

COVER NOTE

Guidance for identifying sub-areas of high-quality special character values and/or historic heritage areas February 2022

The attached guidance document explains the approach that was used to identify sub-areas of high-quality special character and/or areas of potential historic heritage value within SCA – Residential areas that did not meet the threshold for high quality.

The threshold of “high-quality” was established by Auckland Council’s Planning Committee through a resolution in July 2021¹, when it was decided that SCA - Residential of *high quality* was a qualifying matter under the NPS-UD.

Following completion of the survey and analysis of findings, the threshold for special character areas that were identified as a qualifying matter was revised² for the purpose of public engagement. The revised approach is that 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; and
- 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.

PLEASE NOTE: The attached guidance document has not been changed to reflect the revised approach for public engagement. The revised approach does not affect the approach to identifying sub-areas; only the threshold has changed.

For report areas outside the walkable catchment, the previously identified sub-areas have been reviewed in light of the revised approach. Refer to individual Findings Reports for updated sub-area maps.

¹ Resolution number PLA/2021/80, dated July 2021

² Resolution number PLA/2022/31, dated 31 March 2022

Guidance: Identifying sub-areas of high-quality special character value and / or historic heritage areas

Survey areas that do not meet the overall threshold³ for high-quality special character (75% of places scoring either 5 or 6) are subject to an additional, finer-grained analysis. The purpose of this analysis is to identify if there are sub-areas of high-quality special character and/or areas of potential historic heritage value within the area.

The finer-grained analysis recognises that a 75% area-based threshold, where areas are either 'in' or 'out', may be too blunt in some cases. Some areas that do not meet the overall threshold will still contain sub-areas of high-quality special character. This additional step provides the opportunity to identify these sub-areas and make recommendations about their future management.

Survey areas may also contain potential historic heritage areas. Historic heritage values and special character values are related and may overlap or align, however the two values are different. While special character is primarily related to amenity, historic heritage values are intrinsic to the place or area and may manifest in different ways.

Some potential historic heritage areas will have value without contributing to the SCA in which they are located and may be identified as low-quality in the survey maps. Potential historic heritage areas may also be identified as high-quality groupings where their values align with the SCA. The finer-grained analysis provides the opportunity to identify potential historic heritage areas and to recommend further research and evaluation to confirm their values.

How are sub-areas chosen?

A sub-area is a distinct grouping of properties that contains overall high-quality special character values. Sub-areas should be obvious and easily identifiable. **The purpose of identifying sub-areas is not to retain every property that scored 5 or 6, but to identify high-value groupings. It is acknowledged that this may result in the loss of individual properties or small groupings of high-quality special character value.**

Potential historic heritage areas are interrelated groupings of places that collectively meet the thresholds for scheduling. In most cases, potential areas will have been flagged during survey, however they may also be identified through previous surveys and studies, or through the Cultural Heritage Inventory or Heritage New Zealand Pouhere Taonga List / Rārangī/Kōrero.

- A survey area may include **more than one** sub-area of high-quality special character value and / or more than one potential historic heritage area
- A survey area may have **no** sub-areas of high-quality special character value and / or potential historic heritage areas
- A sub-area can be flagged for both high-quality special character and potential historic heritage value, where applicable
- Sub-areas may cross survey area boundaries.

³ Survey areas that meet the overall threshold for high-quality special character are not subject to further analysis at this stage of the project.

The following are to be used to confirm the identification of sub-areas of high-quality special character values and potential historic heritage areas.

	High-Quality Special Character	Potential Historic Heritage Areas
Size	At least 10 properties but generally at least a whole street or block. Larger areas will help prevent an over-fragmentation of the overlay There may be exceptions to 'at least 10 properties', such as where the survey area is very small	No minimum, but must be an "area" – no isolated or individual properties
Extent	Sub-areas must be contiguous and / or adjacent, such as across the road Sub-areas are not identified solely through the removal of areas of lower value Sub-areas may only contain properties that are currently identified in the Special Character Areas Overlay – Residential (i.e. do not extend a sub-area beyond what is currently managed)	Do not need to be contiguous May extend beyond what is currently managed where the potential values of the area are wider
Values	Must illustrate a pattern of period of development that is described in the Character Statement in Schedule 15 for the overlay area Must include only one overlay per sub-area (e.g. a sub-area cannot contain both Isthmus A and B because they manage different values)	Must have at least considerable historic heritage value in relation to one or more of the criteria included in B5.2.2
Threshold	Sub-areas will meet the threshold (at least 75% of places scoring 5 or 6) ⁴	Not required to meet the threshold (the threshold is for special character; a historic heritage area may have values without contributing to the SCAR in which it is located)

A survey area may also contain sub-areas of low-quality special character. Identifying areas for removal is not required.

Coherency of identified sub-areas

Following the identification of sub-areas of high-quality, all areas of high-quality special character will be mapped in a GIS layer. This will enable the high-quality special character areas overlay to be viewed as one layer, rather than a series of survey areas. It is expected that the identification of high-quality sub areas may result in the overlay having some gaps where a small number of properties are identified as not being of high quality (see example below). Where this situation arises, the extent of the high-quality sub-area will be reviewed and may be refined to include or exclude the small number of properties. This may result in a

⁴ There are limited exceptions, as described under "Coherency of identified sub-areas"

limited number of sub-areas having less than 75% of properties scoring a 5 or 6. Where this occurs, a footnote will be added to the Summary of Area Findings Report, as follows:

Note: this sub-area does not meet the threshold of at least 75% of places scoring a 5 or 6 because an amendment was made to address a small gap or inconsistency between sub-areas.



How are sub-areas identified?

Sub-areas are identified in the Summary of Area Findings Report and a supplementary table, which provides further information on the values of each sub-area.

In the findings report, a recommendations table is included after the Overall Findings section, which identifies each sub-area.

Recommendation

The XXX Road SCA survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will be undertaken to confirm the values of the areas that are identified in the table below.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area
XXX Road	Dairy workers cottages (former) (1-13 Smith Street)
The block bounded by XXX Avenue, XXX Drive, XXX Road and XXX Street	

Where there are no sub-areas identified, the table will be formatted as follows:

Recommendation

The XXX Street survey area is not of high quality. The survey data does not show sub-areas of high-quality special character and / or potential areas of historic heritage value. No further special character work is recommended in this area.	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area
NA	NA

Where the survey area meets the threshold for overall high-quality, the table will be formatted as follows (remember to include the footnote):

Recommendation

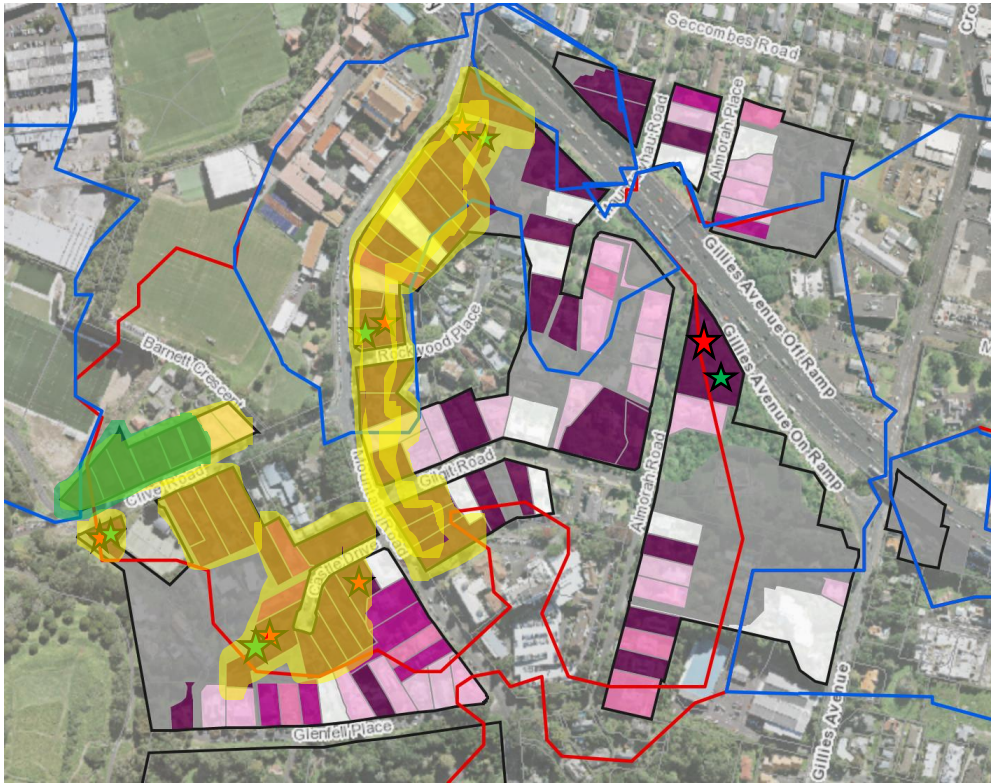
The XXX Street survey area is of high quality. No further special character work is recommended in this area at this time. ⁵	
Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area
NA	NA

⁵ High-quality special character sub-areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

Sub-areas are then identified spatially in the following section of the report called: Historic Heritage and High-Quality Special Character. Sub-areas should be shaded rather than mapped following road or property boundaries to illustrate that these areas require further work which may result in changes to the boundaries:

Historic Heritage and High-Quality Special Character

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



Where the survey area meets the threshold for overall high-quality, format the table to include an “NA” in the right-hand column.

The values and recommendations for each sub-area are included in a supplementary table called: Potential Historic Heritage and High-Quality Special Character– Survey Area #X – [Name of area]. This table may be completed separately and within a different time frame to the findings report (and may be completed by a different author). Potential Historic Heritage Areas and High-Quality Special Character sub-areas are identified slightly differently, and each sub-area should be identified separately:

⁶ In this example, the three sub-areas are contiguous and share similar values, so they are identified as one area in the map

Historic Heritage

#	Photos	Name	Address and/or legal description	Summary	Recommendation
1	 Under construction, 1920s  Clive Road Duplex and Bungalow, March 2021  Clive Road Bungalow, March 2021	Mount Eden Prison Workers' Housing (former)	17-19, 15, 13, 9-11, 7, 5 Clive Road, Epsom Lots 1, 2, 3, 4 DP 353495	These imposing homes were originally constructed circa 1920-21 as accommodation for Mount Eden Gaol officials and their families. By July 1921, construction had been in progress for 12 months, with 12-15 inmates of the gaol, nearly all unskilled, working under the supervision of Prison officers. All stone used in the buildings had been quarried and cut by prisoners, and the tiles and blocks are also prison made. There are four semi-detached houses and five free-standing bungalows. The bungalows are built entirely out of concrete blocks. The duplexes are constructed of volcanic rock at ground level with concrete block upper floors. The buildings provided 5-6 rooms of accommodation per dwelling, all fitted with electric lighting which was also installed under supervision of the Prisons Department. One of the single storey bungalows was originally occupied by the deputy superintendent of Mount Eden Gaol. These buildings have high quality special character value as a collection of unique and distinctive buildings, highly prominent in their setting adjacent to Mount Eden. Their historic form and fabric remain clearly legible with barely any external changes made over the years. The houses also retain their original low level Mount Eden volcanic rock boundary walls and an original volcanic rock garage remains at 17-19 Clive Road. Collectively, the buildings have a strong street presence, especially in combination with their setting on the ridgeline of Clive Road. Further research is recommended. <i>Potential historic heritage values: Historical, Technology, Physical Attributes, Aesthetic, Context</i>	Flag as potential historic heritage. Research and evaluation to confirm values

High-Quality Special Character

#	Photos	Name and location	Management	Summary	Recommendation
2	 Figure 1: Clifton, 11 Castle Drive  Figure 2: 2 Castle Drive	Castle Drive 2, 2A, 3, 4, 6, 8, 9, 11 Castle Drive Lot 2 DP 50252 Lot 3 DP 50252 Lot 2 DP 44587 Lot 7 DP 22579 Lot 6 DP 22579 Lot 5 DP 22579 Lot 3 DP 22579 Lot 1 DP 164440	Isthmus B1 SCAR All properties subject to demolition, removal and relocation rules except: • 2A Castle Drive • 9 Castle Drive No rear lots	The Castle Drive was originally part of Josiah Firth's landholdings. He was prominent in the concrete industry and constructed the concrete castle (for which the street is named) at 11 Castle Drive ("Clifton") in 1868. The surrounding land was subdivided around 1926. Castle Drive is a cul-de-sac, extending from Mountain Road toward the slopes of Maungawhau / Mt Eden. Lot sizes along the street are consistently large, ranging from around 800m² up to 2500m². Most lots have an irregular shape owing to the roading pattern and topography of the area. 11 Castle Drive is the earliest residence on the street, incorporating a concrete gothic tower and a later bungalow-style extension. The house at 2 Castle Drive is also earlier, and is an example of a concrete two-storey Edwardian villa. Other development along the street adopts popular styles from the inter-war period, especially the Arts and Crafts and English Cottage styles. Houses tend to have an inconsistent rhythm and setback, primarily due to the irregularity of the lot shapes. Houses are visible behind stone walls and hedges. The street is lined in bluestone kerbing and footpaths but has no grass verges or street trees. Individual properties are highly vegetated and have off-street parking at the side or rear. As an area, the houses form an outstanding collection of mid to late 19th and early twentieth century development of prestigious and architecturally designed residences of Auckland. The buildings are conspicuous along the street and their historic form and fabric remain clearly intact and legible from the streetscape.	Castle Drive 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 100% of individual properties scoring either 5 or 6. Retain SCAR overlay Introduce demolition, removal and relocation rules for 2A Castle Drive and 9 Castle Drive

Recommendations will usually focus on retention of the special character overlay, or investigation of the values of the place as a potential historic heritage area. However, it may also be appropriate to recommend:

- Extending demolition rules to places that are not currently covered
- Managing a sub-area under a different overlay, where the values more appropriately align with that overlay, and which may also manage issues of fragmentation (e.g. an area managed as Isthmus A may better align with the values of Isthmus B)