

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Birkenhead Point
SCA Overlay	General: North Shore – Birkenhead Point
Survey Area Number(s)	63 and 64

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
Birkenhead Point SCA: Summary of Area Findings | FINAL | January 2022

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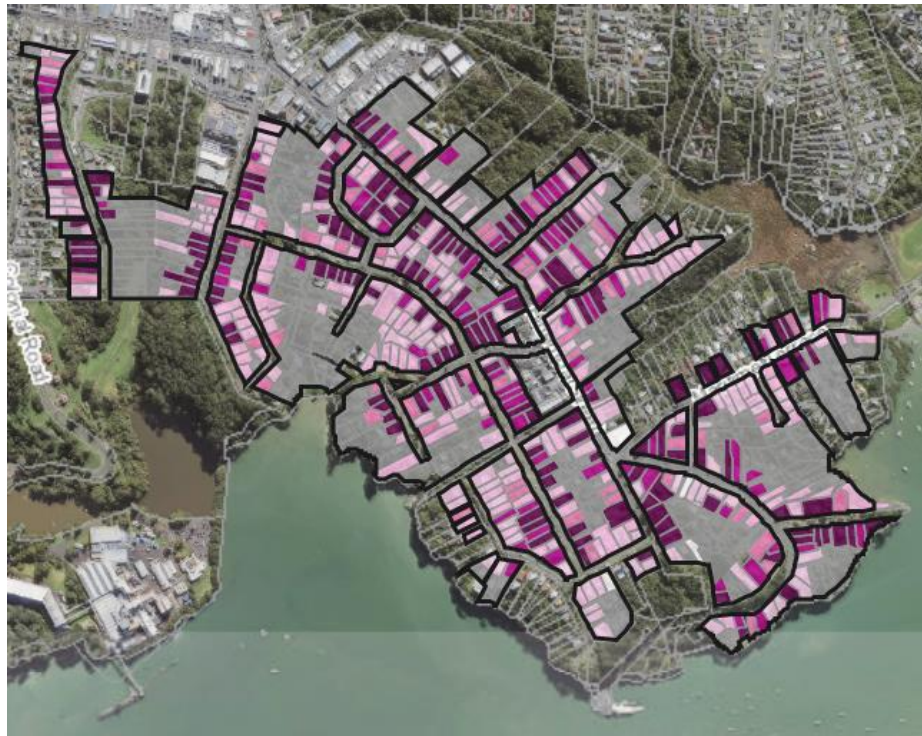
Name	Birkenhead Point
SCA Overlay	General: North Shore – Birkenhead Point
Survey Area Number(s)	63 and 64
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential: Single House Zone
Area Description	Birkenhead Point is significant as one of the earliest areas of residential development on the North Shore. Residential subdivisions were promoted from the 1860s; however, the area was initially developed for small farms, market gardens and orchards and became well-known for fruit growing. In the 1880s developments in local government, provision of a wharf, roading and other infrastructure, and the establishment of the Colonial Sugar Refinery (now Chelsea Sugar Refinery) had a major effect on the development of Birkenhead. With a major place of employment established, the local population expanded and, in addition to purpose-built worker's cottages, a number of other houses were constructed in the Birkenhead area for the Colonial Sugar Refinery employees to live in. The sugar refinery was, and remains, a significant local industry and an important aspect of local, regional and national history. The earliest commercial buildings in Birkenhead Point were located close to the wharf and in lower Hinemoa Street, in reasonable proximity to surrounding residential streets. The most substantial of these were located at the intersection with Rugby Road. Clusters of early commercial buildings in lower Hinemoa Street are located in close proximity to the surrounding residential development and contribute to the collective visual coherence of the area. Birkenhead Point has an undulating landscape with a series of ridges and gullies, native bush and trees around the coastal margin and exceptional views which are distinctive features of the area. Because of Birkenhead Point's undulating coastal topography, its streetscape qualities and patterns are less regular and uniform than in other neighbourhoods from this period. Due to the coastal setting of the area many of the properties are not highly visible from the public realm. The pattern of subdivision is quite varied on Birkenhead Point, as the undulating landform made a regular pattern of lots difficult to achieve. The main roads are typically located along the ridges. Variation in the size of lots is evident, particularly around the coastal margin and where land falls quite steeply into gullies, for example to the north of Maritime Terrace where there are very long sections. Residential lots were created as part of a series of subdivisions. Areas to the west of Hinemoa Street had been largely subdivided by 1902, while the area to the east, north of Maritime Terrace, still remained in large allotments at that time. Section sizes range from around 500m² to over 1500m². While groups of similar sized sections are evident in some parts of the area, there is variation in lot width and depth throughout the area. There is some variation in streetscape character throughout the area. A traditional pattern of development is evident where groups of villas, bungalows, and State houses remain, and where setbacks are reasonably consistent. Generally, traditional fence types and front yards with small scale planting are evident. Around the coastal margin, where the landform becomes more varied, there is generally greater diversity in the housing ages and types, relationship of houses to the road boundary, and a greater presence of native bush and other plantings.

Shrubs and plantings in front yards contribute to a vegetated character in many parts of the area. Reserves including Le Roys Bush, Brassey Road Reserve, Telephone Road Reserve, and Needles Eye Reserve, reflect the steep native bush-clad gullies which are a distinctive features of the coastal margin in Birkenhead Point. A grass swale detail with a grassed margin adjacent to the sides of some roads in Birkenhead is a distinctive streetscape feature.



Key survey data

Survey date(s)	October and November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100% ²	
Number of properties	734		
Individual property scores	Score	Number of properties	Percentage ³
	6	155	29%
	5	75	14%
	4	51	10%
	3	132	25%
	2	107	20%
	1	3	1%
	0	1	0%
	Rear/vacant	210	NA



Overall findings	The Birkenhead 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 43% of individual properties scoring either 5 or 6.
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² 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.

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

Recommendation

The Birkenhead Point survey data does not show that there are sub-areas of high-quality special character and / or potential areas of historic heritage value.

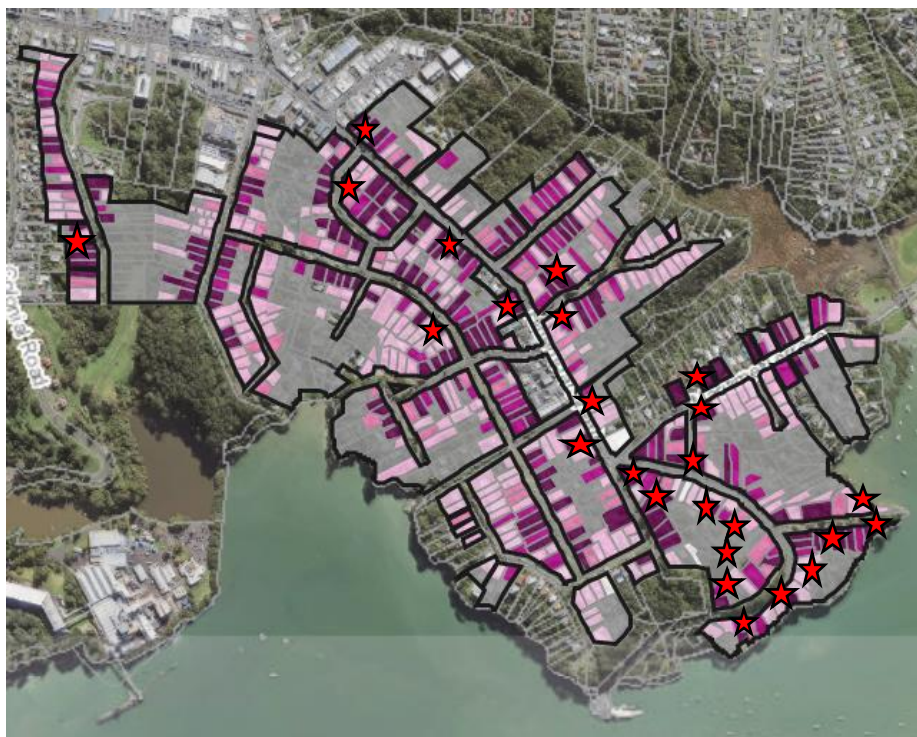
No further special character work is recommended in this area.

Note: There are no high-quality special character sub-areas formally identified in Birkenhead Point. However, there are small clusters of high-quality special character dwellings that have a collective visual and historic coherence with the lower Hinemoa Street commercial centre.⁴ It is recommended that these residential areas could be considered in conjunction with any proposed amendments to the Special Character Areas Overlay – Business: Lower Hinemoa Street.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ⁵
NA	NA

Historic Heritage and High-Quality Special Character

Number of places currently scheduled	25 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	NA
Flag: Potential Historic Heritage Area	NA
Sub-area high-quality Special Character	NA



Report dated: January 2022

⁴ The northern side of Rugby Road; the western side of Hinemoa Street between Mariposa Crescent and Rugby Road.

⁵ At this stage, only flags for potential historic heritage areas are being considered.

Appendix 1: Index map

