SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Stanley Point West**
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	67 (in part)

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 resolved[1], 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

[1]Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Stanley Point West**
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	67 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Stanley Point West area is a marine suburb that makes up the western-most end of the Stanley Point headland. The area is bordered to the north by Ngataringa Bay, northeast by Stanley Bay Park, south by Stanley Bay and west by the Waitematā Harbour. The area is made up of a number of historic subdivisions along Stanley Point Road, First and Second Avenue, that date from the late 1890s to 1920s.[2] Due to the topography of the area, lots are irregular in their shape and range in size from 500m^2 to 4700m^2. The majority of the original subdivision sites have been further subdivided with rear lots, that back onto the coastal edge. The most prominent architectural style in the area are villas (1880s-1910s), with bungalows and English Cottage style dwellings (1920s-1930s) also featuring. Dwellings from within the period of significance retain a high level of integrity. Modern infill development on both street facing and rear sites and a high-rise apartment block interrupt the continuity and coherence of the period streetscapes along the south side and western end of Stanley Point Road. Most houses are visible behind low boundary treatments (typically timber fences) and hedging. Setbacks, spacing and rhythm is generally consistent in the street facing sites. The larger sized sites allow for more generous yards, but dwellings generally remain located towards the front boundary and occupy much of the width of their sites. Off-street parking is provided for on all sites, however there are instances where garaging has been located in the front yard, compromising some dwellings relationships to the street. Streets have footpaths and grass verges. First and Second Avenue and the western end of Stanley Point Road are lined with Pohutukawa street trees. Mature Pohutukawa also feature throughout the area in coastal reserves and in private gardens. The central part of Stanley Point headland is elevated, falling to the sea around the coastal perimeter. Overall, the Stanley Point West survey area maintains in-part a well-established and coherent suburban character of an early marine suburb.

[2] Subdivisions include: DP 545 – nd; DP 2185 – 1899; DP 2348 – 1900; DP 2471 – 1901, DP 3310 – 1904; DP 3651 – 1906; DP 3968 – 1907; DP 13724 – 1920; DP 16607 – 1926; and DP 21226 – 1927

Key survey data

Survey date(s)	November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	152		
Individual property scores	**Score**	**Number of properties**	**Percentage[3]**
	6	31	31%
	5	27	27%
	4	4	4%
	3	13	13%
	2	24	24%
	1	1	1%
	0	1	1%
	Rear/vacant	51	NA

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

Overall findings	The Stanley Point West 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 58% of individual properties scoring either 5 or 6.

Recommendation

The Stanley Point West 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[4]**
Stanley Point Road north, First Avenue and Second Avenue	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	6 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	1 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	1 (marked)

[4] At this stage, only flags for potential historic heritage areas are being considered.

Report dated: January 2022

Appendix 1: Index map

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	**Stanley Point East**
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	67 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House Zone Business – Neighbourhood Centre Zone
Area Description	The Stanley Point East area is bordered to the north by Ngātaringa Sportsfield and Ngātaringa Bay; to the northeast by the Defence Force Complex and Patuone Place and Shoal Bay Road, south by Calliope Road, Stanley Bay and the Devonport Naval Base; and west by Stanley Bay Park. The area is made up of a number of historic subdivisions that date from the late 1880s to 1890s.[1] Lots are regular in shape and generally consistent in size, ranging from 300m^2 to 1000m^2. There are also larger 1500-2500m^2 lots that back onto the coastal edge. Sites along the western side of Glen Road, and east side of William Bond Street that back onto Ngātaringa Sportsfield and the Defence Force Complex sites have been further subdivided with rear lots. The most prominent architectural style in the area are villas (1880s-1910s), with transitional villas and bungalow dwellings also featuring throughout the area (1920s-1930s). Dwellings from within the period of significance retain a high level of integrity. Two commercial shops are located on the north side of Calliope Road. There is a small strip of State House style dwellings along Cautley Street and modern infill development is mainly found on rear sites. Houses are typically visible behind low timber picket fences and hedging. Setbacks, spacing and rhythm is consistent with uniformity down individual streets. Dwellings are located towards the front boundary and occupy much of the width of their sites but still allow for well vegetated front yards. Off-street parking is provided for on most sites, however there are some instances where garaging has been located in the front yard, compromising some dwellings relationships to the street. Streets have footpaths, grass verges and are lined with street trees (with the exception of Calliope Road that is a main arterial street). Mature Pohutukawa feature throughout the area as street trees, in coastal reserves and private gardens. The central part of Stanley Point is elevated but flat, falling to the sea around the coastal perimeter. Takarunga is a main feature in the backdrop of the area to the east. Overall, the Stanley Point East survey area maintains a well-established and coherent suburban character of an early marine suburb.

[1] Subdivisions include: DEEDS T63; DP 1055 – 1892; DP 340 – 1884; DP 382 – 1884; DP 176 – 1884; DP 1171 – 1893; Allot 30 - 32 Sec 2 Parish of TAKAPUNA; DP 1307 – 1893; DP 2430 – 1889

Key survey data

<table>
<tr><td>Survey date(s)</td><td colspan="3">November 2021</td></tr>
<tr><td rowspan="2">Level of survey</td><td>Field survey</td><td colspan="2">NA</td></tr>
<tr><td>Desk top survey</td><td colspan="2">100%</td></tr>
<tr><td>Number of properties</td><td colspan="3">468</td></tr>
<tr><td rowspan="9">Individual property scores</td><td>Score</td><td>Number of properties</td><td>Percentage[2]</td></tr>
<tr><td>6</td><td>237</td><td>60%</td></tr>
<tr><td>5</td><td>102</td><td>26%</td></tr>
<tr><td>4</td><td>20</td><td>5%</td></tr>
<tr><td>3</td><td>17</td><td>5%</td></tr>
<tr><td>2</td><td>14</td><td>4%</td></tr>
<tr><td>1</td><td>4</td><td>1%</td></tr>
<tr><td>0</td><td>0</td><td>0%</td></tr>
<tr><td>Rear/vacant</td><td>74</td><td>NA</td></tr>
</table>

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

Overall findings	The Stanley Point West 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 86% of individual properties scoring either 5 or 6.

Recommendation

The Stanley Point East 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	14 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	2 (marked ★ on maps)
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	NA

[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.

Report dated: 17 January 2022

Appendix 1: Index map