

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ayr Street
SCA Overlay	Isthmus A
Survey Area Number(s)	2a (being Isthmus A properties only)
NPS-UD priority ^{TBC}	Walkable Catchment – Metro Centre – Newmarket
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Ayr Street survey area includes three subdivisions: Deeds Blue 59 (n.d.), Deeds 107 (1913) and DP 35446 (1948). All properties in the area but one are located on Ayr Street, which runs perpendicular from the ridgeline at Manukau Road down to Hobson Bay. Ayr Street was formed prior to 1840, with some houses on the street dating to this period (and pre-dating residential subdivision). The area also includes one property on Laurie Avenue, which was formed in 1913. Lot size and shape vary, both because of the topography, and also because subdivision occurred after early residential development in this area, meaning that newly formed streets and lots needed to fit around existing development. Lot sizes range from 140m² up to over 3600m², though most are between 500m² and 1000m². Setback and rhythm are generally consistent. Properties on the north-eastern side of Ayr Street do not front the main carriageway, but rather a raised accessway. The most prevalent architectural styles in this area include cottages (1860s-1880s) and villas (1880s-1910s). There are a few houses, such as Ewelme Cottage, that predate other development on the street. There is some modern infill in the area, and housing from the period of development generally retains its physical integrity. Houses in this area tend to have tall fences or basalt walls. Streets are primarily lined with bluestone kerbing, with footpaths, grass verges and street trees along the main carriageway (but not the accessway). Individual sites tend to be large and highly vegetated. Off-street parking is usually provided to the side or rear of houses. The topography of the area is a contributing aspect of the character of the area, providing open views for many houses across the gullies to the southwest.
	

Key survey data

Survey date(s)	May 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	25		
Individual property scores	Score	Number of properties	Percentage ¹
	6	6	38%
	5	5	31%
	4	1	6%
	3	1	6%
	2	1	6%
	1	2	13%
	0	0	0%
	Rear/vacant	9	NA



Overall findings	The Ayr Street Special Character Area - Residential is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more of individual properties scoring either 5 or 6. This area has 69% of individual properties scoring either 5 or 6.
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Ayr Street survey area has not been found to be of overall high quality. The survey data does not show that there are sub-areas of high-quality special character and / or potential areas of historic heritage value.

No further work is recommended in this area.

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

Potential Historic Heritage and High-Quality Special Character Flags

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



Report dated: 25 November 2021

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

Ayr Street SCA: Summary of Findings Report | FINAL | December 2021

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Laurie Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	2b (being Isthmus B properties only)
NPS-UD priority ^{TBC}	Walkable Catchment – Metro Centre – Newmarket
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Laurie Avenue survey area includes two historic subdivisions: Deeds 107 (1913) and DP 23708 (1930). All houses in this area are on Laurie Avenue, which was formed in 1913 and extended in 1930. Like other streets in the area, it generally runs perpendicular to the Parnell Road ridgeline, sloping down toward Hobson Bay. Lot sizes in the area are relatively large, ranging from around 700m² up to around 1200m². The setback and rhythm of development is generally consistent throughout this area, and houses tend to be positioned close to the road with large rear gardens that slope down into the gully. The most prevalent architectural style in this area is bungalows (1920s-1930s), with some examples of transitional villas (1910s-1920s). There is some modern infill including three replica houses. Generally, housing from the period of development retains its physical integrity. Most houses in the area are visible behind low timber fences and hedges; some properties have no front boundary treatment. The street is lined with bluestone kerbing and footpaths with no grass verges or street trees. Individual sites are highly vegetated at the rear, and have smaller front gardens. Although sites are large, they are narrow, and most do not have space at the side for garaging. As a result, many houses have garages in front along the boundary line. The topography of the area is a contributing aspect of the character of the area, providing open views for many houses across the park to the east.
	

Key survey data

Survey date(s)	May 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	36		
Individual property scores	Score	Number of properties	Percentage ¹
	6	12	34%
	5	8	23%
	4	5	14%
	3	7	20%
	2	3	9%
	1	0	0%
	0	0	0%
	Rear/vacant	1	NA



Overall findings	The Laurie Avenue Special Character Area - Residential is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 57% of individual properties scoring either 5 or 6.
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¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

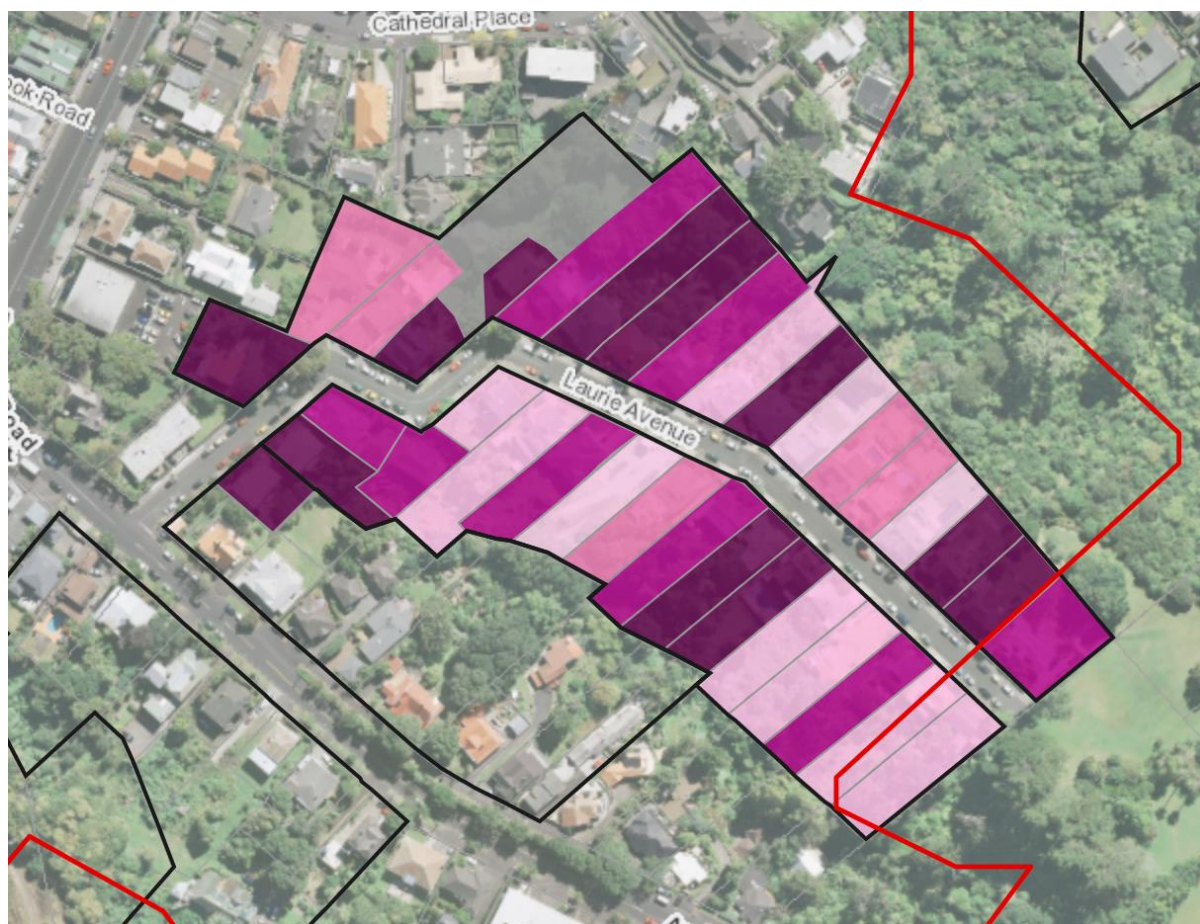
The Laurie Avenue survey area has not been found to be of overall high quality. The survey data does not show that there are sub-areas of high-quality special character and / or potential areas of historic heritage value.

No further work is recommended in this area.

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

Potential Historic Heritage and High-Quality Special Character Flags

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



Report dated: 25 November 2021

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

Appendix 1: Index map



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell South
SCA Overlay	Isthmus A
Survey Area Number(s)	2 (Isthmus A only) and 26 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Parnell South survey area includes dwellings along Brighton Road, Lee Street, Freemont Street, Elam Street and Tohunga Crescent. The area is located on the upper ridgeline of the Hobson Bay inlet, and the road layout of Elam Street and Tohunga Crescent follows the contours of the coastline. The area to the east of Brighton Road was subdivided in 1898 (DP 2032), then again in 1913 (DP 9448) to link Elam Street and Tohunga Crescent. The west side of Brighton Road was part of the original 1855 subdivision (Lot 5 ALLOT 9 SEC 4 Suburbs AUCKLAND; DEED S51) and was subsequently subdivided in part in 1907 (DP 4067, 4078). Lot size and shape vary due to topography. The original long narrow lot sizes along the west side of Brighton Road and south side of Elam Street range from 900-1000m² and due to the section lengths many lots have subsequently been further subdivided at the rear. In the four central blocks between Lee and Freemont Streets lot sizes are smaller at 300-500m². Setback and rhythm vary throughout the area. Sections on outer streets (Brighton Road, Elam Street and Tohunga Crescent) are larger with front and side yards. The internal blocks (Lee and Freemont Street) have a small yards and dwellings occupy whole sites. The most prevalent architectural styles in this area include cottages (1860s-1880s) (with a higher concentration on the central blocks) and villas (1880s-1910s) with some bungalows (1920s-1930s) located in the northern area of Tohunga Crescent. The majority of housing from the period of significance retains a high degree of physical integrity. There is modern infill development throughout in the area located on both street facing and rear lots. Dwellings on rear lots have little to no visibility from the street due to the topography which slopes down from the street frontage. Character houses in this area tend to be visible behind low fences, whereas higher boundary treatments are present on modern development. The streets are lined with bluestone kerbing and footpaths. The principal roads of Brighton Road and Elam Street have grass verges and street trees along the main carriageway. Secondary roads including Lee and Freemont Streets and Tohunga Crescent are narrower without grass verges. Larger sites are well vegetated and allow for onsite parking. There is limited onsite parking provided in the central blocks. Overall, the area retains the distinct discernible character of one of the oldest residential neighbourhoods in Parnell.



Key survey data

Survey date(s)	May and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	N/A	
Number of properties	140		
Individual property scores	Score	Number of properties	Percentage ¹
	6	34	33%
	5	24	24%
	4	11	11%
	3	5	5%
	2	19	19%
	1	8	8%
	0	1	1%
	Rear/vacant	38	NA

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



Overall findings

The Parnell South Special Character Area - Residential **is not of high-quality special character value**. An area of high-quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 57% of individual properties scoring either 5 or 6.

Recommendation

The Parnell South SCA survey data shows that there are sub-areas of high-quality special character. Further work will be undertaken to confirm the values of the areas that are identified in the table below.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ²
Brighton Road North	NA
Parnell South	

Historic Heritage

Number of places currently scheduled	2 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area of high-quality Special Character	2 (marked)

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



Report dated: January 2022

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre, the blue lines are the walkable catchments of the Parnell (north) and Newmarket (southwest) Train Stations, and the green line is the walkable catchment of the City Centre.

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell Isthmus A
SCA Overlay	Isthmus A
Survey Area Number(s)	26 (part)
NPS-UD priority^{TBC}	Walkable catchment – Parnell Train Station Walkable catchment – City centre All other areas
AUP (OIP) Zone(s)	Residential Single House
Area Description	The Parnell Isthmus A survey area is made up of over 30 small subdivisions dating from the 1840s to 1940s, with most occurring between the 1880s and 1920s. There are no large-scale or comprehensive subdivisions in this area, rather, all subdivision occurred at a small-scale in a more ad hoc fashion. Parnell was the first suburb developed outside of central Auckland and included important routes and connections to Great South Road. The area was also served as a residential and commercial hub for workers employed in Mechanics Bay. The pattern of development generally follows a grid, with narrow streets defining small blocks of development. Sections are small and regularly shaped at around 300m²-700m². House setbacks and spacing are generally consistent considering the piecemeal nature of subdivision and development. The rhythm and grain of development are somewhat affected by recent infill, replacement buildings of a different type (often multi-unit residential), and rear subdivisions, but most of the area maintains its original pattern of development. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s). Housing that dates to the period of significance generally retains a high degree of physical integrity. Most houses are visible behind low picket fences or hedges. Most streets in the area are lined in bluestone kerbing and footpaths. The northern side of Logan Terrace includes grass verges and street trees, as do a few properties along Litchfield Road and Alberon Street. Because of the small, narrow lots in this area, most sites do not allow for off-street car-parking, and consequently, there are instances where carports and garages are located in front of houses or excavated below. Individual properties have very small setbacks, which may include some landscaping. Vegetation is primarily provided at the rear of houses, lending the area a distinctly urban character. The topography of the area is also a key aspect of its character, with development occurring over a landscape of steep ridges and gullies, which provide views both toward the city and Hauraki Gulf.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100% ¹	
	Desk top survey	NA	
Number of properties	291		
Individual property scores	Score	Number of properties	Percentage ²
	6	146	53%
	5	59	22%
	4	15	5%
	3	13	5%
	2	24	9%
	1	16	6%
	0	0	0%
	Rear/vacant	18	NA



Overall findings	The Parnell Isthmus A Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 75% of individual properties scoring either 5 or 6.
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¹ Data has not been checked or verified

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

Recommendation

The Parnell Isthmus A survey area is of high quality. No further special character work is recommended in this area at this time.³

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

Historic Heritage and High-Quality Special Character

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



Report dated: 12 January 2022

³ High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ At this stage, only flags for potential historic heritage areas are being considered.
Parnell Isthmus A SCA: Summary of Area Findings | FINAL | December 2021

Appendix 1: Index map

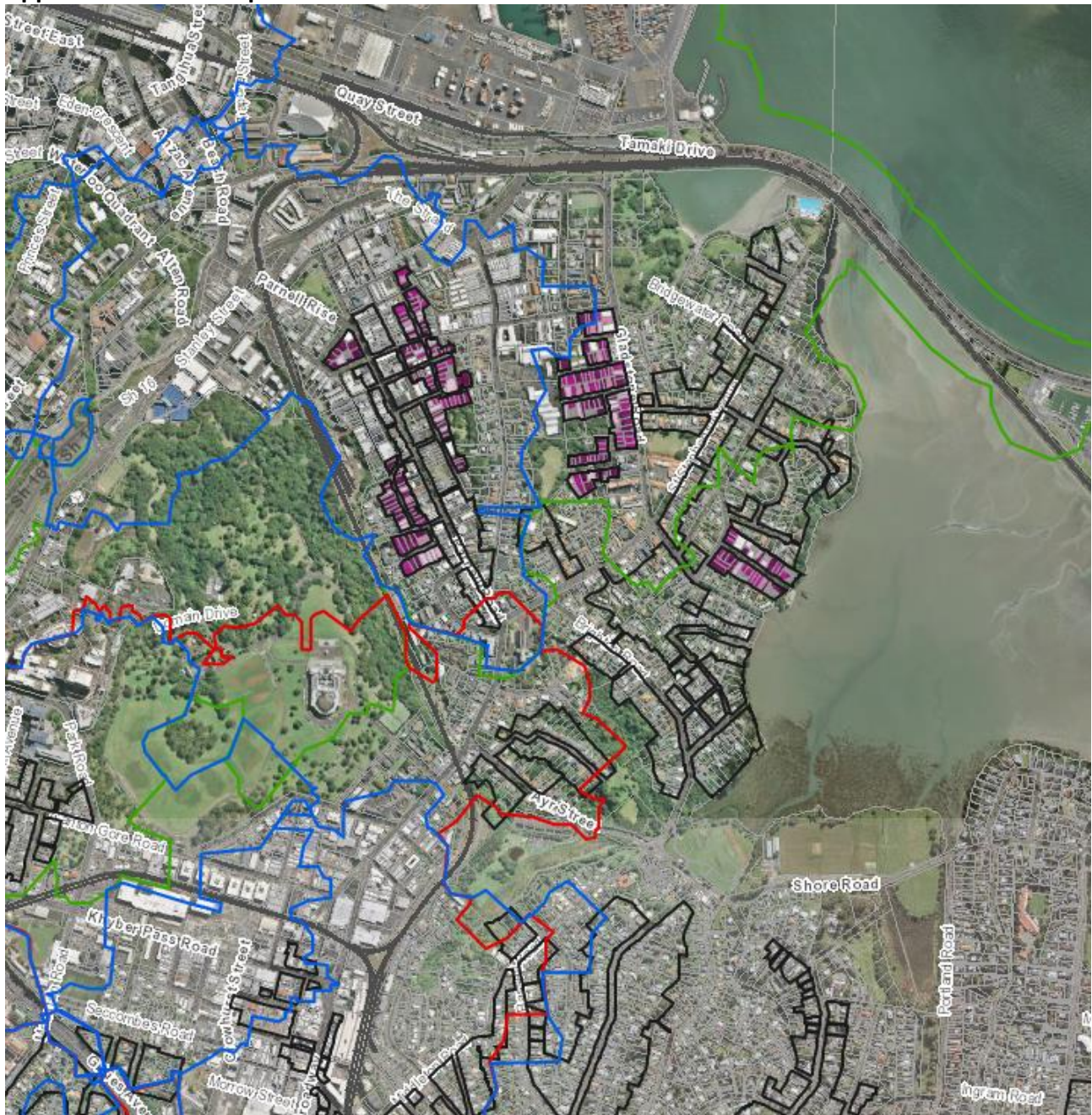


Figure 1: The blue line is the walkable catchment of the Parnell Train Station; the green line is the walkable catchment of the city centre; the red line is the walkable catchment of the Newmarket Metro Centre

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell Isthmus B
SCA Overlay	Isthmus B
Survey Area Number(s)	27

PLEASE NOTE:

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

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

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

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

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022
Parnell Isthmus B SCA: Summary of Area Findings | FINAL | December 2021

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell Isthmus B
SCA Overlay	Isthmus B
Survey Area Number(s)	27
NPS-UD priority	Walkable Catchment – City Centre All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Parnell Isthmus B survey area is made up of several small subdivisions, dating from the 1890s to 1960s, with most occurring during the inter-war period. There are a few larger-scale subdivisions, including Canterbury Place (DP 23319; 1930), Papahia Street (DP 21631; 1928 and DP 25015; 1934) and Tohunga Crescent (DP 9448; 1913), however most subdivisions occurred at a smaller scale and on a more ad hoc basis. The roading pattern in the area generally follows a grid that begins drops away closer to the coastline, where the pattern becomes more dictated by the topography of the area. Blocks tend to be narrow apart from the block bounded by Takutai Street, Brighton Road and St Stephen's Avenue, which is exceptionally wide, creating a significant number of rear lots. Lot shape and size is generally consistent, ranging from around 750m²-850m², with some variation due to the topography of the area. House setback and spacing varies throughout the area, with more consistency apparent in the larger-scale subdivisions. The most prevalent architectural styles in the area are English Cottages (1920s-1930s) and modern or contemporary housing (1970s-present). Houses that date to the period of significance tend to maintain a high degree of integrity, however there is significant modern redevelopment in this area. Many houses, especially those along main roads, have high fences or hedges which partially block visibility of the house. Although sections are large, many houses also have garaging or carports on the front boundary, which can impact the relationship of each place to the street. Streets are wide and lined with bluestone kerbing, footpaths, grass verges and street trees. Individual properties also tend to be highly vegetated, with large well-landscaped gardens in front and behind. The topography of the area is a key aspect of its character, with development occurring over a landscape of steep ridges and gullies, which provide views both toward the city and Haruaki gulf.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100% ²	
	Desk top survey	NA	
Number of properties	269		
Individual property scores	Score	Number of properties	Percentage ³
	6	80	39%
	5	39	19%
	4	13	6%
	3	24	12%
	2	40	19%
	1	9	4%
	0	1	<1%
	Rear/vacant	63	NA

² This data has not been checked or verified.

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

Recommendation

The Parnell Isthmus B survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value.

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

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁴
Papahia Street/Waitoa Street	NA
Canterbury Place	
St Stephen's Avenue (north and south)	

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	3 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	3 (marked ★ on maps)
Flag: Potential Historic Heritage Area	0 (marked)
Sub-area high-quality Special Character	3 (marked)



Report dated: 19 January 2022

⁴ At this stage, only flags for potential historic heritage areas are being considered.
Parnell Isthmus B SCA: Summary of Area Findings | FINAL | December 2021

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the city centre; the blue line is the walkable catchment of the Parnell Train Station; the red line is the walkable catchment of the Newmarket Metro Centre