

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Northcote Point
SCA Overlay	General: North Shore – Northcote Point
Survey Area Number(s)	65 and 66

PLEASE NOTE:

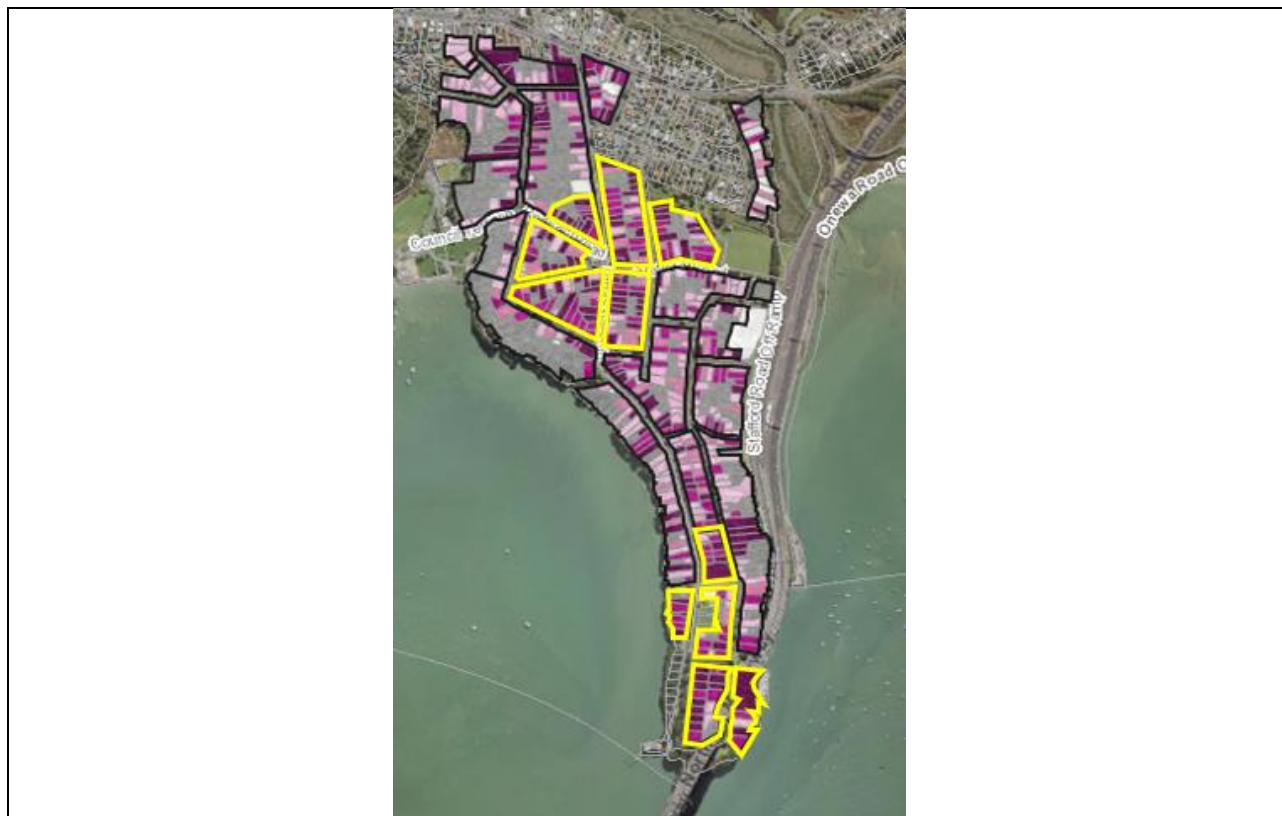
The sub-area identified within this report has been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report and shows the area to be identified as a qualifying matter.

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

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

The additional sub-areas are outside a walkable catchment. As such, they have been updated to reflect this resolution.

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022
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SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Northcote Point
SCA Overlay	General: North Shore – Northcote Point
Survey Area Number(s)	65 and 66
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential: Single House Zone
Area Description	Northcote Point is a historically significant area as it formed part of the most populated late 19th and early 20th century urban areas in the country. The area retains groups of Victorian and Edwardian houses together with commercial and civic buildings from this period of development. Subdivisions of the larger rural allotments for residential settlement in Northcote began around the 1860s and steadily progressed during the 1870s to 1900s.² The largest planned subdivision at the southern end of the point, “The Town of Woodside” dates to c.1866-7.³ Many Northcote Point sites are simply part allotments of the original Takapuna grant, displaying the largely intact historic subdivision pattern. A wharf at Northcote Point was established in the 1850s, along with the first Northcote Hotel. Early houses, shops and a post office were established close to the wharf, and the earliest church, St John the Baptist, was consecrated in 1860 by Bishop Selwyn. The establishment of regular ferry services and a new wharf in 1880 were important factors in the residential development of the Northcote area. A small commercial centre developed around the intersection of Queen Street and Bartley Street, where the 1920s post office and Bridgeway Theatre were built. Commercial, ecclesiastical and municipal development also occurred further north where several roads intersect with Queen Street. Of note is the wedge intersection between Queen Street and Vincent and Rodney Roads; the scheduled historic heritage Council Chambers (former) and War Memorial Hall (1955) demonstrate the on-going significance of the area and complete this local town centre. The landform on Northcote Point is reasonably level along the headland, falling steeply along the coastal cliff line on the east and west sides to Shoal Bay, Halls Beach and Little Shoal Bay. The landform is gently undulating north of Rodney Road and Stafford Road, and falls to a reasonably level area on the eastern side adjacent to the Northern Motorway and Shoal Bay. Northcote Point has significant landscape amenity, due to its headland landform and relationship to the harbour. Its position on a promontory provides for views towards the city and the Hauraki Gulf, Auckland Harbour Bridge, Birkenhead Point, Bayswater and Devonport. Houses are generally built close to the street edge and occupy much of the width of their lots, giving a reasonably dense pattern of built development. Gabled and hipped roof forms are evident throughout most of the area; these roof forms are associated with the Victorian and Edwardian villas, bungalow and other styles of houses present. Verandahs and porches give depth to street elevations and create transitional spaces between the public realm of the street and the private realm of the houses themselves.

² DP343, DP712, 153A, 3052A, DP1216, DP2133, DP3609, DP3058, DP4187, DP4470, DP8121, DP7982, DP8427, DP7006, DEEDS442, DP16749

³³ SO7018-B, DP8898, DP18266, DP45660

Due to the coastal setting of the area many of the properties are not highly visible from the public realm. Aerial images indicate that many of these are early dwellings with minimal modification. It is also common (and somewhat unusual for the late 19th and early 20th centuries) for the rear of the dwelling to front the streetscape along the coastal roads as properties were built towards the harbour view.

Lot sizes vary based on the series of late 19th and early 20th century subdivisions. Some of the smaller back-to-back lots are located between Queen Street and Princes Street, north of King Street, with lot sizes ranging from around 400 to 500m², and lot widths of around 15 metres. Lots of varied sizes are evident along the coastal margins, ranging from some narrow lots of around 400 to 500m², to larger lots over 1000m².

The road pattern on Northcote Point is based on a modified grid, with roads developed incrementally to either side of Queen Street as part of separate subdivisions in the late 19th century. Located along the ridge, Queen Street was the earliest road on Northcote Point and served as the main road leading north from Northcote Wharf.



Key survey data

Survey date(s)	November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100% ⁴	
Number of properties	711		
Individual property scores	Score	Number of properties	Percentage ⁵
	6	146	28%
	5	121	23%
	4	54	10%
	3	115	22%
	2	73	14%
	1	8	2%
	0	1	0%
	Rear/vacant	193	NA

⁴ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

⁵ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Northcote Point Special Character Area - Residential **is not of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 51% of individual properties scoring either 5 or 6.

Recommendation

The Northcote Point survey data shows that there are sub-areas of high-quality special character.

Further work will be undertaken to confirm the values of the areas that are identified in the table below.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁶
Queen Street / Clarence Street / Richmond Avenue / Denby Lane / Rodney Road (part) / Vincent Road / Stafford Road	NA
Queen Street / Alma Street / Princes Street	

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	33 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	(marked)

⁶ At this stage, only flags for potential historic heritage areas are being considered.
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Appendix 1: Index map

