributing' *(Split lot and fronts secondary street. Modified building from secondary phase of development that occupies same site as a character defining building)*
7	312 Great South Road	'Not identified' to 'Character supporting' *(Building from secondary phase of development that contributes to the visual/physical qualities of the area)*
8	Trinity Building 371 Great South Road	'Character supporting' to 'Character defining' *(Commercial building from primary period of significance, makes a greater than moderate contribution)*
9	373 Great South Road	'Character supporting' to 'Character defining' *(Commercial building from primary period of significance, makes a greater than moderate contribution)*
10	Grinter's Building 375-377 and 381 Great South Road	'Character supporting' to 'Character defining' *(Commercial building from primary period of significance, makes a greater than moderate contribution)*
11	346 Great South Road	'Not identified' to 'Character supporting' *(Architect-designed commercial building from secondary phase of development)*

12	Commercial Bank of Australia (former) 352 Great South Road	'Not identified' to 'Character supporting' *(Bank building from secondary phase of development and associated with a period of investment in the area)*
13	411 Great South Road (6 Hall Avenue)	'Character defining' to 'Non-contributing' *(Split lot and fronts secondary street. Modified building from secondary phase of development that occupies same site as a character defining building)*
14	Auckland Gas Company Building (former) 411 Great South Road	'Character defining' to 'Character supporting' *(Upper-level modifications to parapet and fenestration)*
15	Acklam Building 415 Great South Road	'Not identified' to 'Character supporting' *(Designed by well-known local builder, with some modifications)*
16	Star Hotel 388-392 (388) Great South Road	'Character defining' to 'Character supporting' *(One of the earliest buildings in town centre, but highly modified)*
17	Star Hotel 388-392 Great South Road	'Not identified' to 'Character supporting' *(Later additions that form part of the Star Hotel, which has been identified as a character supporting building (above))*
18	Civic Buildings 443 Great South Road	'Character supporting' to 'Character defining' *(Commercial building from primary period of significance, makes a greater than moderate contribution)*
19	Victory Buildings 455-461 Great South Road	'Character supporting' to 'Character defining' *(Commercial building from primary period of significance, makes a greater than moderate contribution)*
20	State Insurance Building (former) 469 Great South Road and 2-6 Park Avenue	'Character defining' to 'Character supporting' *(Architect-designed commercial building from the secondary phase of development that contributes to the physical/visual character of the area)*

Review of special character values

Extent of area	The AUP (OIP) extent of the Ōtāhuhu SCA captures buildings within the area of the underlying Business – Town Centre Zone and Business – Mixed Use Zone that reflect the suburb's historic commercial core and the area that most strongly conveys its special character values.
Special character values present	***Historical:*** The Ōtāhuhu SCA has significance for its comparatively early establishment within Auckland as an important commercial centre. The area demonstrates sustained development from the late nineteenth century to the mid-twentieth century and reflects important periods of growth in the 1920s and again in the 1950s to 1960s. The area's proximity to the Tamaki River and Manukau Harbour made it an area of strategic importance to Māori. From 1848 Ōtāhuhu was developed as a European Fencible settlement, with commercial development established along Great South Road, which was the main arterial route south from Auckland. During the 1920s there was an increase in residential and industrial development, largely facilitated by the opening of the Ōtāhuhu Railway Workshops, leading to the area's growth in population and further commercial development along Great South Road. The construction of the Southern Motorway in the mid-1950s was a catalyst for additional development, with a number of commercial buildings and local and central government offices built around this time. ***Physical and visual qualities:*** The physical and visual qualities of buildings in the Ōtāhuhu SCA overlay area are significant for reflecting the building types,

	architectural styles and materials associated with its two key development periods of the late-nineteenth to early-twentieth century and 1950s-1960s. Buildings represent the typical pattern of commercial retail development, in a consistent but diverse range of styles, from Stripped Classical to Modern, constructed along Great South Road. Buildings are typically built to the street boundary, are predominantly one- to two-storeys in height with tall parapets and with sheltering continuous verandahs.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	Yes. The area continues to demonstrate in its built fabric the significant development that occurred from the late 1880s, with major periods of construction in the 1920s and again in the 1950s to 1960s. Both single and double-storeyed traditional commercial buildings are prevalent and run along both sides of Great South Road to form a continuous retail strip. The SCA continues to exhibit a traditional main street configuration, with more substantial and defining corner buildings creating physical 'book ends' to each block at street intersections. There is a strong street enclosure enhanced by verandahs that provide footpath coverage and a continuous retail edge that is orientated towards the street, with openings and glazing providing activation to the street. The survey results found that almost all of the buildings identified in the Character Statement as 'major features and buildings' continue to contribute to the character of the area. The Star Hotel at 388-392 Great South Road is the exception, which has decreased in its contribution (from defining to supporting) due to a high level of modification. There continues to be exceptions to the characteristic built form. For example, the scale of built form diminishes at the northern end of the strip with a large site occupied by carparks and warehousing.
	Architectural values	Yes. The area continues to reflect the two phases of development, the first occurring from the late nineteenth to early twentieth century and the second occurring from the 1950s to 1960s. Street-facing buildings generally continue to demonstrate the range of architectural styles associated with the area's key periods of development, with some having been designed by well-known architects. Buildings from the first period of development are generally one or two-storeys, designed in the Stripped Classical style with the use of simplified classical detailing, high parapets, and are of painted plastered brick construction. Changes are generally limited to below-verandah shop fronts (where there has been a high level of modification, however the original modulation is often retained) and some first-floor window units. Buildings from the second period of development reflect developments in New Zealand modernism following World War II, with asymmetrical façade arrangements, horizontally proportioned window openings with large expanses of glazing and a reduction of ornament. These buildings are generally of a similar scale to the earlier buildings but utilise a more diverse range of materials and construction methods, with reinforced concrete being the main structural material.
	Urban structure	Yes. The area retains the form of a traditional town centre main street. The buildings reflect the narrow lot widths in response to the underlying early subdivision configuration, and there is a strong sense of enclosure created by the continuous building frontages and verandahs.

Overall findings	As shown in the above maps and review of character values, the Ōtāhuhu SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). While these values are evident throughout the area, they are most prevalent within the lower portion of the northern blocks and western side of the southern blocks. Buildings that do not actively contribute to these values have a higher concentration in the northernmost end of the area, on the eastern side of Great South Road and rear buildings that front secondary streets. Opportunities may therefore exist to modify the Ōtāhuhu SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.

Representative photographs (desk-top survey results)

'Character defining' buildings



Figure 1: Progressive Buildings, 423-433 Great South Road (Google Street View, August 2020)



Figure 2: Kent's Building, 391-401 Great South Road, (Google Street View, August 2020)



Figure 3: Kingsway House, 293 Great South Road (Google Street View, August 2020)



Figure 4: Civic Buildings, 443 Great South Road (Google Street View, August 2020)

'Character supporting' buildings



Figure 5: State Insurance Building (former), 469 Great South Road (and 2-6 Park Avenue) (Google Street View, August 2020)



Figure 6: Star Hotel, 388-392 Great South Road (Google Street View, August 2020)



Figure 7: Auckland Gas Company Building (former), 411 Great South Road (Google Street View, August 2020)



Figure 8: 303-317 Great South Road (Google Street View, November 2020)

'Non-contributing buildings



Figure 9: 387 Great South Road (Google Street View, August 2020)



Figure 10: 289 Great South Road (Google Street View, August 2020)



Figure 11: 269-271 Great South Road (Google Street View, November 2020)

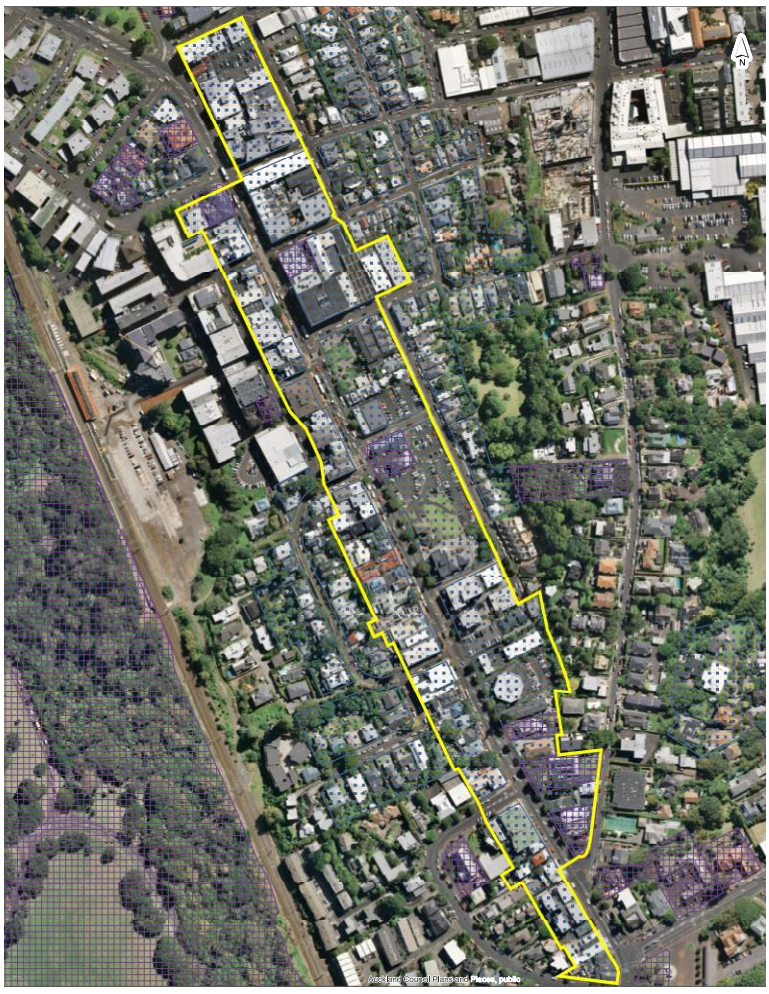


Figure 12: 259 Great South Road, (Google Street View, November 2020)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**PARNELL**
Suburb(s)	Parnell
NPS-UD priority	City Centre and RTN Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**).
Development pattern(s) and/or historical theme(s)	Traditional (linear) suburban commercial main street.
Key period(s) of significance	Colonial, Victorian, Edwardian and Interwar periods (pre-1870-1939)
AUP (OIP) Historic heritage places	Exchange Tavern (ID 1787); Windsor Castle Hotel (former) (ID 1788); St John the Baptist Church and Convent (ID 1789); Whitby Lodge (former) (ID 1790); Hulme Court (ID 1791); Parnell Library and hall (former) (ID 1792)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Open Space – Informal Recreation zone (a couple of sites)
Heritage New Zealand Pouhere Taonga listings	Windsor Castle Hotel (No. 7406); Church and Convent of St John the Baptist (Catholic) (No. 562); Whitby Lodge (No. 2640); Hulme Court (No. 19); Parnell Branch Library (No. 547)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Parnell Special Character Areas Overlay – Business (**SCA**). The SCA is focussed on Parnell Road, a principal thoroughfare that runs roughly north-south from Earle Street to Birdwood Crescent. Directly to the east and west of the area are residential streets, some of which are covered by the Special Character Areas Overlay – Residential: Isthmus A. Further west, beyond the railway line and station, is the Auckland Domain historic heritage place (ID 01566). A large portion of the SCA is covered by the Historic Heritage and Special Character: Auckland War Memorial Museum Viewshaft Overlay.	

Key survey data

Survey date(s)			June and July 2021		
Level of survey	**Field survey**		100%		
	Desk top survey		N/A		
Total number of records			109		
Total number of buildings			101		
Breakdown	**Street-facing buildings**		97		
	Contributing[1] buildings	AUP (OIP)	49	Character defining	13
				Character supporting	36
		Survey results	47	Character defining	27
				Character supporting	20
Number of variations between AUP (OIP) and survey results			27[2]		
Number of historic heritage flags[3]			6 places (marked ☆ on maps)		
Historic heritage area flag[4]			Not at this time[5]		

Comparisons: mapping 'contribution'

AUP (OIP



Survey results



[1] Identified as 'character defining' or 'character supporting' buildings.
[2] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[3] Buildings identified as being of potential historic heritage significance.
[4] Does the area or part of the area have potential to be a historic heritage area?
[5] Whilst the area continues to exhibit the historical values and physical and visual qualities associated with its special character, it has not been prioritised for a historic heritage evaluation at this time. This can be revisited in the future as resources allow.

In comparing the AUP (OIP) with the survey results, 27 variations have been identified. Of these, 20 buildings are found to have an increased level of contribution[6] while seven have a reduced level of contribution[7]. The variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and/or the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Despite the relatively high number of variations identified between the AUP (OIP) and survey results, the overall number of 'contributing' buildings is largely unchanged. The main difference is the increased number of character defining buildings identified as part of the survey, which amounts to twice the number of those in the AUP (OIP), and thereby a reduced number of character supporting buildings.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- Contributing (character defining or character supporting) buildings feature throughout the sub-area but are principally located between Garfield and Ruskin streets (eastern side of Parnell Road) and between Heather and Tilden streets (western side).
- Non-contributing buildings also feature throughout the sub-area but are most prevalent in the northern-most and southernmost blocks and on the secondary streets, to the east of Parnell Road. All post-date the area's period of significance with the majority being of large-scale construction dating from 1960-present.
- Differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of the level of contribution attributed. A number of character supporting buildings in the AUP (OIP) are considered to make a greater level of contribution to the character of the SCAB, and as such have been assigned character defining.
- Buildings with historic heritage flags include 123 Parnell Road and 'Heards Building', 162-168 Parnell Road.

Variations

1	G+/66 Parnell Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
2	100 Parnell Road	'Character supporting' to 'Non-contributing' *(Post period of significance, earlier building replaced)*

[6] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[7] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

3	45 Bath Street	'Not identified to 'Character supporting *(Residential building (villa) from period of significance on secondary street, supports the character of the area)*
4	Markham Building 107-111 Parnell Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
5	113-119 Parnell Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
6	137-141 Parnell Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
7	Heards Building 162-168 Parnell Road	'Character supporting' to 'Character defining' *(Landmark, corner building with greater than moderate contribution)*

Sub-area B: Mid blocks



Observations

- The greatest concentration of contributing buildings in this sub-area is along the western side of Parnell Road. A small cluster is also located on the eastern side between Denby Street and Scarborough Lane, which form part of a larger, more open site associated with St John the Baptist Church and Convent.
- Non-contributing buildings are interspersed throughout the sub-area, but the greatest concentration is on the eastern side of Parnell Road where many are of comparatively large-scale construction. All post-date the area's period of significance.
- Like Sub-area A, differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of an increased level of contribution attributed.
- Buildings with historic heritage flags include the 'G. E. Webster Building', 217-221 Parnell Road and 244 Parnell Road.

Variations

8	3-5 (3)[8] Scarborough Terrace	'Not identified' to 'Character supporting' *(Residential building (bungalow) from period of significance on secondary street that supports the character of the area)*
9	196 Parnell Road	'Character supporting' to 'Non-contributing' *(Post period of significance)*
10	203-207 Parnell Road	'Not identified' to 'Character supporting' *(Commercial building from period of significance (with some changes) that supports the character of the area)*
11	2B Gibraltar Crescent	'Character defining' to 'Non-contributing' *(Post period of significance, on same site as character defining building)*

[8] When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number of the building in question.

12	223 Parnell Road	'Character supporting' to 'Non-contributing' *(Post period of significance)*
13	St John the Baptist Convent 212-244 (218) Parnell Road	'Character supporting' to 'Character defining' *(Notable building type and part of a scheduled historic heritage place with a greater than moderate contribution)*
14	214-244 (244) Parnell	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
15	237-245 (237-239) Parnell Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
16	252 Parnell Road	'Not identified to 'Character supporting' *(Residential building (bungalow) from period of significance that supports the character of the area)*
17	251-253 Parnell Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
18	279 Parnell Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
19	283-289 Parnell Road	'Character supporting' to 'Non-contributing' *(Post period of significance)*
20	283-289 Parnell Road (corner)	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*

Sub-area C: Southern blocks



Observations

- Contributing buildings are located throughout this sub-area. They include a group of single-storey villas that have been adapted to accommodate commercial and retail uses in the sub-area's north-western block, and two landmark buildings (the former Parnell Library and hall and the former Kemps Department Store) that stand at the area's southern gateway.
- A smaller number of non-contributing buildings are interspersed throughout the sub-area, and again post-date the area's period of significance.
- Differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of an increased level of contribution attributed.
- Buildings with historic heritage flags include the 'Te Awamutu Masonic Lodge (former)', 2 Birdwood Crescent and 'Kemps Department Store (former)', 413-427 Parnell Road.

Variations

21	Posada 340 Parnell Road	'Character supporting' to 'Non-contributing' *(Post period of significance)*

22	363 Parnell Road	'Character supporting' to 'Character defining' *(Traditional two-storey commercial building with greater than moderate contribution)*
23	367-371 Parnell Road	'Character supporting' to 'Character defining' *(Traditional two-storey commercial building with greater than moderate contribution)*
24	367-371 Parnell Road (rear)	'Not identified to 'Character supporting' *(Residential building (villa) from period of significance, but located to the rear of the site)*
25	373-379 Parnell Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
26	401-403 Parnell Road	'Character supporting' to 'N/A – Not visible' *(Character supporting building recently demolished, now a vacant site)*
27	405-411 Parnell Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*

Review of special character values

<table>
<tr><td>Extent of area</td><td colspan="2">The AUP (OIP) extent of the Parnell SCA closely aligns with the underlying Business – Town Centre Zone. The extent includes the earliest parts of the town centre that most closely reflect the area's special character values and also encompasses groups of non-contributing buildings, particularly to the north and along the area's eastern edge.</td></tr>
<tr><td rowspan="2">Special character values present</td><td colspan="2">Historical: The Parnell SCA is of significance as one of Auckland's earliest established suburban commercial main streets. Its progressive pattern of development from the mid-nineteenth to the early twentieth century is demonstrated in the collection of residential, commercial and religious buildings that date from the suburb's initial settlement and its concentration of commercial buildings from the 1880s to 1920s that reflect improved transport networks and are a time when Parnell was becoming Auckland's largest inner-city suburb. The area's collection of varying building types, including groups of villas now in commercial and retail uses, also demonstrates the important connection between the development of the town centre and its residential neighbourhood.</td></tr>
<tr><td colspan="2">Physical and visual qualities: The Parnell SCA is of significance for its collection of buildings that reflect the types and architectural styles associated with its progressive development. Of particular note are the buildings associated with the colonial period of development within the Auckland context, and those that reflect the ongoing development and consolidation of the commercial area during the early decades of the twentieth century.</td></tr>
<tr><td>Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?</td><td>Built form</td><td>Yes. The key periods of development are still evident in the contributing buildings that date from the 1840s to 1930s and particularly between the 1880s and 1920s. However, the survey results found that the 1940s do not form part of this key date range as identified in the AUP (OIP) character statement. Only three buildings in the Parnell SCA date from the WWII-Post War period, none of which appear to date from the 1940s. The key date range is therefore considered to be 1840s to 1930s (rather than 1840s to 1940s).

Despite some taller buildings, single and two-storeyed traditional commercial and residential buildings are the most prevalent. There is a predominance of two-storeyed commercial buildings from the late nineteenth and early twentieth century that generally appear in groups along the western side of Parnell Road, with some notable examples on corner sites. Two clusters of residential buildings adapted for commercial and retail uses are also located on the western side of Parnell Road. The eastern side of the road features a greater level of diversity in building forms and types, including residential, religious, community and commercial buildings, which reflect the area's long period of development. The northern portion of the area, particularly on</td></tr>
</table>

		the western side of Parnell Road, continues to exhibit greater visual coherence due to the similar age, scale and design qualities of the buildings that create a continuous building line that reflects the narrow lots of early subdivision patterns. The southern portion has a more varied development pattern, which contributes to an understanding of the area's development. The Parnell SCA also includes areas of more recent development, which are located throughout the area but are particularly prevalent on the eastern side of Parnell Road and on secondary streets. In these areas, buildings have a mix of uses, are generally set within larger sites, and often exceeding two storeys in height.
	Architectural values	Yes. Collections of buildings continue to demonstrate the range of architectural styles associated with the area's key periods of development and reflect those typically found in traditional commercial and residential areas. These include the Victorian and Edwardian Italianate style and the interwar Classical and Stripped Classical styles for commercial buildings, and the late Georgian Regency style and classical influences for residential buildings. The built fabric predominantly comprises timber or plastered brick construction. Changes to commercial buildings are generally limited to below-verandah shop fronts and the replacement of some first-floor window units. A number of villas have been adapted for commercial use, but still maintain their residential form. Modern buildings display various stylistic influences and feature various claddings. Some are more sympathetic to the form, proportions and styles of the area's older buildings than others.
	Urban structure	Yes. The form of development within the SCA is that of a traditional suburban commercial main street located on a principal thoroughfare. Despite modifications, the existence of groups of residential buildings (some now in commercial or retail use) demonstrates the historical evolution and development of the area from the late nineteenth to the early twentieth centuries. With a mix of uses and different building types focussed on Parnell Road, there is variation of streetscape character throughout the area. Whilst there are some areas of continuous shop fronts that provide a consistent streetscape rhythm on the western side of Parnell Road, greater variation is apparent on the eastern side. Here, pockets of landscaped areas, car parking and more recent office and apartment buildings have developed. The existence of small reserves, street trees, plantings and mature trees (typically those associated with surviving early dwellings, including a notable Norfolk pine) and westerly views towards the heavily-vegetated Auckland Domain, contribute to the character of the area.
Overall findings	As shown in the above maps and review of character values, the Parnell SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). However, the survey results have shown that its period of significance extends to the 1930s, rather than the 1940s as outlined in the AUP (OIP). These values are evident throughout the area. The pockets of contributing buildings on the western side of Parnell Road provide a generally more cohesive streetscape appearance, whilst the largely standalone buildings of varying ages and types on the eastern side provide a more varied streetscape. This mixed built and urban form reflects the area's progressive development and contributes to its distinctive character. Buildings that do not actively contribute to these values also appear throughout the area, but are most prevalent on the eastern side of Parnell Road, particularly in the northernmost block, the southern portion of the mid-block, and on secondary streets. Opportunities may therefore exist to modify the Parnell SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: 123 Parnell Road



Figure 2: 'Heards Building', 162-168 Parnell Road



Figure 3: 212-244 (244) Parnell Road



Figure 4: Kemp's Department Store (former), 413-427 Parnell Road

'Character supporting' buildings



Figure 5: 167-171 Parnell Road



Figure 6: 225-229 Parnell Road



Figure 7: 259-267 Parnell Road



Figure 8: 305 Parnell Road

'Non-contributing' buildings



Figure 9: 100 Parnell Road



Figure 10: 149-155 Parnell Road



Figure 11: 258 Parnell Road

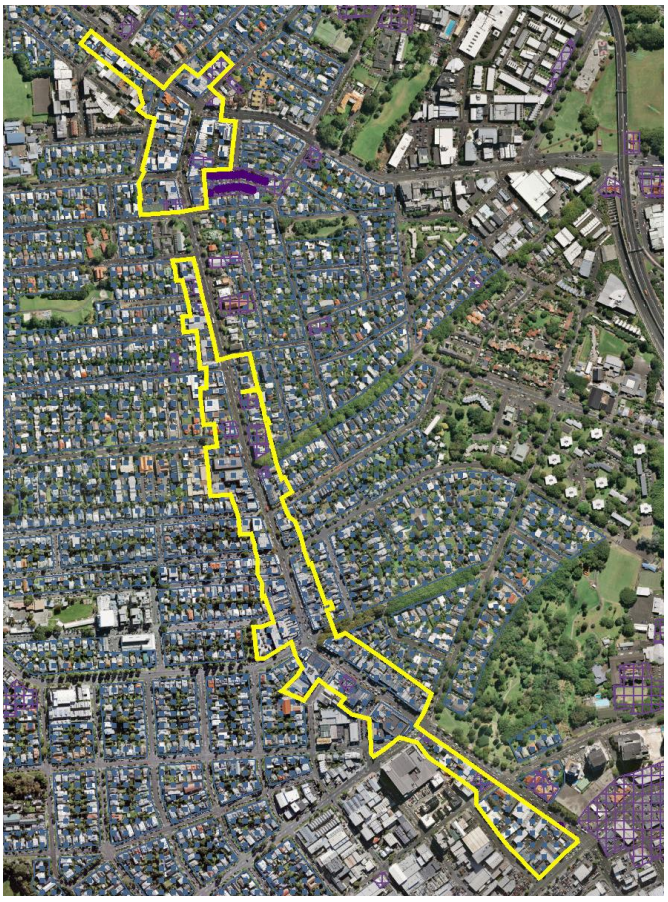


Figure 12: 308-318 Parnell Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

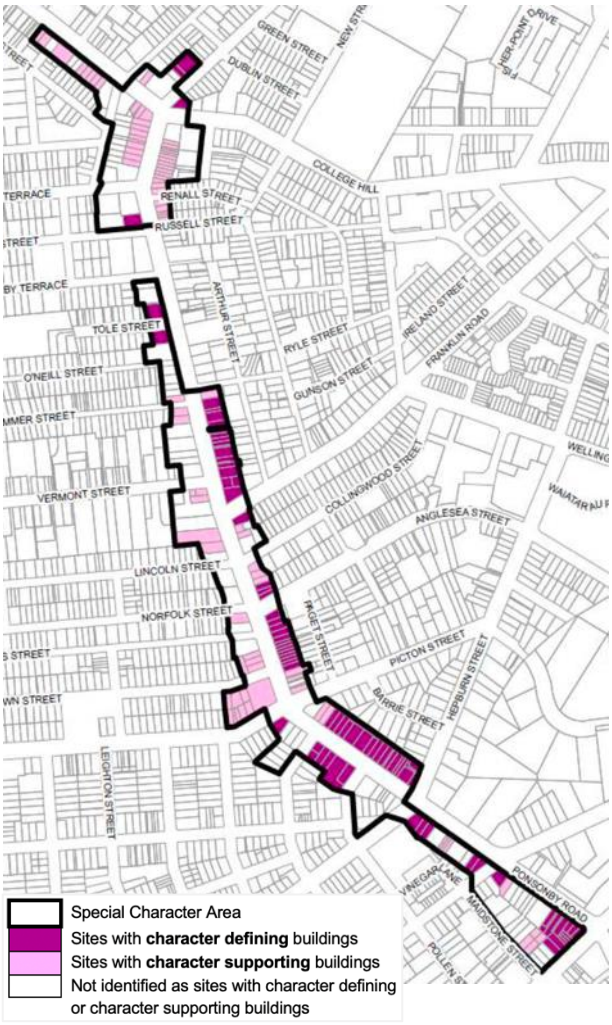
Name	**PONSONBY ROAD**
Suburb(s)	Freemans Bay, Grey Lynn, Herne Bay, Ponsonby
NPS-UD priority	City Centre Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Traditional (linear) suburban commercial main street. Early transport route and suburban shopping centre.
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939)
AUP (OIP) Historic heritage places	Britannia Theatre (former) (ID 1812); Ponsonby Post Office (ID 1861); Leys Institute Gymnasium and Public Library (ID 1863); Shops (ID 1813); Shops (ID 1811); Shops (ID 1810); Shops and residences (ID 1807); Commercial building (ID 1802); Grey Lynn Council Offices (former) (ID 1903); Shop and residence (ID 1801); Allendale (ID 1800); Terrace houses (ID 1806); Holmdene (ID 1805); Shop (ID 1804); Shop and residence (ID 1803)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Business – Mixed Use Zone (a few sites at northern edge)
Heritage New Zealand Pouhere Taonga listings	Ponsonby Post Office (Former) (No. 628); Leys Institute Gymnasium (No. 612); Leys Institute Public Library Building (No. 613); Gluepot Tavern (No. 7218); Gloucester Court Flats (No. 582); Council Chambers and Fire State (Former) (No. 572); 50 Ponsonby Road (No. 4581)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Ponsonby Road Special Character Areas Overlay – Business (**SCA**). The business area is focussed on Ponsonby Road, a principal thoroughfare that runs roughly north-south through several of Auckland's well-established inner-city residential suburbs, and extends to the north-west, along part of Jervois Road. The SCA is predominantly surrounded by residential streets, the majority of which are covered by the Special Character Areas Overlay – Residential: Isthmus A. Adjacent to its north-eastern boundary is the Renall Street historic heritage area (ID 2512), and at its south-eastern edge is the Karangahape Road historic heritage area (ID 2739).	

Key survey data

Survey date(s)			June and July 2021		
Level of survey	**Field survey**		100%		
	Desk top survey		N/A		
Total number of records			200		
Total number of buildings			186		
Breakdown	**Street-facing buildings**		180		
	Contributing[1] buildings	AUP (OIP)	122	Character defining	54
				Character supporting	68
		Survey results	108	Character defining	80
				Character supporting	28
Number of variations between AUP (OIP) and survey results			70[2]		
Number of historic heritage flags[3]			22 places (marked ☆ on maps)		
Historic heritage area flag[4]			Yes (in part)		

Comparisons: mapping 'contribution'

AUP (OIP)



Survey results



[1] Identified as 'character defining' or 'character supporting' buildings.
[2] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[3] Buildings identified as being of potential historic heritage significance.
[4] Does the area or part of the area have potential to be a historic heritage area?

In comparing the AUP (OIP) with the survey results, 70 variations have been identified. Of these, 42 buildings (or sites) are found to have an increased level of contribution[5] while 28 have a reduced level of contribution[6]. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP), differences in assessment, changes to the building or site, and/or the way in which sites/buildings have been recorded. Further details are provided in the outcomes below.

Despite the high number of variations identified between the AUP (OIP) and survey results, the difference in the overall number of 'contributing' buildings is not significant. Whilst the AUP (OIP) has a greater overall number of contributing buildings when compared to the survey results, less than 50% of these are identified as character defining. In contrast, the survey results have determined that 75% of the contributing buildings are character defining.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks (Three Lamps)



Observations

- Contributing (character defining or character supporting) buildings feature throughout the northern blocks but are most prevalent along the western side of Jervois Road and the eastern side of Ponsonby Road (between College Hill and Russell Street).
- Non-contributing buildings are principally located on secondary streets but are also interspersed along the western side of Ponsonby Road. They generally post-date the area's period of significance.
- Differences between the survey results and the AUP (OIP) in this area are mainly a result of the level of contribution attributed. A large proportion of character supporting sites in the AUP (OIP) are considered to have a greater level of contribution and as such have been assigned character defining.

Variations

1	72 Jervois Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
2	1A Blake Street	'Character supporting' to 'Non-contributing' *(Split lot. Post period of significance)*
3	34-36 Jervois Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
4	30-32 Jervois Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*

[5] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[6] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

5	26-28 Jervois Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
6	22-24 Jervois Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
7	18-20 Jervois Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
8	Le Quesne's Pharmacy 2-6 Jervois Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
9	334-336 Ponsonby Road	'Character supporting' to 'Non-contributing' *(Post period of significance)*
10	332 Ponsonby Road	'Character supporting' to 'Non-contributing' *(Post period of significance)*
11	328 Ponsonby Road	'Character supporting' to 'Non-contributing' *(Post period of significance)*
12	R. & W. Hellabys 320 Ponsonby Road	'Character supporting' to 'Character defining' *(Notable building associated with well-known Auckland business – greater than moderate contribution)*
13	314 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
14	15-17 Jervois Road	'Character supporting' to 'Character defining' *(Former Auckland Savings Bank, good example of type from period of significance – greater than moderate contribution)*
15	14 St Marys Road	'Not identified' to 'Character supporting' *(From period of significance but with some changes)*
16	299-303 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
17	293-297 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
18	Ponsonby Buildings 285-291 Ponsonby Road	'Character supporting' to 'Character defining' *(Notable building with greater than moderate contribution)*
19	Britannia Theatre 283 Ponsonby Road	'Character supporting' to 'Character defining' *(Landmark building, scheduled as a historic heritage place)*
20	R. Cotterall Chemist 277-281 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
21	275 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
22	273 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
23	Audair Buildings 267-271A Ponsonby Road	'Character supporting' to 'Character defining' *(Conspicuous corner building and notable example of its style)*
24	265 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
25	259-263 (263)[7] Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
26	259-263 (259-261) Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*

[7] When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

Sub-area B: Mid blocks (northern)



Observations

- The greatest concentration of contributing buildings in this sub-area is along the eastern side of Ponsonby Road. A lesser number are located on the western side of the road and are largely interspersed with non-contributing buildings.
- The western side of Ponsonby Road has the greatest concentration of non-contributing buildings, which primarily post-date the area's period of significance.
- Overall, the contributing buildings identified in the survey results for this sub-area largely correspond with those identified in the AUP (OIP), though some differences are apparent in the level of contribution attributed. A collection of single-storey villas (with modifications) on the eastern side of the road, for example, have been reduced to character supporting, whilst a larger number of commercial buildings on the western side of the road have been elevated to character defining.

Variations

27	244-246 Ponsonby Road	'Character supporting' to 'Character defining' *(Designed by architectural firm, Wade and Bartley – greater than moderate contribution)*
28	Tollemarche Buildings 234-242 Ponsonby Road	'Character supporting' to 'Character defining' *(Two-storey, free-standing row of interwar shops with greater than moderate contribution)*
29	226 Ponsonby Road	'Not identified' to 'Character supporting' *(Two-storey villa (with some changes) from period of significance)*
30	218-224 Ponsonby Road	'Not identified' to 'Character defining' *(Notable corner building from period of significance and scheduled as a historic heritage place)*
31	218-224 Ponsonby Road (3 Vermont Street)	'Not identified' to 'Character supporting' *(Villa from period of significance (forms part of the same site as the neighbouring scheduled building, but outside extent of place))*
32	210-212 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
33	190-198 (198) Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
34	190-198 (190) Ponsonby Road	'Character supporting' to 'Non-contributing' *(Post period of significance)*
35	190-198 (198A) Ponsonby Road	'Character supporting' to 'N/A - Not visible' *(Split lot. Rear building, likely from period of significance but not visible)*

36	186-188 Ponsonby Road	'Character supporting' to 'Character defining' *(Intact two-storey commercial building, greater than moderate contribution)*
37	217 Ponsonby Road	'Character supporting' to 'Non-contributing' *(highly modified residential building (two-storey villa))*
38	215 Ponsonby Road	'Character defining' to 'Character supporting' *(Residential building (single-storey villa) with some changes)*
39	213 Ponsonby Road	'Character defining' to 'Character supporting' *(residential building (single-storey villa) with some changes)*
40	211 Ponsonby Road	'Character defining' to 'Character supporting' *(Residential building (single-storey villa) with some changes)*
41	201 Ponsonby Road	'Character defining' to 'Character supporting' *(Residential building (single-storey villa) with some changes)*
42	195-197 (197) Ponsonby Road	'Character defining' to 'Character supporting' *(Residential building (single-storey villa) with some changes)*
43	177 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
44	175 Ponsonby Road	'Character supporting' to 'Non-contributing' *(Split lot. Post period of significance)*
45	10/2 Collingwood Street	'Not identified' to 'Character supporting' *(Not highly visible from the street, but supports the history of the area)*
46	169 Ponsonby Road	'Character supporting' to 'Character defining' *(Conspicuous corner building, greater than moderate contribution)*

Sub-area C: Mid blocks (southern)



Observations

- The eastern side of Ponsonby Road within this sub-area contains a considerably intact group of contributing buildings from the area's period of significance, several of which are identified as being of potential historic heritage value. These largely correspond with the contributing buildings identified in the AUP (OIP).
- A lesser number of contributing buildings are located on the western side of Ponsonby Road, which features a greater concentration of buildings that post-date the area's period of significance.
- The special character area's boundary cuts through the rear portion of a character defining building on the corner of Ponsonby Road and Williamson Avenue (circled yellow).

Variations

47	Bailey's Buildings 166-170 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution despite some changes)*
48	1 Brown Street	'Character supporting' to 'Non-contributing' *(Post period of significance)*
49	4 Brown Street (136-146 Ponsonby Road)	'Character supporting' to 'Non-contributing' *(Post period of significance)*
50	4 Brown Street	'Character supporting' to 'Non-contributing' *(c.1960s offices, post period of significance)*
51	4 (6) Brown Street	'Character supporting' to 'Non-contributing' *(c.1960s warehouse, post period of significance)*
52	4 Brown Street (vacant)	'Character supporting' to 'N/A – Not visible' *(Vacant portion of broader site, used as car park)*
53	70 MacKelvie Street	'Not identified' to 'Character supporting' *(Two-storey villa from period of significance)*
54	108-128 Ponsonby Road (63 MacKelvie Street)	'Character defining' to 'Non-contributing' *(Post period of significance, located to the rear of, and on the same site as, defining buildings)*
55	108-128 (114) Ponsonby Road	'Character defining' to 'Non-contributing' *(Post period of significance, located on the same site as defining buildings)*
56	Grey Lynn Council Officer (former), 1 Williamson Avenue	'Not identified' to 'Character defining' *(Landmark building, scheduled as a historic heritage place)*
57	161 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution despite some changes)*
58	109-113 Ponsonby Road (4A Paget Street)	'Character supporting' to 'N/A – Not visible' *(Split lot. Rear building, not visible)*
59	107 Ponsonby Road	'Character supporting' to 'Character defining' *(Traditional timber residential shop, greater than moderate contribution)*
60	97-101 Ponsonby Road	'Character supporting' to 'Character defining' *(Traditional timber residential shop, greater than moderate contribution)*
61	97-101 Ponsonby Road (2 Picton Street)	'Character supporting' to 'Non-contributing' *(Post period of significance)*
62	81 Ponsonby Road	'Character defining' to 'Character supporting' *(Modified building with moderate contribution)*
63	63 Ponsonby Road	'Character defining' to 'Non-contributing' *(c.1990s structure, post period of significance)*
64	33-35 Ponsonby Road	'Character defining' to 'Non-contributing' *(Post period of significance)*
65	2 Hepburn Street	'Character defining' to 'Character supporting' *(Residential building (single-storey villa) on side street)*

Sub-area D: Southern blocks



Observations

- The survey results for the southern blocks largely correspond with those identified in the AUP (OIP), though some differences are apparent in the level of contribution attributed.
- A series of contributing buildings, some identified as being of potential historic heritage value, intersperse the non-contributing buildings along Ponsonby Road, with one cluster marking the southern gateway into the centre.
- The number of non-contributing buildings in this sub-area outweigh the contributing buildings, with the greatest concentration of non-contributing buildings located along Maidstone Street and in the centre of the Crummer Road and Great North Road block.

Variations

66	64-66 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
67	62 Ponsonby Road	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
68	1A Maidstone Street	'Character supporting' to 'N/A – Not visible' *(Split lot. Rear vacant lot used as car park)*
69	Buchanan's Terrace 1-7 Maidstone Street	'Character supporting' to 'Character defining' *(Notable example, greater than moderate contribution)*
70	29-45 Great North Road	'Character supporting' to 'Non-contributing' *(Post period of significance car sales building/yard – formerly an Edwardian building on site)*

Review of special character values

Extent of area	The extent of the Ponsonby Road SCA currently comprises two areas: the northern portion known as 'Three Lamps', which is based around the intersection of Ponsonby Road with Jervois Road, St Marys Road and College Hill, and the southern 'spine', which extends southwards along Ponsonby Road to Great North Road. The buildings that front Jervois and Ponsonby roads most strongly convey the area's special character values, but as the area largely corresponds with the underlying AUP (OIP) Town Centre Zone/legacy provisions, the SCA also encompasses parts of secondary streets that mainly comprise non-contributing buildings.
Special character values present	***Historical:*** The Ponsonby Road SCA is of significance as one of Auckland's earliest suburban commercial main streets. A main western transport route from the city and important terminal during the late nineteenth and early twentieth centuries, Ponsonby Road developed to serve and support the early residential suburbs of Ponsonby and Freemans Bay. The area's collection of building types (shops, civic buildings, residences, etc.) demonstrates the connection between the development of the centre and its residential neighbourhoods. ***Physical and visual qualities:*** The Ponsonby Road SCA is of significance for its expansive grouping of buildings that reflect the types and architectural styles associated with the area's key period(s) of development – particularly between the 1880s and 1930s. Although these values are apparent throughout the SCA, they are especially prevalent along the eastern side of Ponsonby Road.

Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	Yes. The key period(s) of development is still evident in the number of contributing buildings that date from the 1880s to 1930s. Despite some taller buildings, single and two-storeyed traditional commercial buildings continue to be most prevalent and create a strong sense of enclosure and visual coherence. A high density and pattern of development is especially apparent at Three Lamps and in the consistent rows of commercial buildings along the eastern side of Ponsonby Road. Whilst the area is strongly defined by the survival of traditional residential shops and commercial buildings, its values are reinforced by the existence of other building types such as civic buildings and (some substantial) residences from its period of significance. Exceptions include areas of more recent infill development along the western side of Ponsonby Road and in parts of secondary streets, such as Redmond, MacKelvie and Maidstone streets, where the built form features mixed-use buildings some of which exceed two storeys.
	Architectural values	Yes. Almost two-thirds of the street-facing buildings continue to demonstrate the range of architectural styles associated with the area's key period(s) of development (particularly Victorian and Edwardian) and are predominantly built of brick (exposed or plastered). Whilst ongoing development has occurred along parts of Ponsonby Road, the large groupings of late nineteenth and early twentieth century buildings (many of which are scheduled or have the potential to have historic heritage value) reinforce the area's physical qualities and define its distinctive character. Changes are generally limited to below-verandah shop fronts (though their modulation is often retained), the replacement of some first-floor window units and, in some cases, the recladding of façades.
	Urban structure	Yes. The fine grain subdivision and traditional streetscape frontage is legible, particularly along the Ponsonby Road ridgeline and at Three Lamps. The relatively long, uninterrupted blocks of buildings of a similar age and scale, especially along the eastern side of Ponsonby Road, strongly contribute to the distinct built character of the area's streetscape. Many corner sites are still occupied by prominent two-storey buildings from the area's period of significance. The urban structure is more varied on sites occupied by different building types, particularly residences, and where larger-scaled, modern development has occurred. This creates some breaks in the continuity of building frontages and resultant sense of enclosure. Although urban in character, some mature trees and plantings exist in, and just beyond, the area in residential gardens, on neighbouring residential streets and at Western Park.
Overall findings	As shown in the above maps and review of character values, the Ponsonby Road SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Despite the reduced number of contributing (character defining or supporting) buildings in the survey results, a greater number have been identified as character defining. Whilst these values are evident throughout the area, they are especially prevalent along eastern side of Ponsonby Road, which features cohesive blocks of contributing buildings that reflect the area's early commercial development. Buildings that do not actively contribute to these values are generally concentrated along the secondary streets and are interspersed along the western side of Ponsonby Road, and mainly post-date the area's period of significance. Opportunities may therefore exist to modify the Ponsonby Road SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character. As one of Auckland's earliest suburban main streets, evident in its largely intact rows of commercial buildings and landmark structures from the late nineteenth and early twentieth centuries, parts of the Ponsonby Road SCA also have potential to be of significance as a historic heritage area.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: 72 Jervois Road



Figure 2: 203-209 Ponsonby Road



Figure 3: Auckland Savings Bank (former), 15-17 Jervois Road



Figure 4: 78-82 Ponsonby Road

'Character supporting' buildings



Figure 5: 226 Ponsonby Road



Figure 6: 215 Ponsonby Road



Figure 7: 85 Ponsonby Road



Figure 8: 109-113 Ponsonby Road

'Non-contributing' buildings



Figure 9: 103-105 Ponsonby Road



Figure 10: 3 Redmond Street



Figure 11: 1-3 Pompallier Terrace



Figure 12: 17 Maidstone Street

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**SANDRINGHAM**
Suburb(s)	Sandringham
NPS-UD priority	Other locations
Summary conclusion	The area continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Traditional commercial town centre, associated with early twentieth century residential tram suburb.
Key period(s) of significance	Edwardian, Interwar and WWII-Post war periods (1915-1949)
AUP (OIP) Historic heritage places	Sandringham Public Toilets (ID 02587)
AUP (OIP) Zone(s)	Business – Local Centre Zone (principal) Open Space – Informal Recreation Zone
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Sandringham Special Character Areas Overlay – Business (**SCA**). The area is focussed along Sandringham Road, a principal thoroughfare that runs roughly north-south, with a slight bend at the main intersection with Calgary Street and Kitchener Road. The SCA is surrounded by residential streets. Some of the streets to the east are subject to the Special Character Areas Overlay – Residential: Balmoral Tram Suburb, West. At the south-eastern edge of the area is the Sandringham Reserve, which defines the southern end of the SCA.	

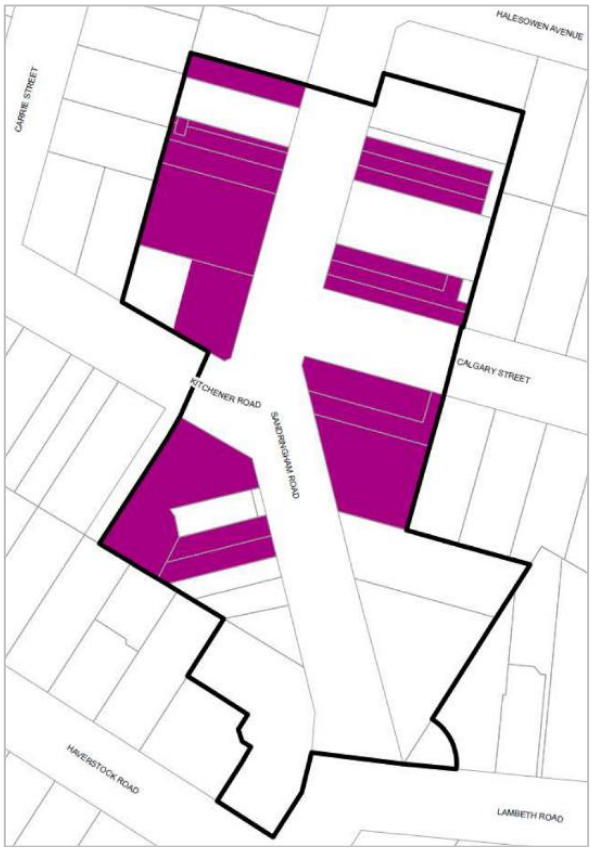
Key survey data

Survey date(s)			August 2021		
Level of survey	**Field survey**		N/A		
	Desk top survey		100%		
Total number of records			26		
Total number of buildings			25		
Breakdown	**Street-facing buildings**		25		
	Contributing[1] buildings	AUP (OIP)	11	Character defining	11
				Character supporting	0
		Survey results	13	Character defining	11
				Character supporting	2
Number of variations between AUP (OIP) and survey results			4[2]		
Number of historic heritage flags[3]			5 places (marked ★ on maps)		
Historic heritage area flag[4]			Yes		

Comparisons: mapping 'contribution'

AUP (OIP)

Special Character Area
Sites with **character defining** buildings
Sites with **character supporting** buildings
Not identified as sites with character defining or character supporting buildings



Survey results

Special Character Area
Character defining buildings
Character supporting buildings
Non-contributing buildings
Sites with no building or that are not visible



[1] Identified as 'character defining' or 'character supporting' buildings.
[2] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[3] Buildings identified as being of potential historic heritage significance.
[4] Does the area or part of the area have potential to be a historic heritage area?

In comparing the AUP (OIP) with the survey results, five variations have been identified. Of these, three buildings are found to have an increased level of contribution[5] while one has a reduced level of contribution[6]. The variations are largely attributed to the following issues: differences in assessment and changes to the building or site. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site.

General observations and variations in outcomes



Observations

- Contributing (character defining or character supporting) buildings are located on both sides of Sandringham Road and are evenly distributed throughout the length of the area. A particularly strong collection of charcter defining buildings are focussed at the intersections of Kitchener Road and Calgary Street with Sandringham Road. Contributing buildings predominantly comprise two-storey commercial shops with residential accommodation, but there are also examples of single-storey commercial shops and a civic building.

[5] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[6] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

- Buildings identified as having potential historic heritage value are located on the western side of Sandringham Road. These include 513 Sandringham Road, 'Gordon Buildings' at 515-519 Sandringham Road, 'Arcadia Building' at 521-531 Sandringham Road, 'Carrie's Building' at 533-541 Sandringham Road and 'Warings Corner' at 2-6 Kitchener Road.

- Non-contributing buildings are interspersed throughout the area, with a small cluster located toward the south-western end of the SCA. With the exception of the Congregational Church of Samoa, all provide for commercial use. The majority of the non-contributing buildings post-date the area's period of significance.

- When comparing the AUP (OIP) with the survey results, the differences in the level of contribution attributed are most evident in the area south of Kitchener Road, where later development has occurred, or where buildings have been assessed as making an increased level of contribution.

Variations

1	2-6 Kitchener Road	'Character defining' to 'Non-contributing' *(Post period of significance. Built in 2016 to replace an original 1921 building)*
2	583 Sandringham Road	'Not identified' to 'Character supporting' *(Modest commercial building with modifications, from period of significance. Makes a moderate contribution)*
3	598 Sandringham Road	'Not identified' to 'Character supporting' *(Public building (scheduled historic heritage place) from period of significance which supports the pattern of commercial development. Makes a moderate contribution)*
4	585-599 (599)[7] Sandringham Road	'Not identified' to 'Character defining' *(Corner shop with dwelling from period of significance. Makes a greater than moderate contribution)*

Review of special character values

Extent of area	The AUP (OIP) extent of the Sandringham SCA closely aligns with the underlying Business – Local Centre Zone. The extent includes the earliest blocks of the town centre and incorporates a largely continuous and intact group of commercial buildings from the area's key period of development, which closely reflect the area's special character values.
Special character values present	***Historical:*** The Sandringham SCA is of significance as an example of a traditional commercial area, formed as the town centre of an early twentieth century residential tram suburb. The area was established following significant drainage works to what was originally swampland, with the construction of the first shop (Warings Corner, 1915) and subsequent buildings on the western side of Sandringham Road. Further development occurred from 1925, with the completion of the tramline and the improvement of municipal drainage. This historical pattern of development is demonstrated in the significant collection of buildings which date from this period, and which continue to serve the surrounding residential area. ***Physical and visual qualities:*** The Sandringham SCA is of significance for its surviving concentration of early twentieth century buildings and urban form. Its physical and visual qualities collectively illustrate an example of a suburban tram-related commercial centre.

[7] When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	Yes. The key period of development is evident in surviving buildings which date from 1915 to 1945. A significant number of buildings date from the 1920s, coinciding with the arrival of the tram. Character buildings maintain their traditional scale of development; most are two-storeys, with some examples of single-storeyed buildings. All buildings retain their parapet walls. With the exception of the green open space of Sandringham Reserve, there is a strongly unified street presentation, visual character and high-density pattern of development. These characteristics are maintained throughout the length of Sandringham Road, with most buildings constructed to the front boundary line, and a sense of enclosure underpinned by their parapet walls and verandahs. Where buildings extend across several sections, their division into structural bays and façade modulation create a fine-grained urban pattern. This is evident in the Tollemarche, Winstone and Arcadia buildings, among others.
	Architectural values	Yes. A number of buildings within the SCA were designed by well-known architectural practices and continue to represent good examples of their style. Some of these have been identified as having potential historic heritage significance. Many of the buildings in the SCA demonstrate their original 'shop-with-dwelling' typology. The range of architectural styles present demonstrates the area's key period of development, including examples of the Stripped Classical, Spanish Mission and Moderne architectural styles. Buildings are predominantly plastered brick construction with paint finish and timber joinery. Some buildings retain evidence of their early shop front detailing. Where character buildings have been modified, the majority retain their historical appearance from the verandah up. New buildings are predominantly modest single-storey vernacular shops, with the exception of the Congregational Church of Samoa, and the building at 2-6 Kitchener Street (constructed in 2016). The latter building, though contemporary in nature, responds strongly to the form, proportions and style of the Warings Building which it abuts.
	Urban structure	Yes. The fine grain subdivision, narrow lot widths and traditional strip retail configuration of the streetscape is legible. The distinctive off-set alignment of Sandringham Road, formed from the layout of the original large farm allotments, remains prevalent. This layout, together with intersecting side streets and corner buildings, creates a distinctive focus to the centre of the SCA. Sandringham Reserve on the corner of Lambeth Road defines the southern end of the SCA and provides contrast to the predominantly built character of the streetscape.
Overall findings	As illustrated in the above maps and review of character values, the Sandringham SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). These values are evident consistently throughout the area, with particularly strong commercial buildings focussed around the intersections of Kitchener Road and Calgary Street with Sandringham Road. All contributing buildings reflect the development of the area during the early twentieth century, with a prevalence of buildings from the 1920s. With the exception of a small cluster toward the southwestern end of the SCA, buildings that do not contribute to these values are lightly interspersed throughout the length of Sandringham Road. Due to the predominance of contributing buildings, overall the area demonstrates a strong and cohesive built form that contributes to the character of the area. As a good representative example of a small interwar suburban town centre associated with the extension of the tramway system and neighbouring residential development, the area has potential to be of significance as a historic heritage area.	

Representative photographs (desk-top survey results)

'Character defining' buildings



Figure 1: 513 Sandringham Road (Google Street View, March 2021)



Figure 2: Arcadia building, 521-531 Sandringham Road (Google Street View, March 2021)



Figure 3: Winstone buildings, 570-576 Sandringham Road (Google Street View, March 2021)



Figure 4: Warings Corner, 2-6 Kitchener Road (Google Street View, March 2021)

'Character supporting' buildings



Figure 5: 581 Sandringham Road (Google Street View, March 2021)



Figure 6: Sandringham Public Toilets, 598 Sandringham Road (Google Street View, March 2021)

'Non-contributing' buildings



Figure 7: 585-599 Sandringham Road (Google Street View, March 2021)



Figure 8: 588 Sandringham Road (Google Street View, March 2021)



Figure 9: Congregational Church of Samoa, 532 Sandringham Road (Google Street View, March 2021)

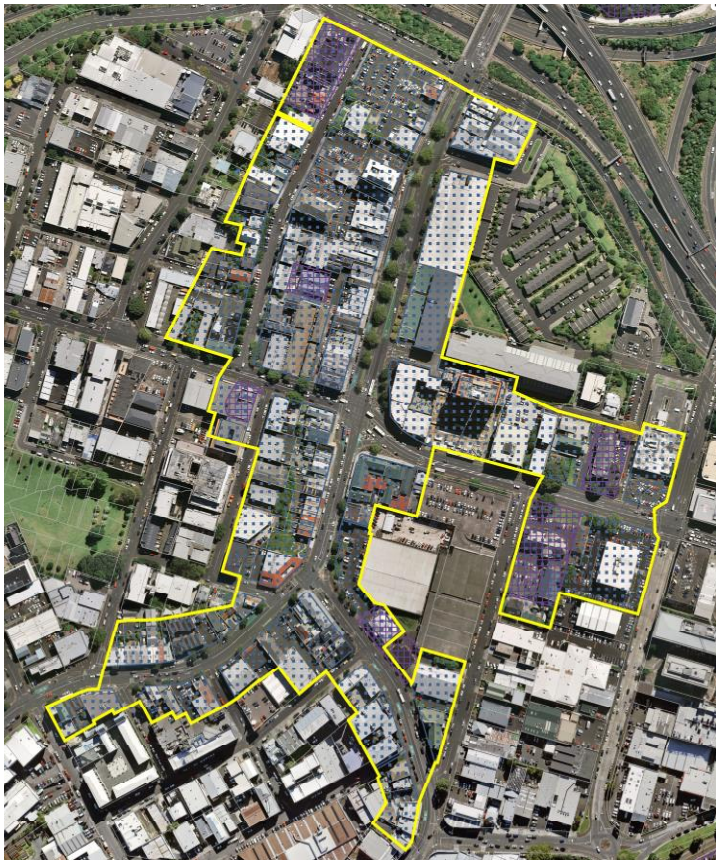


Figure 10: 520-524 Sandringham Road (Google Street View, March 2021)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**UPPER SYMONDS STREET**
Suburb(s)	Auckland Central, Eden Terrace, Grafton, Mount Eden, Newton
NPS-UD priority	City Centre and RTN Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Early city fringe suburban centre. Traditional shopping strip (with secondary streets).
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939)
AUP (OIP) Historic heritage places	St Benedict's Catholic Church and Presbytery (ID 01596); The Stables (ID 01847); Grafton Library (former) (ID 01739); Holy Sepulchre Church and hall (ID 01709); St David's Presbyterian Church (ID 02804); Orange Ballroom (ID 01767)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Business – Mixed Use Zone (eastern, western, southern edges)
Heritage New Zealand Pouhere Taonga listings	Upper Symonds Street Historic Area (No. 7367) St Benedict's Church and Presbytery Complex (Catholic) (No. 640); Stables (Former) (No. 7425); Church of the Holy Sepulchre and Hall (No. 98)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Upper Symonds Street Special Character Areas Overlay – Business (**SCA**). The area is located on the southern fringe of Auckland's Central Business District (CBD), physically separated by the southern motorway. It is centred on the southern portion of Symonds Street and encompasses part of Khyber Pass Road to the east, St Benedict's Street and parts of Newton Road and Dundonald Street to the west. It is also located on parts of Mount Eden and New North roads to the south. The area is principally surrounded by modern, mixed-use development.	

Key survey data

Survey date(s)			June 2021		
Level of survey	**Field survey**		100%		
	Desk top survey		N/A		
Total number of records			153		
Total number of buildings			132		
Breakdown	**Street-facing buildings**		128		
	Contributing[1] buildings	AUP (OIP)	67	Character defining	61
				Character supporting	6
		Survey results	68	Character defining	56
				Character supporting	12
Number of variations between AUP (OIP) and survey results			35[2]		
Number of historic heritage flags[3]			26 places (marked ☆ on maps)		
Historic heritage area flag[4]			Yes (in part)		

Comparisons: mapping 'contribution'

AUP (OIP



[1] Identified as 'character defining' or 'character supporting' buildings.
[2] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[3] Buildings identified as being of potential historic heritage significance.
[4] Does the area or part of the area have potential to be a historic heritage area?

Survey results



In comparing the AUP (OIP) with the survey results, 35 variations have been identified. Of these, 16 buildings or sites are found to have an increased level of contribution[5] while 17 are found to have a reduced level of contribution[6]. Two further differences have been identified where the AUP (OIP) map has attributed more than one level of contribution to a single site occupied by a single building. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP), differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Despite the variations, the overall number of 'contributing' buildings within the special character area remain largely unchanged.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

[5] From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.
[6] From 'character defining' to 'character supporting', 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- The greatest concentration of contributing (character defining or character supporting) buildings is located on the western side of Symonds Street. These buildings form a visually cohesive group that extends beyond the Symonds Street/Newton Road/Khyber Pass Road intersection and make up the area's historic commercial core (see also Sub-area B: Mid blocks).
- Smaller clusters of contributing buildings are located on either side of Symonds Street at the area's northern edge, and individual examples are scattered along St Benedicts Street, some of which have been identified as having potential historic heritage value.
- The eastern side of Symonds Street (south of Glenside Crescent) and a large proportion of St Benedicts Street have the greatest concentration of non-contributing buildings, which generally post-date the area's period of significance.

Variations

1	2 St Benedicts Street	'Not identified' to 'Character defining' *(Forms part of the site occupied by a character defining building)*
2	124 Symonds Street	'Character defining' to 'Non-contributing' *(Post-period of significance)*
3	123-125 Symonds Street	'Not identified' to 'Character defining' *(Traditional commercial building from period of significance)*
4	132 Symonds Street	'Not identified' to 'Character defining' *(Forms part of the site occupied by a character defining building)*
5	11 St Benedicts Street	'Not identified' to 'Character supporting' *(Residential building from period of significance)*
6	16 St Benedicts Street	Part 'Not identified' and part 'Character defining' to 'Non-contributing' *(Post-period of significance, set back on site)*

7	20 St Benedicts Street	'Character defining' to 'N/A / Not visible' *(Vacant site used as car park)*
8	22 St Benedicts Street	'Character defining' to 'N/A / Not visible' *(Vacant site used as car park)*
9	149 Symonds Street	'Character supporting' to 'Non-contributing' *(Post-period of significance, set back slightly)*
10	21 St Benedicts Street	'Not identified' to 'Character supporting' *(Residential building from period of significance)*
11	24 St Benedicts Street	'Not identified' to 'Character defining' *(Auckland Masonic Temple – an imposing building from period of significance and associated with social history of area)*
12	20A St Benedicts Street	'Character defining' to 'N/A / Not visible' *(Rear vacant site used as car park)*
13	151-155 Symonds Street	'Character defining' to 'Non-contributing' *(Modified)*
14	157-159 Symonds Street	'Character defining' to 'Non-contributing' *(Post-period of significance)*
15	167 Symonds Street	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*
16	29 (27)[7] St Benedicts Street	'Character defining' to 'Non-contributing' *(Post-period of significance multi-residential building, on larger site occupied by a character defining building)*
17	29 St Benedicts Street (70 Randolph Street)	'Character defining' to 'Non-contributing' *(Pair of post-period of significance multi-residential buildings located to the rear of a larger site occupied by a character defining building)*
18	22 Stable Lane	'Not identified' to 'Character supporting' *(Former horse feed store from period of significance but with some changes, possibly associated with the adjacent scheduled building)*
19	128 Newton Road	'Not identified' to 'Character supporting' *(Spanish mission style flats from period of significance)*
20	207-209 Symonds Street	'Character supporting' to 'Character defining' *(Greater than moderate contribution)*

[7] When more than one building share an address (as shown in GeoMaps), a bracketed number/street name has been included to denote the physical street number of the building in question.

Sub-area B: Mid blocks



Observations

- The Symonds Street/Newton Road/Khyber Pass Road intersection forms the historic commercial core of the special character area. This commercial core extends to the Mount Eden Road and New North Road junction and contains a considerably intact group of contributing buildings from the area's period of significance, many of which are identified as being of potential historic heritage value.
- A small number of contributing buildings are also evident close to the area's eastern and western edges, which predominantly comprise community buildings (churches and halls) associated with the area's social history. Some of these buildings are identified in the AUP (OIP) as significant historic heritage places[8].
- The greatest concentration of non-contributing buildings is located along the northern side of Khyber Pass Road, at the area's eastern edge, and along Dundonald Street. All these buildings post-date the area's period of significance and are generally of a scale, mass and with materials that are incompatible with the character of the area.
- Note that a portion of the special character area's boundary currently cuts through the rear portion of the site at the corner of Newton Road and Dundonald Street (highlighted yellow, above).

Variations

21	70 Khyber Pass Road	'Not identified' to 'Character supporting' *(Church hall, from period of significance but modified)*
22	29 Khyber Pass Road	'Not identified' to 'Character defining' *(Former Auckland Savings Bank, good example of type from period of significance)*
23	210 Symonds Street	'Character defining' to 'Character supporting' *(On same site as a character defining building, but separate structure with moderate contribution)*
24	224 Symonds Street	'Character supporting' to 'Character defining' *(Former Post Office, good example of type from period of significance and greater than moderate contribution)*
25	226-228 Symonds Street	'Character defining' to 'N/A / Not visible' *(Part of a larger vacant site used as a car park)*

[8] AUP (OIP) Schedule 14.1 Schedule of Historic Heritage.

26	73 Khyber Pass Road	'Not identified' to 'Character supporting' *(Different building type from period of significance)*
27	257-259 Symonds Street	'Character supporting' to 'N/A / Not visible' *(Vacant lot)*

Sub-area C: Southern blocks



Observations

- Contributing buildings in the area's southern blocks mainly form three small clusters – one is located on the corner of Mount Eden Road and New North Road (which reads as part of the area's historic commercial core); one is positioned on Mount Eden Road at the area's south-easternmost edge; and another is located on New North Road near the area's south-westernmost edge.
- The interrelationship between these clusters is visually interrupted by groupings of non-contributing buildings mid-way along both Mount Eden and New North roads, which generally post-date the area's period of significance.
- Note that the special character area's boundary currently cuts through part of the southernmost site (and character defining building) on Mount Eden Road (highlighted yellow) and incorporates the small portion (hatched yellow) of a substantial site on Burleigh Street that is largely located outside the area.

Variations

28	25 New North Road	'Character defining' to 'Non-contributing' *(Post-period of significance – built c.1953)*
29	2 New North Road	'Character defining' to 'Non-contributing' *(Post-period of significance, modern building set back on site)*
30	59 New North Road	'Not identified' to 'Character defining' *(Forms part of a character defining building on neighbouring lots)*

31	45 New North Road	'Character defining' to 'Character supporting' *(Dates from period of significance but highly altered)*
32	66-70 New North Road	'Not identified' to 'Character defining' *(Good example of commercial building from period of significance)*
33	47 Mount Eden Road	'Not identified' to 'Character supporting' *(Residential style building from period of significance)*
34	57-63 Mount Eden Road	'Not identified' to 'Character defining' *(Forms part of the site occupied by a character defining building)*
35	67-71 Mount Eden Road	'Not identified' to 'Character defining' *(Good example of commercial building from period of significance)*

Review of special character values

Extent of area	Whilst the majority of the streets in the Upper Symonds Street SCA feature some contributing buildings, the greatest concentration is located in the area's historic commercial core, which is largely covered by the underlying Business – Town Centre Zone. This area extends along Symonds Street, incorporating its historic intersection with Newton and Khyber Pass roads and to the junction with Mount Eden and New North roads, and most strongly conveys the area's special character values.	
Special character values present	***Historical:*** The Upper Symonds Street SCA is of significance as one of Auckland's earliest and, for a time, most prosperous suburban centres. Established between the late nineteenth and early twentieth centuries, its progressive development into a vibrant commercial and community centre is evidenced in its strong collection of buildings of varying types (shops, churches, public buildings, etc.) that served both local residents and commuters along the city's early transport routes. ***Physical and visual qualities:*** The Upper Symonds Street SCA is of significance for its grouping of buildings that reflect the types and architectural styles associated with the area's consolidation and development during its key period(s) of development – particularly between the 1880s and 1920s. Although these values are largely apparent throughout the Upper Symonds Street SCA, they are especially prevalent in the area's historic commercial core.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	Yes. The key period(s) of development is still evident in the number of contributing buildings that date from the early 1880s to 1930s. Despite some taller buildings, two-storeyed traditional commercial buildings continue to be most prevalent and create a strong sense of enclosure and visual coherence particularly along the western side of Symonds Street and at its intersections with Newton and Khyber Pass roads and Mount Eden and New North roads. Exceptions generally include development along the eastern side of Symonds Street, the northern side of Khyber Pass Road and along sections of the secondary streets, particularly Dundonald and St Benedicts streets, where the built form mainly comprises post-1960s, larger-scaled development.
	Architectural values	Yes. Just over half of the street-facing buildings continue to demonstrate the range of architectural styles associated with the area's key period(s) of development (with a particular emphasis on Victorian and Edwardian buildings) and are predominantly built of brick (plastered or painted). Changes are generally limited to below-verandah shop fronts (though their modulation is often retained) and the replacement of some first-floor window units. Large billboards screen the architectural detailing of a small number of buildings.
	Urban structure	Yes. The fine grain subdivision and traditional streetscape frontage is legible, particularly within the historic commercial core. Here, there is a relatively long, uninterrupted block of buildings of a similar age and scale that strongly contribute to the distinct built character

		of the streetscape. The urban structure is more varied on sites occupied by different building types (e.g. churches, halls, etc.) and where post-1960s development has occurred, creating breaks in the continuity of building frontages and resultant sense of enclosure. Landscape features such as mature trees and stone walls, particularly in the vicinity of the churches, remain, and basalt kerbing exists throughout.
Overall findings	As shown in the above maps and review of character values, the Upper Symonds Street SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). This is despite the slightly reduced number of contributing (character defining or supporting) buildings in the survey results. While these values are evident throughout the area, they are most prevalent within the historic commercial core. This relatively compact urban environment features a strong and cohesive collection of contributing buildings that reflects the progressive commercial development of the area and the establishment of infrastructure and local industries to support its growing community during the late nineteenth and early twentieth centuries. Buildings that do not actively contribute to these values are generally concentrated along the eastern side of Symonds Street (between Glenside Crescent and Khyber Pass Road), the northern side of Khyber Pass Road, Dundonald Street, and portions of St Benedicts Street and Mount Eden and New North roads. Opportunities may therefore exist to modify the Upper Symonds Street SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character. As one of Auckland's earliest suburban centres, evident in its relatively intact collection of important and quality buildings from the late nineteenth and early twentieth centuries, parts of the Upper Symonds Street SCA (particularly its commercial core) also has potential to be of significance as a historic heritage area.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: 132 Symonds Street



Figure 2: Part of the Victoria Buildings, 223-231 Symonds Street



Figure 3: Mount Eden Baptist Church, 8 Mount Eden Road



Figure 4: Former ASB Bank, 29 Khyber Pass Road

'Character supporting' buildings



Figure 5: 187-191 Symonds Street



Figure 6: 22 Stable Lane



Figure 7: 128 Newton Road

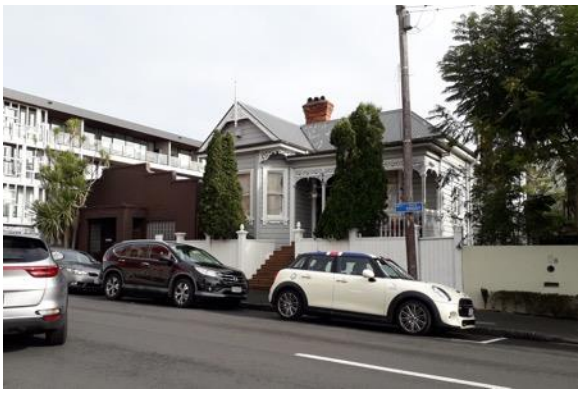


Figure 8: 11 St Benedicts Street

'Non-contributing' buildings



Figure 9: 31 St Benedicts Street



Figure 10: 145 Symonds Street



Figure 11: 39 Mount Eden Road



Figure 12: 3 Basque Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	**WEST LYNN**
Suburb(s)	Grey Lynn
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (**AUP (OIP)**). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Traditional local suburban shopping centre (small-scale), associated with tram suburbs.
Key period(s) of significance	Edwardian and Interwar periods (1901-1939)
AUP (OIP) Historic heritage places	Richmond Building (ID 01833)
AUP (OIP) Zone(s)	Business – Local Centre Zone (principal) Residential – Single House Zone (part lots on Francis Street)
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent of the West Lynn Special Character Areas Overlay – Business (**SCA**). The area is focussed on Richmond Road, a principal thoroughfare that runs roughly north-west to south-east through the well-established inner residential suburb of Grey Lynn. The scheduled historic heritage place is located on the north-western edge of the area. Part of a notable group of London Plane trees on Hakanoa Street (ID 692, outlined green) is also located within the area. The SCA is surrounded by residential streets, several of which (north-east, north-west and south-west) are covered by the Special Character Areas Overlay – Residential: Isthmus A.	

Key survey data

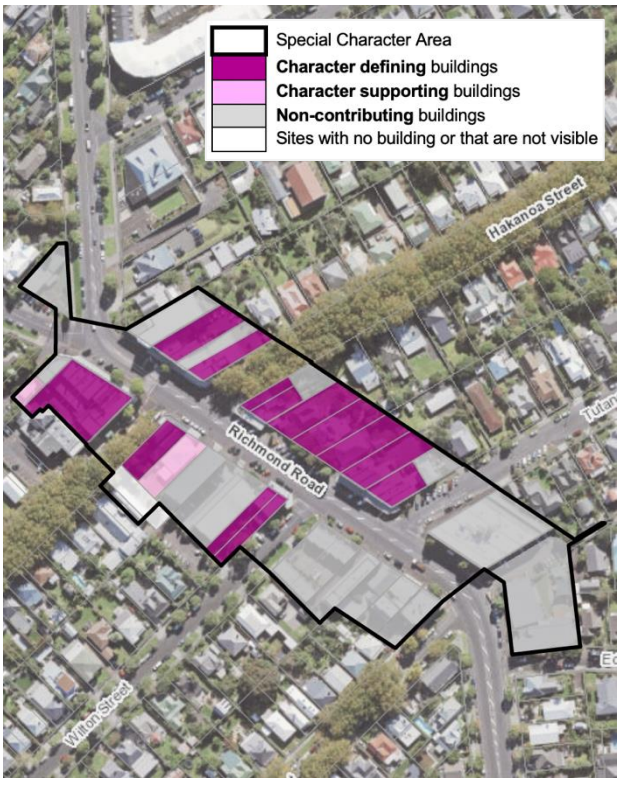
Survey date(s)			June and July 2021		
Level of survey	**Field survey**		100%		
	Desk top survey		N/A		
Total number of records			32		
Total number of buildings			30		
Breakdown	**Street-facing buildings**		27		
	Contributing[1] buildings	AUP (OIP)	23	Character defining	20
				Character supporting	3
		Survey results	14	Character defining	12
				Character supporting	2
Number of variations between AUP (OIP) and survey results			11[2]		
Number of historic heritage flags[3]			2 places (marked ★ on maps)		
Historic heritage area flag[4]			Yes		

Comparisons: mapping 'contribution'

AUP (OIP)



Survey results



In comparing the AUP (OIP) with the survey results, 11 variations have been identified. Of these, ten buildings and one site have a reduced level of contribution[5]. The variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

[1] Identified as 'character defining' or 'character supporting' buildings.
[2] This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.
[3] Buildings identified as being of potential historic heritage significance.
[4] Does the area or part of the area have potential to be a historic heritage area?
[5] From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes



Observations

- The greatest concentration of contributing (character defining or character supporting) buildings is along the northern side of Richmond Road and at its intersection with Francis and Hakanoa streets – the area's historic centre. These buildings comprise a mixture of commercial and residential structures, including an existing historic heritage place and places flagged as having potential historic heritage value.
- Non-contributing buildings are interspersed throughout the area, with a cluster at its southern end. The majority of these buildings are comparatively large-scale structures (in scale and/or mass), built within the last three decades and providing a mix of commercial, residential and community uses.
- When comparing the AUP (OIP) with the survey results, the differences in the level of contribution attributed are most evident in the area's southeastern corner and on sites where infill or rear development has occurred.

Variations

1	401-413 (401)[6] Richmond Road	'Character defining' to 'Non-contributing' *(Post period of significance. Built mid-2000s)*
2	401-413 (401B) Richmond Road	'Character defining' to 'Character supporting' *(Modest utilitarian structure to rear (but still visible) from period of significance and associated with Richmond Building, makes a moderate contribution)*

[6] When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

3	428-440 (436) Richmond Road	'Character defining' to 'Non-contributing' *(Post period of significance. Built mid-2000s replacing a villa on the site)*
4	442-446 Richmond Road (1A and 1B Hakanoa Street)	'Character defining' to 'Non-contributing' *(Split lot. Post period of significance. Two (attached) townhouses built to the rear of a street-facing site)*
5	433 Richmond Road	'Character defining' to 'Character supporting' *(Residence with attached shop from period of significance, but frontage largely rebuilt in early 2000s following a fire. No greater than moderate contribution)*
6	2 Francis Street	'Character defining' to 'N/A – Not visible' *(Vacant lot. Previously formed part of a larger site occupied by a church and church hall)*
7	476-480 Richmond Road (2C Tutanekai Street)	'Character defining' to 'Non-contributing' *(Split lot. Post period of significance. Built early 2000s in a traditional 'colonial' style (with differing proportions), to the rear of a street-facing site)*
8	475 Richmond Road	'Character supporting' to 'Non-contributing' *(Residence from period of significance, but highly modified)*
9	481 Richmond Road	'Character supporting' to 'Non-contributing' *(Post period of significance. Three-storey building built in late 2000s replacing a traditional shop on the site)*
10	483 Richmond Road	'Character supporting' to 'Non-contributing' *(Post period of significance. Built in late 2000s replacing a cottage on the site)*
11	Grey Lynn Community Centre 510 Richmond Road	'Character defining' to 'Non-contributing' *(Post period of significance. Built in 2000)*

Review of special character values

Extent of area	The AUP (OIP) extent of the West Lynn SCA closely aligns with the underlying Business – Local Centre Zone. Whilst this extent includes the earliest blocks of the town centre and may have once captured the area that most closely conveyed the area's special character values, new development and changes mean that the extent also captures buildings that make no contribution to these values.
Special character values present	***Historical:*** The West Lynn SCA is of significance as an example of a small-scale suburban centre that developed in the early decades of the twentieth century in conjunction with expansion of the surrounding residential area and in response to the extension of the electric tram line. This is reflected in the collection of buildings around the Richmond Road intersection with Francis and Hakanoa streets that developed in the Edwardian and interwar eras to form the area's historic core. ***Physical and visual qualities:*** The West Lynn SCA is of significance for its physical and visual qualities as a small collection of buildings that reflects the types and architectural styles associated with its period of significance. Although some infill development has occurred, the area still retains the built form and urban patterns associated with its early establishment, ensuring that its small-scale, village-like character is maintained.

Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	***Built form***	Yes. The key periods of development is still evident in the buildings that date from the 1900s-1930s. Two-storeyed commercial buildings constructed to the front boundary line continue to be most prevalent in the mid to northern portions of the area, including a number of prominent corner buildings that visually strengthen and maintain the centre's commercial scale. A group of single-storey traditional shops and dwellings on the northern side of Richmond Road also continue to contribute to the area. Although they have less visual presence, the buildings reinforce the village-like character of the area and its association with neighbouring residential streets. Contrasts are evident, particularly at the area's southern end, where more modern development dominates.
	Architectural values	Yes. A number of buildings continue to demonstrate the range of architectural styles associated with the area's key periods and types of development, including Edwardian Italianate and Stripped Classical styles. Commercial buildings from these periods are predominantly of brick construction with some timber examples, and exhibit a high level of integrity with the retention of early or original shop front detailing and first floor fenestration. The dwellings are largely intact examples of Victorian and Edwardian villas of timber construction. Modern buildings display various stylistic influences and feature various claddings. Some are more sympathetic to the form, proportions and styles of the area's older buildings than others.
	Urban structure	Yes. The fine grain subdivision and traditional streetscape frontage is legible. Residential buildings contribute to a diverse, yet traditional streetscape appearance. The fine-grained urban character of the centre is less apparent where new development has occurred, creating breaks in the continuity of buildings frontages and resultant sense of enclosure. The mature avenues of plane trees in Francis and Hakanoa streets, existing street trees and those in the front gardens of the villas continue to be a distinctive characteristic of the area and contribute to its visual qualities.
Overall findings	As shown in the above maps and review of character values, the West Lynn SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). This is despite the reduced number of contributing buildings in the survey results. These values are most apparent at the Richmond Road intersection with Francis and Hakanoa streets – the area's historic commercial core – and along the northern side of Richmond Road. Buildings that do not actively contribute to these values are visible throughout the area but are generally concentrated at its southern end. Opportunities may therefore exist to modify the West Lynn SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character. The area is a representative example of a small-scale commercial centre that has a close and important association with Grey Lynn's early twentieth century residential development and, as such, may also have potential to be of significance as a historic heritage area.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: C. Norgrove Butcher building, 428-440 (438-440) Richmond Road



Figure 2: 453-455 Richmond Road



Figure 3: 470-474 Richmond Road



Figure 4: 458 Richmond Road

'Character supporting' buildings



Figure 5: 433 Richmond Road



Figure 6: 401-413 (401B) Richmond Road

'Non-contributing' buildings



Figure 7: 443 Richmond Road



Figure 8: 481 Richmond Road



Figure 9: 490 Richmond Road



Figure 10: Grey Lynn Community Centre, 510 Richmond Road