

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	BALMORAL SHOPPING CENTRE
Overlay	Special Character Areas Overlay – Business: Balmoral Shopping Centre

PLEASE NOTE:

The Summary of Area Findings report for the Balmoral Shopping Centre special character area was prepared in November 2021. The report is attached to this cover sheet. No amendments have been proposed to the overlay since completion of this report. The proposed extent is shown in the map in Figure 1. The contributions of individual buildings can be found in the Property Summary in the Plan Viewer.

The Balmoral Shopping Centre special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor.

Updated: September 2025



Figure 1: The extent of the Balmoral Shopping Centre special character area is shown outlined in black. (This figure is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	BALMORAL SHOPPING CENTRE
Suburb(s)	Balmoral
NPS-UD priority	Other locations
Summary conclusion	The area continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Traditional suburban shopping strip (small-scale), associated with tram suburbs.
Key period(s) of significance	Interwar period (1919-1939)
AUP (OIP) Historic heritage places	Capitol Theatre (ID 01644)
AUP (OIP) Zone(s)	Business – Local Centre Zone
Heritage New Zealand Pouhere Taonga listings	Capitol Theatre (No. 508)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Balmoral Shopping Centre Special Character Areas Overlay – Business (SCA). The compact business area is located on Dominion Road, a principal thoroughfare that runs roughly north-south through the centre of the well-established residential suburbs of Mount Eden and Balmoral. The SCA covers part of the local centre, which extends south from Balmoral Road to just south of Rocklands Avenue. It includes two pocket parks at the northern end followed by continuous rows of commercial buildings. The area is surrounded by commercial, mixed-use and residential development. Residential streets to the south-east and south-west are subject to the Special Character Areas Overlay – General: Balmoral Tram Suburb East and the Special Character Areas Overlay – General: Balmoral Tram Suburb West.	

Key survey data

Survey date(s)			July 2021		
Level of survey	Field survey		100%		
	Desk top survey		N/A		
Total number of records			24		
Total number of buildings			16		
Breakdown	Street-facing buildings		16		
	Contributing ¹ buildings	AUP (OIP)	16	Character defining	16
				Character supporting	0
		Survey results	16	Character defining	16
				Character supporting	0
Number of variations between AUP (OIP) and survey results			0		
Number of historic heritage flags ²			6 places (marked ★ on maps)		
Historic heritage area flag ³			Yes		

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.
² Buildings identified as being of potential historic heritage significance.
³ Does the area or part of the area have potential to be a historic heritage area?

Review of special character values

Extent of area	The extent of the Balmoral Shopping Centre SCA is the portion of the Business – Local Centre zone area that most strongly conveys the commercial area's early twentieth century special character values.	
Special character values present	Historical: The Balmoral Shopping Centre SCA is of significance as a notable example of a traditional interwar town centre that developed in conjunction with expansion of the surrounding residential area and in direct response to the extension of the electric tram line from the city to the Balmoral Shops in 1917. Physical and visual qualities: The Balmoral Shopping Centre SCA is of significance for its intact group of interwar buildings that form a strong, unified and uninterrupted streetscape. The building types and architectural styles represented are associated with the key period of development of the shopping centre.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	Yes. The key period of development is still evident in the consistent number of buildings that were built in during the interwar period, particularly during the 1920s. The buildings are predominantly two-storey traditional commercial buildings that generally have parapet façades facing the street. All are constructed to the front boundary and occupy the full width of the site, which creates a continuous building line on both sides of Dominion Road and presents a strong visual coherence and unified character with regard to building type, scale and style. Prominent corner buildings form a gateway to the residential streets of Balmoral.
	Architectural values	Yes. All of the buildings continue to demonstrate the architectural styles associated with the interwar period and are predominantly of plaster-rendered brick construction. Designed in the Stripped Classical style, the buildings are good examples of their type. Changes are generally limited to below-verandah level, and although many of the shop fronts have been modified over time, some examples of early or original shop front detailing remain evident. Replacement of some first-floor window units is also apparent. The visually prominent Capitol Theatre continues to be an excellent example of an interwar theatre in the Stripped Classical style, and retains much of its original architectural design.
	Urban structure	Yes. The traditional town centre, formed as a result of an early twentieth century subdivision followed by the extension of the electric tramway, is still highly visible. Narrow lot widths create a fine-grained urban character. A strong sense of enclosure is created by the continuous building frontages along the street boundary and verandahs over the footpath. The pocket parks at the northern entry to the area provide a contrast to the urban nature of the town centre. The basalt kerbing also continues to be a feature that contributes to the character of the area.
Overall findings	As shown in the above maps and review of character values, the Balmoral Shopping Centre SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). These values are evident throughout the area, with all buildings contributing to a strong and cohesive built form that continues to reflect the key period of development and define the character of the area. The area is a notable and largely intact example of an interwar suburban town centre that has a direct association with Balmoral's early twentieth century residential development and the extension of the tramway system. As such, the area has potential to be of significance as a historic heritage area.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Capitol Theatre, 602-616 Dominion Road

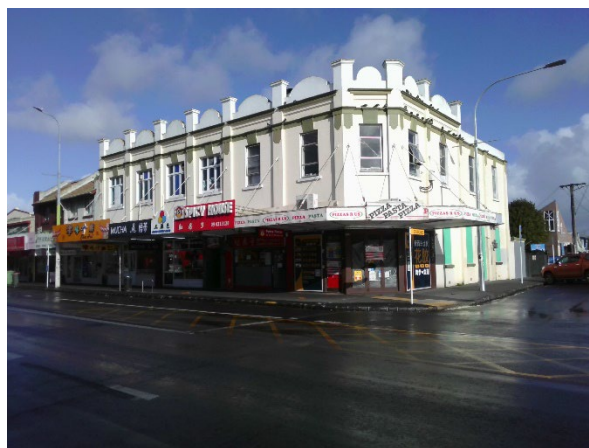


Figure 2: 555-563 Dominion Road



Figure 3: 553 Dominion Road

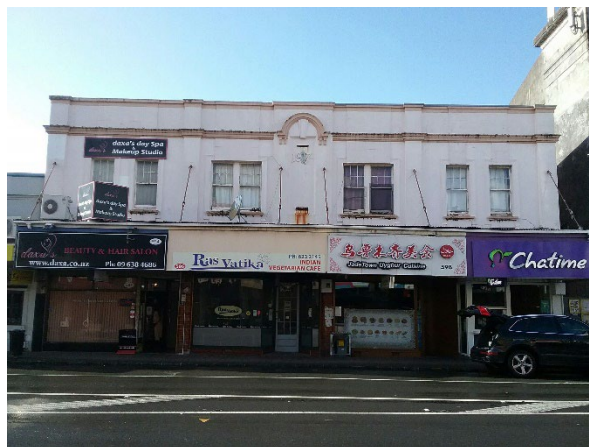


Figure 4: 594-600 Dominion Road

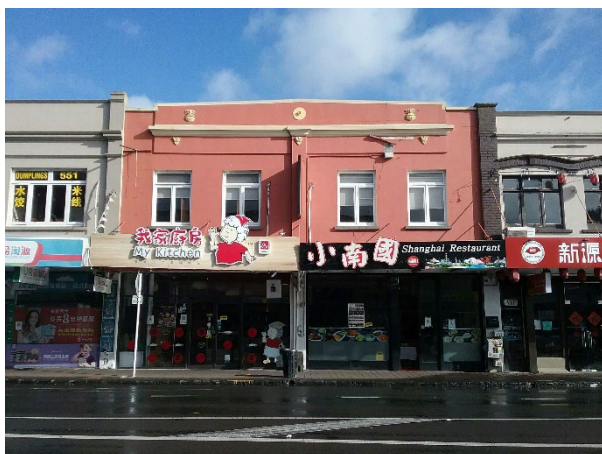


Figure 5: 541-543 Dominion Road

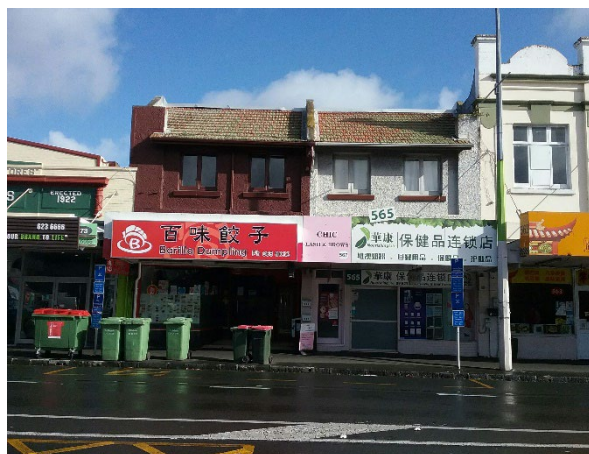


Figure 6: 565-571 Dominion Road



Figure 7: Ngair Chambers, 618-628 Dominion Road



Figure 8: Rocklands Buildings, 594-600 Dominion Road



Figure 9: Cate's Buildings, 573-581 Dominion Road

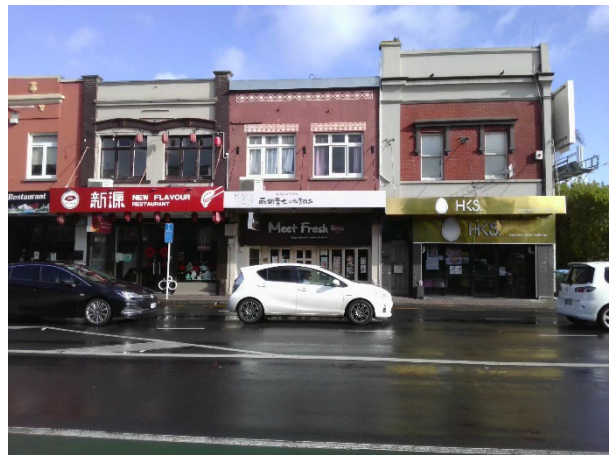


Figure 10: Buildings at 529-539 Dominion Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	DEVONPORT
Overlay	Special Character Areas Overlay – Business: Devonport

PLEASE NOTE:

The Summary of Area Findings report for the Devonport special character area was prepared in December 2021. The report is attached to this cover sheet. No amendments have been proposed to the overlay since completion of this report. The proposed extent is shown in the map in Figure 1. The contributions of individual buildings can be found in the Property Summary in the Plan Viewer.

Updated: September 2025

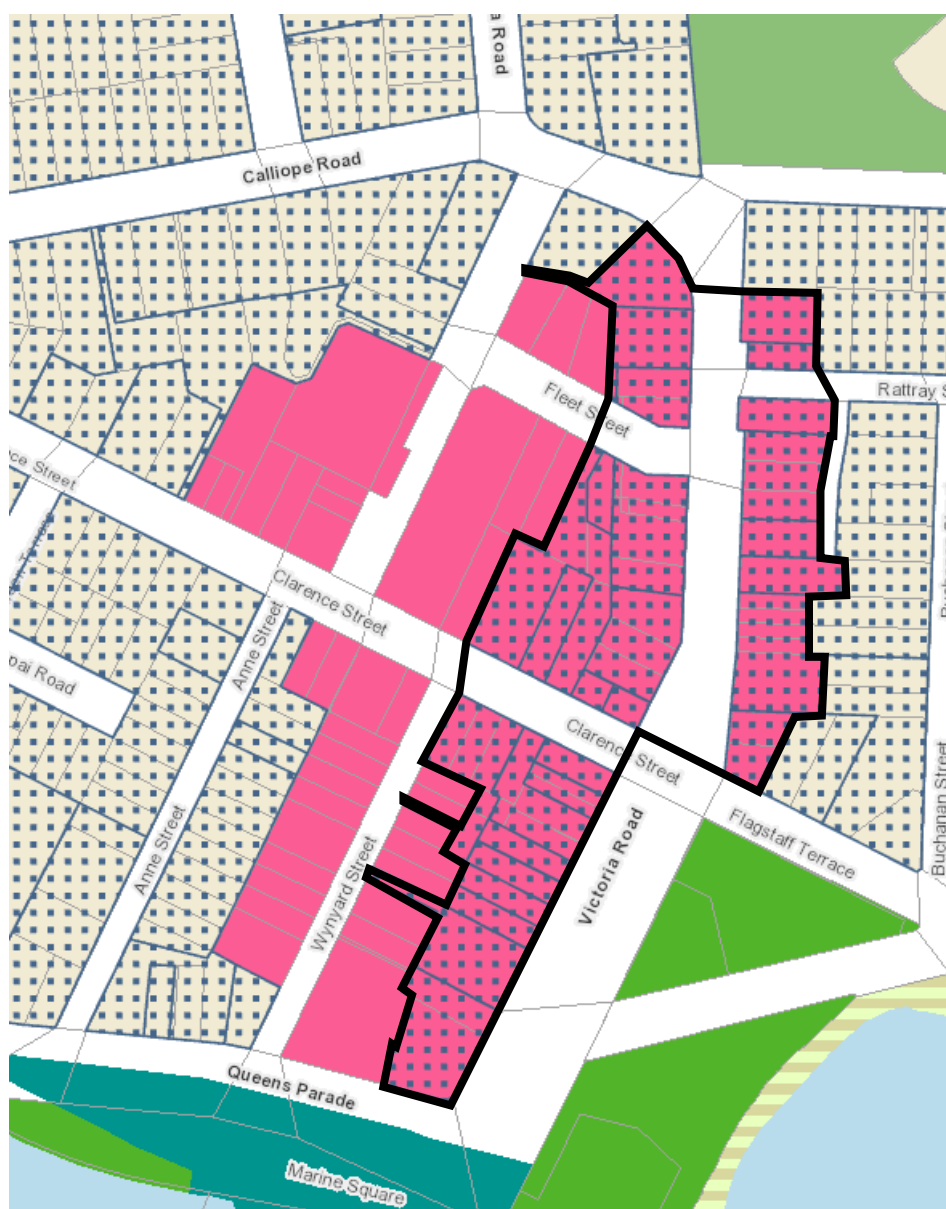


Figure 1: The proposed extent of the Devonport special character area is shown outlined in black. (This figure is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	DEVONPORT
Suburb(s)	Devonport
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Commercial centre of earliest European settlement and development on the North Shore. Marine suburb developed in association with the introduction of passenger ferry services.
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1880-1939)
AUP (OIP) Historic heritage places	Victoria Theatre (ID 1132); Princess Buildings (ID 1140); Commercial building (ID 1128); Watkins' Buildings (ID 1138); Auckland Gas Company (former) (ID 1137); Alisons' Buildings (ID 1136); Commercial Building (ID 1135); Commercial building (ID 1125); Devonia Building (ID 1134); Bank of New Zealand (former) (ID 1124); Post Office (former) (ID 1123); Victoria Arcade (1133); Verran's Building (ID 1131); Johnstone & Noble Building (1130); Telephone Exchange (former) (ID 1189); Buchanan's Building (ID 1129); Commercial building (ID 1127); Commercial building (ID 1126); May's Building (ID 1122); Devonport Post Office (former) / Council Building (former) (ID 1121); The Esplanade Hotel (ID 1120); Commercial building (ID 1267)
AUP (OIP) Zone(s)	Business – Local Centre Zone
Heritage New Zealand Pouhere Taonga listings	Victoria Theatre (No. 7712); Bank of New Zealand (Former) (No. 4511); Post Office (Former) (No. 4510); Esplanade Hotel (No. 4481)

Spatial extent and context

The map shows the AUP (OIP) spatial extent of the Devonport Special Character Areas Overlay - Business (SCA).

The business area is focussed along Victoria Road, the suburbs dominant main street which extends from the waterfront and the wharf at its southern end, upwards along its roughly north-south alignment towards Takarunga/Mount Victoria. Victoria Road is intersected about mid-way by Clarence Street, a west-east aligned secondary thoroughfare which further defines the commercial centre.

The SCA is largely framed by residential streets which are subject to the Special Character Areas Overlay - General: North Shore Devonport and Stanley Point. The many scheduled historic heritage places within the SCA are primarily located along Victoria Road.

The business area is defined by a well vegetated backdrop comprising Windsor Reserve at its south-eastern end and by Takarunga/Mount Victoria to the north. This, combined with views of the Waitematā harbour from lower Victoria Road, set the context of the area and is a key part of its character.



Key survey data

Survey date(s)			July 2021		
Level of survey	Field survey		100%		
	Desk top survey		N/A		
Total number of records			76		
Total number of buildings			69		
Breakdown	Street-facing buildings		67		
	Contributing ¹ buildings	AUP (OIP)	33	Character defining	23
				Character supporting	10
		Survey results	28	Character defining	22
				Character supporting	6
Number of variations between AUP (OIP) and survey results			14 ²		
Number of historic heritage flags ³			0		
Historic heritage area flag ⁴			Yes (in part)		

¹ Identified as 'character defining' or 'character supporting' buildings.

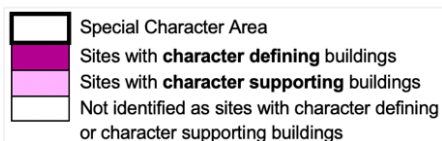
² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

³ Buildings identified as being of potential historic heritage significance.

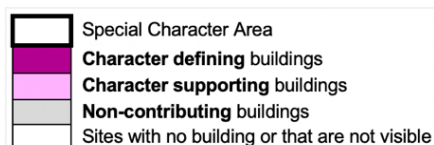
⁴ Does the area or part of the area have potential to be a historic heritage area?

Comparisons: mapping 'contribution'

AUP (OIP)



Survey results



In comparing the AUP (OIP) with the survey results, 14 variations have been identified. Of these, five buildings/sites are found to have an increased level of contribution⁵ while nine are found to have a reduced level of contribution⁶. The variations are largely attributed to the following issues: differences in assessment and/or the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

⁵ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁶ From 'character defining' to 'character supporting', 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- Contributing (character defining or character supporting) buildings are concentrated along Victoria Road, particularly along the western side where a nearly continuous and intact group of commercial buildings defines the area.
- Non-contributing buildings feature throughout the sub-area, but are most prevalent to the western-most blocks, particularly along Wynyard Street and Clarence Street. All post-date the area's period of significance and do not align with the Victorian/Edwardian character values of the Devonport SCA. There are also several non-contributing buildings along the eastern side of Victoria Road.
- Differences between the survey results and the AUP (OIP) in this sub-area are the result of differences in assessment and the way in which sites and buildings have been recorded. Details of these variations are provided below.

Variations

- | | | |
|---|----------------------------------|---|
| 1 | 30 Clarence Street | "Character supporting" to "Non-contributing"
(Post period of significance) |
| 2 | 28 Clarence Street | "Character supporting" to "Non-contributing"
(Post period of significance) |
| 3 | 1 Fleet Street | "Character supporting" to "Non-contributing"
(Rear of street-facing building from post period of significance, on same site as character supporting building) |
| 4 | 24 Victoria Road | "Not identified" to "Character supporting"
(Residential building (villa) from period of significance that supports the character of the area) |
| 5 | Melville's
14 Clarence Street | "Character supporting" to "Character defining"
(Shop from period of significance with largely intact shopfronts that makes a greater than moderate contribution) |

6 12 Clarence Street

"Character defining" to "Character supporting"
(Interwar shops from period of significance, on same site as character defining building)

Sub-area B: Southern Blocks



Observations

- Contributing (character defining or character supporting) buildings within this sub-area continue to be focussed along Victoria Road, providing a strongly coherent and nearly continuous grouping of largely character defining buildings to the western side of the street.
- Non-contributing buildings are concentrated along both sides of Wynyard Street, and all post-date the area's period of significance.
- Differences between the survey results and the AUP (OIP) in this sub area are the result of differences in assessment and the way in which sites/buildings have been recorded. Details of these variations are provided below.

Variations

- | | | |
|----|---------------------|---|
| 7 | 21 Wynyard Street | "Character supporting" to "Non-contributing"
(Post period of significance) |
| 8 | 19 Wynyard Street | "Character supporting" to "Non-contributing"
(Post period of significance) |
| 9 | 17 Wynyard Street | "Character supporting" to "Non-contributing"
(Post period of significance) |
| 10 | 20 Wynyard Street | "Character defining" to "Non-contributing"
(Post period of significance) |
| 11 | 27-29 Victoria Road | "Not identified" to "Character supporting"
(Forms part of the same building and site as 27-29 Victoria Road,
occupied by a character supporting building) |

12	16 Wynyard Street	"Not identified" to "Character supporting" (Residential building (villa) from period of significance that supports the character of the area)
13	14 Wynyard Street	"Not identified" to "Character supporting" (Residential building (bungalow) from period of significance that supports the character of the area)
14	12 Wynyard Street	"Character supporting" to "Non-contributing" (Post period of significance)

Review of special character values

Extent of area	The AUP (OIP) extent of the Devonport SCA closely aligns with the underlying Business – Town Centre Zone. The eastern half of the extent encompasses the earliest parts of the town centre developed along Victoria Road, which most closely reflect the area's special character values. The close adherence to the underlying zone means that the SCA overlay also encompasses a collection of buildings, particularly to the west on Fleet Street, Clarence Street and Wynyard Street, which do not contribute to the special character values of the area.	
Special character values present	Historical: The Devonport SCA is of significance as the commercial and community centre of the earliest substantial area of European settlement and development on Auckland's North Shore. The centre was developed in the late-nineteenth and early-twentieth centuries in association with the introduction of passenger ferry services. From the 1880s to 1930s, Devonport was the main commercial centre of the North Shore. Its pattern of development is demonstrated in the significant collection of buildings which date from this period, and that serve the surrounding residential area. This includes a concentration of commercial buildings as well as the Esplanade Hotel, Bank of New Zealand, Victoria Theatre, and public buildings such as the former Devonport Post Office and Council Building along the main street of Victoria Road. Physical and visual qualities: The Devonport SCA is of significance for its concentration of late-nineteenth and early-twentieth century buildings, which reflect the building types and architectural styles associated with its key period of development. Although these values are still strongly demonstrated within the Devonport SCA, there are areas where they are not so evidently expressed.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	Yes. There are two distinct urban forms within the SCA, the dominant main street of Victoria Road (developed from the late-nineteenth and early-twentieth centuries) and the Wynyard, Clarence and Fleet streets area to the west, which primarily include post-World War II light industrial buildings. Victoria Road continues to demonstrate a strong visual coherence in its built form, with a high level of integrity in buildings dating from the 1880s to the 1930s. The majority of buildings are two-storey, with high parapets, and are constructed to the street edge which has resulted in a high-density pattern of development that is maintained through the length of the main street. Buildings at the core of the SCAB maintain a continuous building line, with sheltering verandahs generating a strong sense of enclosure. The southern block of the area is bound by Clarence Street to the north, Victoria Road to the east and Queens Parade to the south. Buildings are restricted to the western side of Victoria Road and face the public open space of Windsor Reserve, creating a more open streetscape. The three-storey Esplanade Hotel at the corner of Victoria Road and Queens Parade continues to anchor the southern portion of the area, while the Victoria Theatre (48-56 Victoria Road) frames the area at the north.

		The secondary streets of Wynyard, Clarence and Fleet streets contain more recent single story commercial and light industrial development, where some buildings continue to contribute to the legibility and character of the town centre.
	Architectural values	Yes. The contributing buildings from the area's key period of development continue to demonstrate the range of architectural styles associated with the era, including the prevailing Free Classical style as well as examples of Stripped Classical, Italianate and Art deco styles. Buildings are predominantly of plastered brick construction with modulated and decorated façades. Many examples of early or original shop front and verandah detailing remain evident, which contribute to the high level of integrity and authenticity of buildings in the area. Alterations are generally limited to below-verandah level (though the modulation of frontages is often retained) and the replacement of some first-floor joinery units.
	Urban structure	Yes. The overlay area continues to exhibit two distinct streetscape environments: the main street of Victoria Road and the side streets of Fleet, Clarence and Wynyard Streets running perpendicular and parallel to Victoria Road. Along Victoria Road the area retains the form of a traditional suburban main street, with its fine grain subdivision and continuous retail frontages that contribute to the streetscape quality of active building frontages. At the southern end of Victoria Road, the street enclosure is one-sided on the west, with Windsor Reserve forming a large green space with mature trees to the east, and expansive views of the Waitematā harbour to the south. This juxtaposition of contiguous built form and landscaped open space continues to be a strong contributor to the streetscape character of the area. The secondary side streets illustrate the transition between the surrounding residential areas and the commercial centre. These streets present a more mixed streetscape character of varying building types and setbacks, with a prevalence of car parking and as such, do not strongly reflect the special character values of the area.
Overall findings	As shown in the above maps and review of character values, the Devonport SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). These values are most apparent along Victoria Road, which represents the first phase of commercial development during the area's period of significance. Buildings that do not actively contribute to these values and which generally post-date the period of significance are concentrated in the western portions of the area along the secondary roads. Opportunities may therefore exist to modify the Devonport SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character. The Devonport SCA is the commercial and community centre of the earliest substantial area of European settlement and development on the North Shore. It is associated with one of three of Auckland's earliest residential marine suburbs and presents an intact collection of important and high-quality buildings from the late-nineteenth and early-twentieth centuries. The Devonport SCA has potential, in part, to be of significance as a Historic Heritage Area.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Victoria Theatre, 48-56 Victoria Road



Figure 2: Bank of New Zealand (former), 14 Victoria Road



Figure 3: Alisons' Buildings, 73-79 Victoria Road



Figure 4: The Esplanade Hotel, 1 Victoria Road

'Character supporting' buildings



Figure 5: 1 Fleet Street



Figure 6: 14 and 16 Wynyard Street



Figure 7: 27-29 Victoria Road



Figure 8: 24 Victoria Road

'Non-contributing' buildings



Figure 9: 19 Clarence Street



Figure 10: 2 Queens Parade



Figure 11: 17 Wynyard Street



Figure 12: 1-3 Wynyard Street

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	EDEN VALLEY
Overlay	Special Character Areas Overlay – Business: Eden Valley

PLEASE NOTE:

The Summary of Area Findings report for the Eden Valley special character area was prepared in November 2021. The report is attached to this cover sheet. Since completion of the report, some amendments have been proposed to align with the special character values present in the area. The proposed extent is shown in the map in Figure 1. The contributions of individual buildings can be found in the Property Summary in the Plan Viewer.

The proposed change to the Eden Valley special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor.

Updated: September 2025

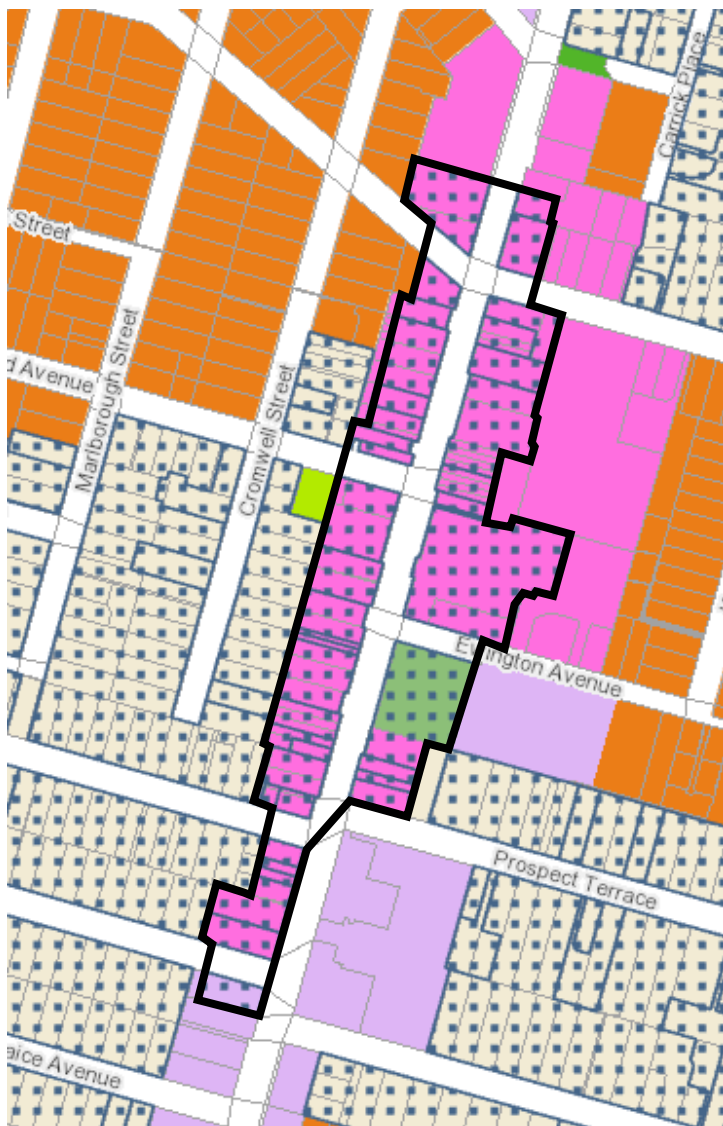
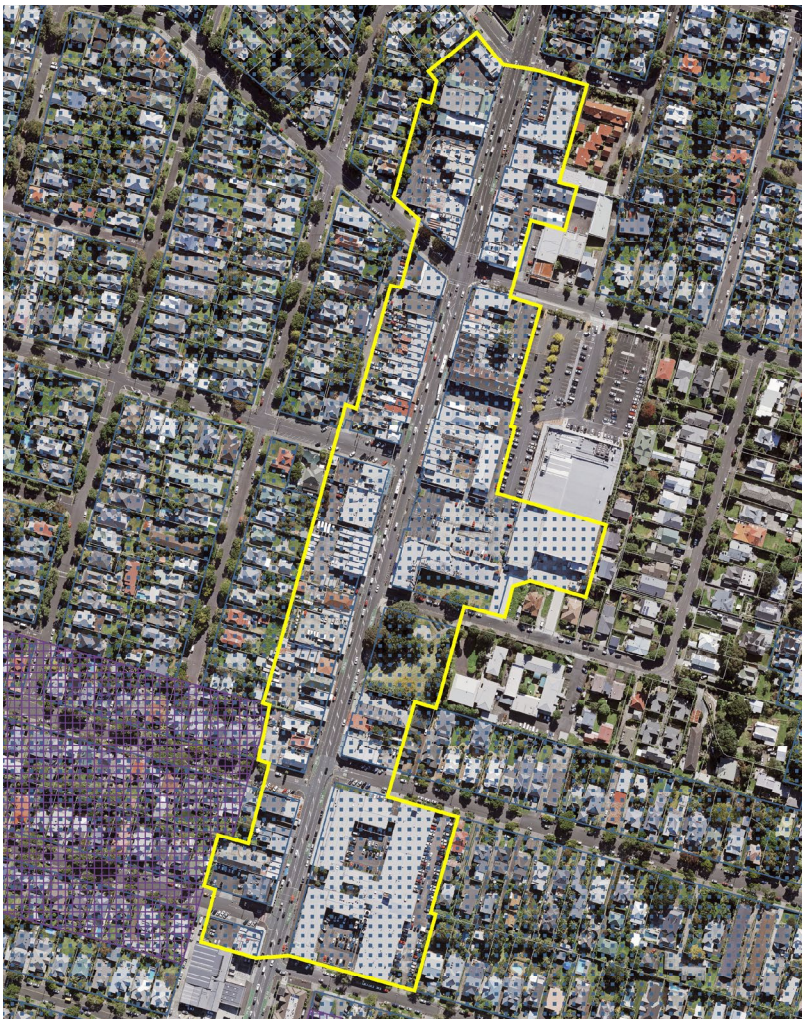


Figure 1: The proposed extent of the Eden Valley special character area is outlined in black. (This figure is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

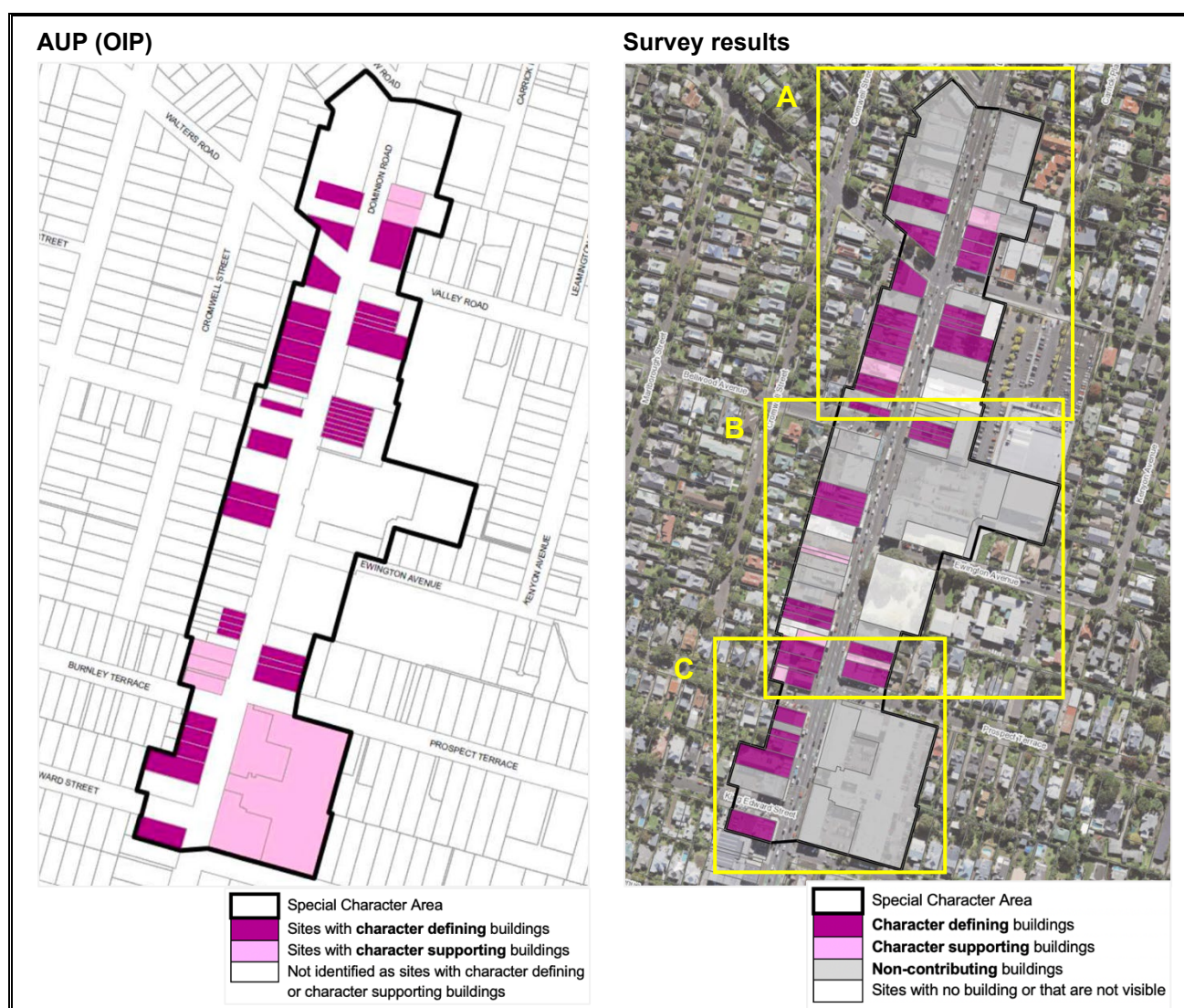
Area details

Name	EDEN VALLEY
Suburb(s)	Mount Eden
NPS-UD priority	RTN Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)).
Development pattern(s) and/or historical theme(s)	Traditional (linear) shopping strip, principal shopping centre associated with tram suburbs.
Key period(s) of significance	Edwardian and Interwar periods (1901-1939)
AUP (OIP) Historic heritage places	None
AUP (OIP) Zone(s)	Business - Local Centre Zone (principal) Business – Mixed Use Zone (southern two lots)
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Eden Valley Special Character Areas Overlay – Business (SCA). The business area is focussed around Dominion Road, a principal thoroughfare that runs roughly north-south through the centre of the well-established residential suburb of Mount Eden. The SCA is predominantly surrounded by residential streets, many of which (north, northeast, south-east and west) are covered by the Special Character Areas Overlay – Residential: Isthmus A. Adjacent to the south-western boundary is the Burnley Terrace and King Edward street historic heritage area (ID 2513).	

Key survey data

Survey date(s)			May 2021		
Level of survey	Field survey		100%		
	Desk top survey		N/A		
Total number of records			74		
Total number of buildings			66		
Breakdown	Street-facing buildings		62		
	Contributing ¹ buildings	AUP (OIP)	39	Character defining	32
				Character supporting	7
		Survey results	36	Character defining	29
				Character supporting	7
Number of variations between AUP (OIP) and survey results			15 ²		
Number of historic heritage flags ³			8 places (marked  on maps)		
Historic heritage area flag ⁴			No		

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.

² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

³ Buildings identified as being of potential historic heritage significance.

⁴ Does the area or part of the area have potential to be a historic heritage area?

In comparing the AUP (OIP) with the survey results, 15 variations have been identified. Seven buildings are found to have an increased level of contribution⁵ while eight buildings are found to have a reduced level of contribution⁶. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP), differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

General observations and variations in outcomes

Sub-area A: Northern blocks



Observations

- The greatest concentration of contributing (character defining or character supporting) buildings in the sub-area is located around the intersection of Dominion Road with Valley and Walters roads, where there is a sense of visual continuity. The crossroads represents the oldest portion of the commercial area.
- Non-contributing buildings feature throughout the sub-area but the greatest concentration are located at the northern end of the centre. These buildings generally post-date the area's period of significance.
- Differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of a reduced level of contribution, principally due to changes that have been carried out to the buildings.
- Several buildings have been identified as having potential historic heritage significance, including three prominent buildings located at the crossroads.

Variations

- | | |
|--|---|
| 1 214-222 (214-216) ⁷ Dominion Road | 'Character supporting' to 'Non-contributing'
(From period of significance but highly modified) |
| 2 257-261 Dominion Road | 'Character defining' to 'Character supporting'
(No greater than moderate contribution) |
| 3 267 Dominion Road | 'Not identified' to 'Character defining'
(Forms part of a character defining building) |
| 4 274 Dominion Road | 'Character defining' to 'Non-contributing'
(From period of significance but highly modified) |

⁵ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁶ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible'. OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

⁷ When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

Sub-area B: Mid blocks



Observations

- Contributing buildings are interspersed throughout the sub-area with the greatest number clustered at its southern end.
- Non-contributing building feature throughout. On the eastern side of Dominion Road the supermarket carpark and area of open space creates a break in the visual continuity of the area's streetscape.
- Differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of an increased level of contribution attributed.

Variations

5	281 Dominion Road	'Character defining' to 'Non-contributing' (Built 1950s, post period of significance and modified)
6	309-313 (313) Dominion Road	'Not identified' to 'Character supporting' (Modest shop from period of significance)
7	315 Dominion Road	'Not identified' to 'Character supporting' (Modest shop from period of significance)
8	333 Dominion Road	'Character defining' to 'N/A / Not visible' (Vacant lot, driveway)
9	335 Dominion Road	'Not identified' to 'Character supporting' (Modest shop from period of significance)
10	'Koala' building 337 Dominion Road	'Character supporting' to 'Character defining' (Interwar block of flats, greater than moderate contribution)
11	341 Dominion Road	'Character supporting' to 'Character defining' (Early villa with shop, greater than moderate contribution)
12	343-345 Dominion Road	'Character supporting' to 'Character defining' (Former church (albeit modified), greater than moderate contribution)
13	340 Dominion Road	'Character defining' to 'Character supporting' (Modest shop from period of significance)

Sub-area C: Southern blocks



Observations

- Contributing buildings in this sub-area are principally located on the western side of Dominion Road, which maintains a sense of visual continuity.
- A single, non-contributing building dominates the eastern side of the road. The large c.1960s complex has a scale (mass) that is at odds with the fine grain development that characterises the majority of the centre, however, the shop front modulation does provide a degree of visual continuity.
- Differences between the survey results and the AUP (OIP) in this sub-area are mainly a result of decreased level of contribution attributed.

Variations

- | | | |
|----|-----------------------|---|
| 14 | 353-355 Dominion Road | ‘Character defining’ to ‘Non-contributing’
(From period of significance but highly modified) |
| 15 | 360-388 Dominion Road | ‘Character supporting’ to ‘Non-contributing’
(Built c.1960s, post period of significance) |

Review of special character values

Extent of area	The AUP (OIP) extent of the Eden Valley SCA appears to largely correspond with the principal underlying Business - Local Centre Zone, rather than the area that most closely conveys the special character values.	
Special character values present	Historical: The Eden Valley SCA is of significance as an example of a suburban commercial area that developed in the early decades of the twentieth century in conjunction with the expansion of the surrounding residential area and development of the tram line. It continues to demonstrate the progressive development of the centre from the late nineteenth/early twentieth century to the peak of its development in the 1920s. Physical and visual qualities: The Eden Valley SCA is of significance for its high concentration of early twentieth century commercial buildings, which reflect the building types and architectural styles associated with its key periods of development – particularly the 1900s-1920s. Although these values are still apparent within the Eden Valley SCA, there are certain areas where these values are not so evidently expressed (as noted above).	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	Yes. The key periods of development are evident in the number of buildings that date from the early 1900s-1920s. Two-storeyed traditional commercial buildings are the most prevalent and create a strong sense of enclosure and visual coherence particularly at the Dominion Road, Valley Road and Walters Road intersection and along the western side of Dominion Road. Exceptions include development on the northernmost sites and along the mid-to-southern section of the eastern side of Dominion Road.

	Architectural values	Yes. Collections of buildings continue to demonstrate the range of architectural styles associated with the area's key period(s) of development and are predominantly built of brick (plastered or painted). Changes are generally limited to below-verandah shop fronts (though their modulation is often retained) and some first-floor window units.
	Urban structure	Yes. The fine grain subdivision and traditional streetscape frontage is legible. This is more varied where post-1960s development has occurred, creating breaks in the continuity of building frontages and resultant sense of enclosure. Basalt kerbing exists throughout.
Overall findings	As shown in the above maps and review of character values, and despite the slightly reduced number of contributing buildings (character defining or supporting) in the survey results, the Eden Valley SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Although these values are evident throughout the area, they are most apparent at the Dominion Road, Valley Road and Walters Road intersection, which represents the first phase of commercial development in the area, and along the western side of Dominion Road. Buildings that do not actively contribute to these values are generally concentrated in the northernmost portion of the area and along the mid-to-southern end of the eastern side of Dominion Road. Opportunities may therefore exist to modify the area's extent without compromising the historical values and physical and visual qualities that contribute to Eden Valley's established special character.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Owen's Buildings, 191-217 (215) Dominion Road



Figure 2: Auckland Meat Co. building, 219-225 Dominion Road



Figure 3: Owen's Buildings, 215 Dominion Road



Figure 4: 245-249 Dominion Road

'Character supporting' buildings



Figure 5: Universal Buildings, 214-222 (220) Dominion Road



Figure 6: 335 Dominion Road



Figure 7: 343-345 Dominion Road (fronting Burnley Terrace)



Figure 8: 340 Dominion Road

'Non-contributing' buildings



Figure 9: 214-222 (214) Dominion Road



Figure 10: 283-289 Dominion Road



Figure 11: 321 Dominion Road



Figure 12: 360-388 Dominion Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	ELLERSLIE
Overlay	Special Character Areas Overlay – Business: Ellerslie

PLEASE NOTE:

The Summary of Area Findings report for the Ellerslie special character area was prepared in November 2021. The report is attached to this cover sheet. This area was found to not meet the required thresholds for special character and was removed from the overlay as part of Plan Change 78.

The Summary of Area Findings report for the Ellerslie special character area was reviewed in August 2025, and the overall findings confirmed.

Updated: September 2025

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	ELLERSLIE
Suburb(s)	Ellerslie
NPS-UD priority	RTN Walkable Catchment
Summary conclusion	The area overall is not considered to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)). A number of individual buildings have potential to be of significance as historic heritage places.
Development pattern(s) and/or historical theme(s)	Outlying suburban commercial main street and early transport hub.
Key period(s) of significance	Edwardian and Interwar periods (1901-1939)
AUP (OIP) Historic heritage places	None
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Residential – Terrace Housing and Apartment Buildings Zone (a couple of sites near the eastern boundary) Open Space – Community Zone (a few sites near the eastern boundary)
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Ellerslie Special Character Areas Overlay – Business (SCA). The business area is focussed on Main Highway, extending from the intersection with just beyond the Robert Street corner in the west to the intersection with Ramsgate and Arthur streets in the east. The SCA is surrounded by residential streets to the north, south and east, some of which (north and south) are covered by the Special Character Areas Overlay – Residential: Isthmus A. Directly adjacent to the western boundary is the Southern Motorway and the railway line.	

Key survey data

Survey date(s)				August 2021		
Level of survey	Field survey			N/A		
	Desk top survey			100%		
Total number of records				36		
Total number of buildings				32		
Breakdown	Street-facing buildings			29		
	Contributing ¹ buildings	AUP (OIP)	9	Character defining	7	
				Character supporting	2	
		Survey results	6	Character defining	5	
				Character supporting	1	
Number of variations between AUP (OIP) and survey results				5 ²		
Number of historic heritage flags ³				5 places (marked ★ on maps)		
Historic heritage area flag ⁴				No		

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.

² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

³ Buildings identified as being of potential historic heritage significance.

⁴ Does the area or part of the area have potential to be a historic heritage area?

⁵ From 'character supporting' to 'character defining'.

⁶ From 'character defining' to 'character supporting', 'non-contributing' or 'no building-not visible'

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

A number of inconsistencies have been identified in the AUP (OIP) Ellerslie SCA Character Statement⁷. In some cases, information recorded in the statement does not appear to provide a complete representation of the characteristics that currently exist within the Ellerslie SCA. In addition, the area's values are, at times, overstated. This is discussed further below. It is also noted that there is a discrepancy between the statement and the associated Special Character Area Map⁸. The building at 126 Main Highway ('Four Square') is listed in the character statement as one of the character defining and supporting buildings that make an important contribution to the area. However, the associated map does not identify the site as one with a character defining or supporting building. The survey results determined the building to be non-contributing because it post-dates the area's period of significance.

General observations and variations in outcomes



Observations

- Only a small number of contributing (character defining or character supporting) buildings exist in the Ellerslie SCA, almost all of which are located in close proximity to the Main Highway intersection with Ladies Mile. All character defining buildings are identified as being of potential historic heritage significance.
- Non-contributing buildings feature throughout the Ellerslie SCA and outweigh the number of contributing buildings present. All post-date the area's period(s) of significance. The area also comprises a few vacant lots (currently in use as carparks), an area of open space, and a few buildings located to the rear of street-facing buildings that are not visible from the street.

⁷ AUP (OIP) 15.1.6.5. Special Character Areas Overlay – Business: Ellerslie

⁸ AUP (OIP) 15.1.6.5.1. Extent of area

Variations		
1	Southern Cross Building 87-93 Main Highway	'Character defining' to 'Character supporting' <i>(Prominent building from period of significance, but with a rooftop addition and highly changed façade)</i>
2	Snooker Saloon (former) 107-109 Main Highway	'Character supporting' to 'Character defining' <i>(Modest traditional building that is the oldest surviving commercial building in the centre)</i>
3	130A Main Highway	'Character defining' to 'Non-contributing' <i>(Built in 1960s, post-period of significance)</i>
4	130B Main Highway	'Character defining' to 'N/A – Not visible' <i>(Split lot. Villa located behind a street-fronting building on an AUP (OIP)-identified character defining site, but not currently visible based on desk-top survey)</i>
5	133A Main Highway	'Character defining' to 'Non-contributing' <i>(Built in 1960s and modified in 1990s, post period of significance)</i>

Review of special character values

Extent of area	The AUP (OIP) extent of the Ellerslie SCA largely corresponds with the underlying Business – Town Centre Zone, which currently extends well beyond the small number of buildings that contribute to the area's special character values.	
Special character values present	Historical: Ellerslie was formerly an outlying rural village that first experienced commercial development in the late nineteenth century around the railway line and one of the earliest roads (Great South Road) in the area. Horse-racing also formed an important part of the area's history. These associations, though still relevant to the identity of the community, are not legible in the buildings that exist in the Ellerslie SCA today. The earliest buildings in the area date from the early twentieth century and include residential shops, a civic building and a post office. Whilst these buildings are of value for illustrating a key period of growth in the area, bolstered by the arrival of the electric tram in the 1920s, their number is considerably outweighed by commercial development dating from the 1950s onwards – post the area's period of significance. As a result, the area is not considered to collectively reflect an important aspect, period or pattern of development in the locality. Physical and visual qualities: The Ellerslie SCA has some value for its small number of early twentieth century buildings that reflect several important types and architectural styles associated with the area's key period of significance (1901-1939). In an area predominantly characterised by post-1950 buildings, however, these physical and visual qualities do not extend to the area as a whole.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	No. Whilst the area demonstrates in its built fabric a period of development from the 1900s to the 1930s, this early twentieth century character is not the most dominant. Later development has occurred in the Ellerslie SCA, particularly following the construction of the Southern Motorway in the 1950s, which split the borough and its commercial centre along Main Highway. Like many commercial centres, there is a degree of regularity in the area's built form. Buildings are mainly one and two storeys in height, are built to the front boundary line, and generally occupy the full width of the site. Whilst these characteristics provide the area with a sense of visual coherence and continuity, they do not necessarily translate to special character values.

	Architectural values	No. The Ellerslie SCA's identified architectural values are primarily embedded in a small number of buildings that illustrate some key styles associated with the area's periods of significance. Examples include Spanish Mission (111-121 Main Highway), Arts and Crafts (Mackenzie's Buildings, 114-118 Main Highway), and Georgian Revival (Former Ellerslie Post Office, 124 Main Highway) styles. Whilst the detached nature and physical qualities of these buildings give them a presence in the streetscape and establish them as key architectural components in the area, their small number means that they are overshadowed by buildings that post-date the area's period of significance. The greater part of the area comprises a mixture of relatively modest mid-century structures and contemporary buildings, the majority of which are of concrete construction and are, overall, not considered to complement the architectural qualities that contribute to the area's identified special character.
	Urban structure	No. The area's relatively fine-grained subdivision and variety of building ages, types and styles creates a varied commercial streetscape that retains the form of a traditional suburban retail centre. However, it is the small number of early twentieth century buildings, rather than the overall urban structure, that contribute any special character value to the area. The public plaza/open space with large specimen trees together with the two Norfolk Pines that flank Main Highway to the east and west, contribute to the visual qualities of this predominantly urban environment.
Overall findings	As shown in the above maps and review of character values, only a small number of buildings in the Ellerslie SCA demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Most of the buildings in the area post-date its early twentieth century period of significance and have consequently been identified as non-contributing buildings. As a result, the area overall is not considered to exhibit the special character values identified in the AUP (OIP). Almost all (five out of the six) contributing buildings have been identified as having potential historic heritage significance for their association with Ellerslie's early commercial development and social history. Opportunities may therefore exist to revisit the Ellerslie SCA and explore alternative ways of managing existing values.	

Photographs (desk-top survey results)

'Character defining' buildings



Figure 1: Former Borough Council Chambers, 137-141 Main Highway (Google Street View, March 2021)



Figure 2: Former Ellerslie Post Office, 124 Main Highway (Google Street View, March 2021)



Figure 3: 111-121 Main Highway (Google Street View, March 2021)



Figure 4: Former Snooker Saloon, 107-109 Main Highway (Google Street View, March 2021)



Figure 5: Mackenzie's Buildings, 114-116 Main Highway (Google Street View, March 2021)

'Character supporting' building



Figure 6: Southern Cross Building, 87-93 Main Highway (Google Street View, March 2021)

‘Non-contributing’ buildings (representative examples)



Figure 7: 133A Main Highway (Google Street View, March 2021)



Figure 8: 127 Main Highway (Google Street View, March 2021)



Figure 9: Four Square, 126 Main Highway (Google Street View, March 2021)



Figure 10: 8 Robert Street (Google Street View, March 2021)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	GREY LYNN
Overlay	Special Character Areas Overlay – Business: Grey Lynn

PLEASE NOTE:

The Summary of Area Findings report for the Grey Lynn special character area was prepared in November 2021. The report is attached to this cover sheet. Since completion of the report, some amendments have been proposed to align with the special character values present in the area.

The proposed extent is shown in the map in Figure 1. The contributions of individual buildings can be found in the Property Summary in the Plan Viewer.

Updated: September 2025

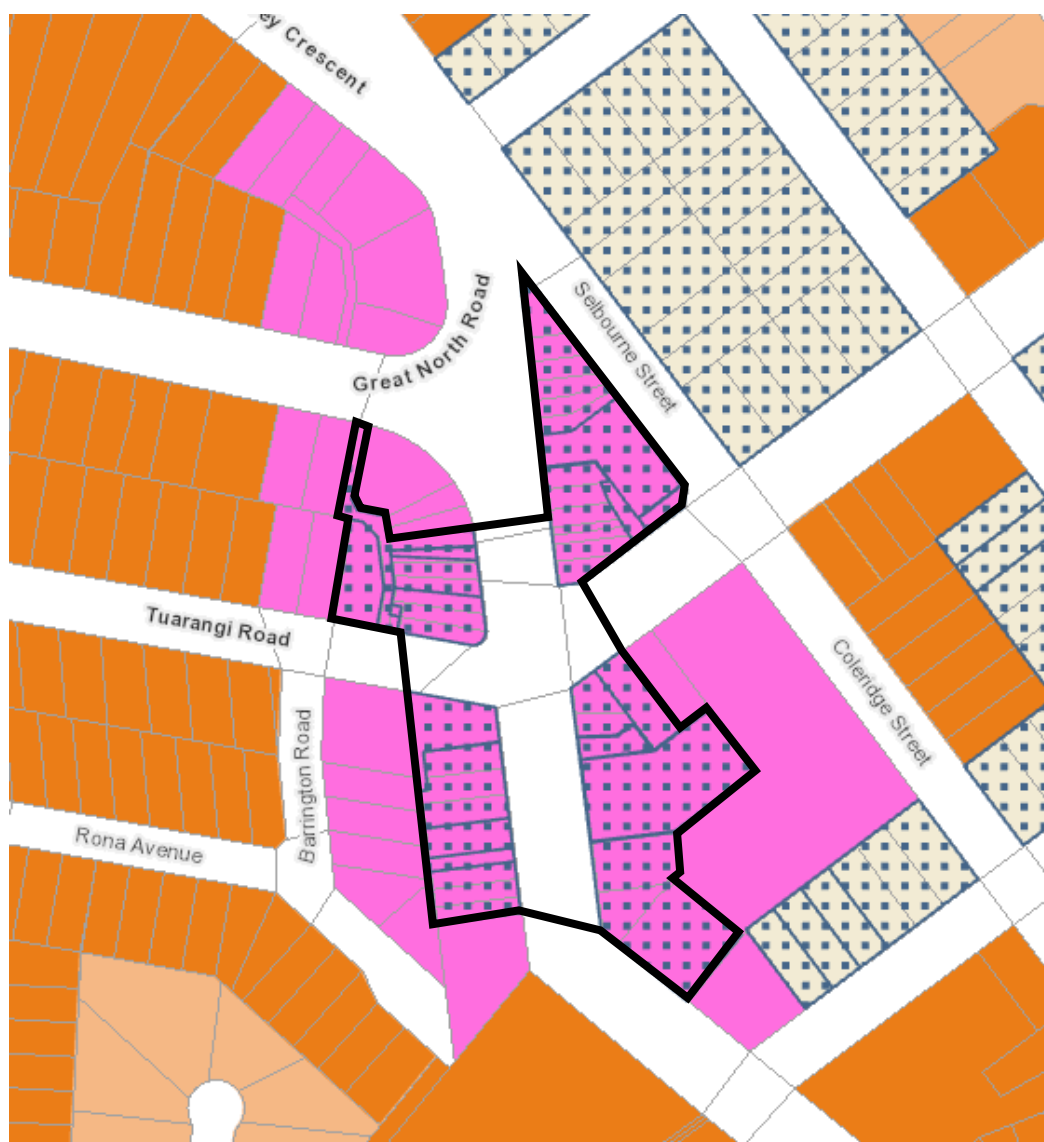


Figure 1: The proposed extent of the Grey Lynn special character area is outlined in black. (This figure is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

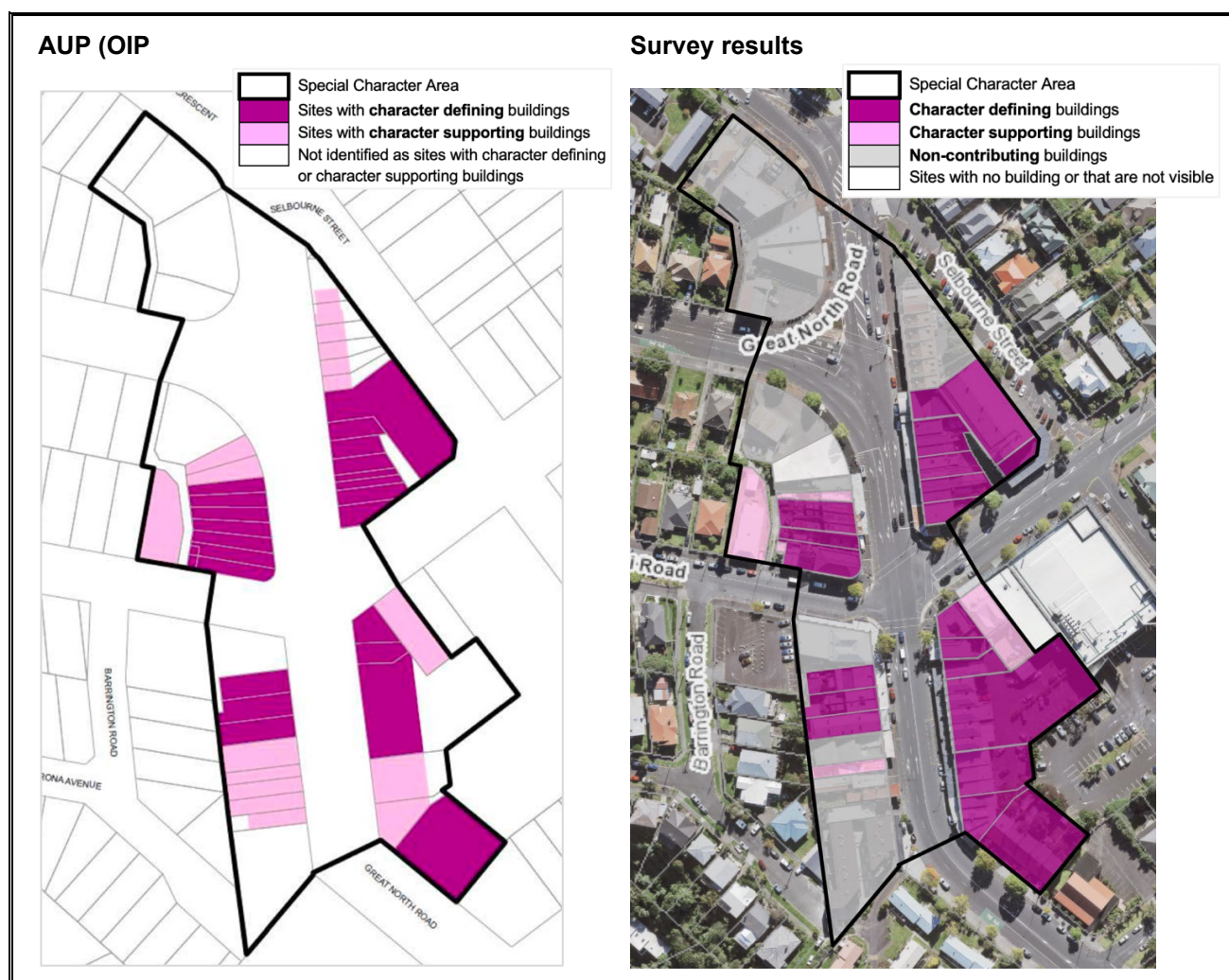
Area details

Name	GREY LYNN
Suburb(s)	Grey Lynn
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)).
Development pattern(s) and/or historical theme(s)	Traditional suburban shopping centre (small-scale), associated with tram suburbs.
Key period(s) of significance	Interwar period (1919-1939)
AUP (OIP) Historic heritage places	Terrace Houses (ID 01677)
AUP (OIP) Zone(s)	Business – Local Centre Zone
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Grey Lynn Special Character Areas Overlay – Business (SCA). The area is located on Great North Road, a principal thoroughfare that runs roughly north-south through the well-established inner residential suburb of Grey Lynn, and is centred on the intersection with Williamson Avenue and Tuarangi Road. The scheduled historic heritage place is located at the southern edge of the area. With the exception of the supermarket and associated carpark that abuts part of its eastern boundary, the SCA is principally surrounded by residential streets, some of which (north-east and south-east) are covered by the Special Character Areas Overlay – Residential: Isthmus A.	

Key survey data

Survey date(s)			June 2021		
Level of survey	Field survey		100%		
	Desk top survey		N/A		
Total number of records			38		
Total number of buildings			34		
Breakdown	Street-facing buildings		34		
	Contributing ¹ buildings	AUP (OIP)	26	Character defining	17
				Character supporting	9
		Survey results	20	Character defining	15
				Character supporting	5
Number of variations between AUP (OIP) and survey results			10 ²		
Number of historic heritage flags ³			3 places (marked  on maps)		
Historic heritage area flag ⁴			Not at this time ⁵		

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.

² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

³ Buildings identified as being of potential historic heritage significance.

⁴ Does the area or part of the area have potential to be a historic heritage area?

⁵ Whilst the area continues to exhibit the historical values and physical and visual qualities associated with its special character, it has not been prioritised for a historic heritage evaluation at this time. This can be revisited in the future as resources allow.

In comparing the AUP (OIP) with the survey results, ten variations have been identified. Of these, one building has an increased level of contribution⁶ while eight buildings and one (vacant) site have a reduced level of contribution⁷. The variations are largely attributed to the following issues: mapping errors in the AUP (OIP) and differences in assessment. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

An inconsistency has been identified in the AUP (OIP) Grey Lynn SCA Character Statement and associated Special Character Area Map⁸. The former Arch Hill Hotel, 584 Great North Road is listed in the character statement as a 'character defining' building, whilst on the map the site is not identified as one with a character defining or character supporting building. The survey results found that the building has been so highly modified that its period of development and architectural detailing are no longer evident. As such, the building is not considered to contribute to the character of the area.

General observations and variations in outcomes



Observations

- Contributing (character defining or character supporting) buildings are concentrated around the crossroads of Great North Road, Tuarang Road and Williamson Avenue and along the eastern side of Great North Road. These include places with potential historic heritage value.
- The eastern side of Great North Road contains a considerably intact group of character defining buildings, which create a sense of visual continuity. Those located between Williamson Avenue and Crummer Road represent some of the first sites developed during the area's key period of significance.
- Non-contributing buildings are focussed around the Great North Road and Surrey Crescent junction in the northernmost portion of the area and also in the south-western corner of the area. These buildings are either highly modified or post-date the area's period of significance.
- Overall, the concentration of contributing and non-contributing buildings identified in the survey results largely correspond with those identified in the AUP (OIP). Differences in the level of contribution attributed are most evident in the north-eastern and south-western portions of the area.

⁶ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁷ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

⁸ AUP (OIP) 15.1.6.6. Special Character Areas Overlay – Business: Grey Lynn, and 15.1.6.6.1. Extent of area map.

Variations

1	571 Great North Road	'Character supporting' to 'Non-contributing' <i>(Former St Columba Church Hall from period of significance, but now highly modified such that the original building is no longer legible)</i>
2	606-612 Great North Road	'Character supporting' to 'N/A – Not visible' <i>(Vacant lot used as car park)</i>
3	604 Great North Road	'Character defining' to 'Non-contributing' <i>(Built early 1950s, post period of significance)</i>
4	596-602 (602) ⁹ Great North Road	'Character defining' to 'Character supporting' <i>(Modest building from period of significance that occupies same site as a character defining building and makes a no greater than moderate contribution)</i>
5	1A Tuarangi Road	'Character defining' to 'Character supporting' <i>(Split lot. Former valve house, a modest utilitarian structure on a secondary street, which makes a no greater than moderate contribution)</i>
6	568 Great North Road	'Character supporting' to 'Non-contributing' <i>(Built 1993, post period of significance)</i>
7	564 Great North Road	'Character supporting' to 'Non-contributing' <i>(Built 1952, post period of significance)</i>
8	562 Great North Road	'Character supporting' to 'Non-contributing' <i>(Two-storey commercial building from period of significance, but highly modified)</i>
9	560 Great North Road	'Character supporting' to 'Non-contributing' <i>(Built c. 1950s, post period of significance)</i>
10	Treacy's Building 505-519 Great North Road	'Character supporting' to 'Character defining' <i>(A relatively prominent building at southern gateway of area with a largely intact collection of shop fronts, which makes a greater than moderate contribution)</i>

Review of special character values

Extent of area	The AUP (OIP) extent of the Grey Lynn SCA closely aligns with the underlying Business – Local Centre Zone. This means that although the boundary captures the buildings that most strongly contribute to the area's special character values, it also encompasses a collection of non-contributing buildings, particularly to the north.
Special character values present	Historical: The Grey Lynn SCA is of significance as a representative example of an early twentieth century small-scale outlying suburban. Established around the junction of Great North Road and Williamson Avenue in the 1880s, the area's initial development coincided with the formation of the neighbouring Surrey Hills Estate – Auckland's largest residential subdivision at that time. The only building that remains from this period is the former Arch Hill Hotel, which has been highly modified. The area's most significant phase of commercial and community development came after the arrival of the electric tram and was most prevalent during the interwar period. Physical and visual qualities: The Grey Lynn SCA is of significance for its concentration of early twentieth century buildings, which reflect the building types and architectural styles associated with its key period of development.

⁹ When more than one building share an address (as shown in GeoMaps), a bracketed number has been included to denote the physical street number(s) of the building in question.

Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	Yes, with some changes noted. The area continues to demonstrate in its built fabric a period of development from the 1900s to the 1920s and 1930s. However, development from the 1880s is no longer apparent due to the considerable changes made to the only building dating from this time (Arch Hill Hotel (former), 584 Great North Road). A mixture of single and two-storey buildings built close to the footpath remain, with those at the core of the area maintaining a continuous building line. A mixture of building types remains evident, including the former ASB Bank, Post Office and Cinema, which make an important contribution to the area. Exceptions include development to the northern end of the area where the scale, building height and setbacks are more mixed and the south-western corner of the area.
	Architectural values	Yes. The majority of the street-facing buildings continue to demonstrate the range of architectural styles associated with the area's key period of development and are predominantly of plastered brick construction. Examples of early or original shop front detailing remains evident, which contributes to the authenticity of some of the buildings in the area. Changes are still generally limited to below-verandah level (though the modulation of frontages is often retained) and the replacement of some first-floor window units.
	Urban structure	Yes. The area retains the form of a traditional suburban main street with its fine grain subdivision and traditional streetscape frontage still legible. It's focal point continues to be the Great North Road, Tuarangi Road and Williamson Avenue intersection where there is a strong sense of enclosure created by the continuous building frontages. These qualities are less apparent where post-1960s development has occurred close to the area's northern and southern boundaries.
Overall findings	As shown in the above maps and review of character values, the Grey Lynn SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). This is despite the reduced number of contributing buildings in the survey results. These values are most apparent at the Great North Road, Tuarangi Road and Williamson Avenue intersection, and along the eastern side of Great North Road, which represents the first phase of commercial development during the area's period of significance. Buildings that do not actively contribute to these values are generally concentrated close to the northern and southwestern edges of the area. Opportunities may therefore exist to modify the Grey Lynn SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: Alway's Buildings, 543 Great North Road



Figure 2: Cameo Theatre (former), 563-567 Great North Road



Figure 3: ASB Bank (former), 592 Great North Road



Figure 4: 596-602 Great North Road

'Character supporting' buildings



Figure 5: 566 Great North Road



Figure 6: 1 Tuarangi Road



Figure 7: 154-158 Williamson Avenue



Figure 8: 602 Great North Road

'Non-contributing' buildings



Figure 9: St Columbus Church Hall (former), 571 Great North Road



Figure 10: 2 Surrey Crescent



Figure 11: Arch Hill Hotel (former), 584 Great North Road



Figure 12: 554 Great North Road

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	HELENSVILLE CENTRAL
Overlay	Special Character Areas Overlay – Business: Helensville Central

PLEASE NOTE:

The Summary of Area Findings report for the Helensville Central special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, some amendments have been proposed to align with the special character values present in the area.

The proposed extent is shown in the map in Figure 1. The contribution of individual buildings can be found in the Property Summary in the Plan Viewer.

Updated: September 2025

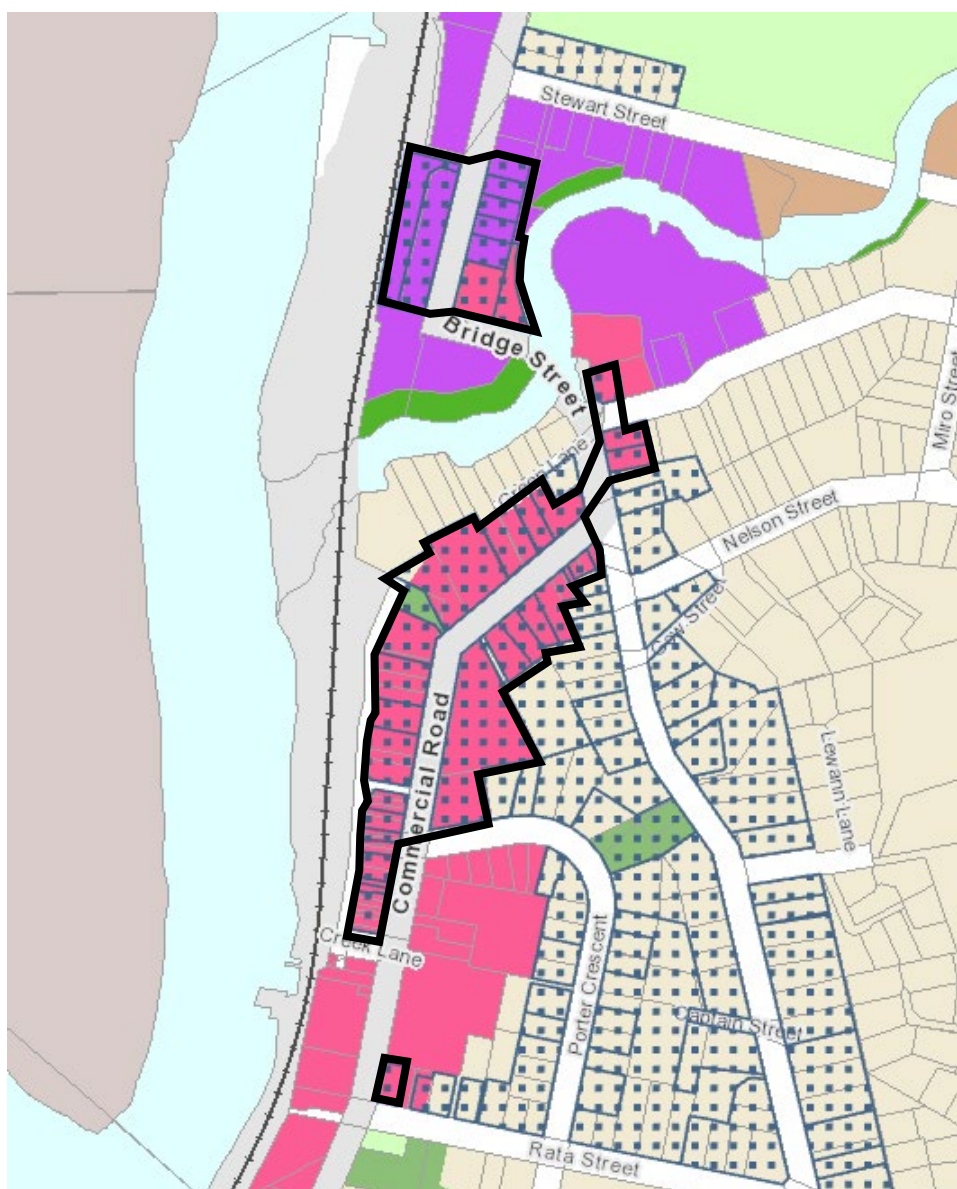


Figure 1: The proposed extent of the Helensville Central special character area is outlined in black. (This figure is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	HELENSVILLE CENTRAL
Suburb(s)	Helensville
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan Operative in Part (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Early rural settlement. Traditional main street. Railway development.
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939) (Secondary phase ¹ : WWII-Post war period (1940-1959))
AUP (OIP) Historic heritage places	Helensville Post Office (ID 00473); Bank of New Zealand (ID 00475); Malolo House (ID 00458); Methodist Church (former) (ID 00469); Church of Christ/Forester's Hall (former) (ID 00468); Union Bank of Australia/Australia and New Zealand Bank (ID 00452); Helensville Railway Station (ID 00477); Grand Hotel (ID 00472); Regent Theatre (ID 00476); Cameron Shops (ID 00451); Kaipara Medical Centre ² (ID 00471)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Business – Light Industry Zone (northern section) Open Space - Informal Recreation Zone (central)
Heritage New Zealand Pouhere Taonga listings	None

¹ A secondary phase of development has been added to align with the key periods of significance identified in the Character Statement for Helensville Central in Schedule 15 of the AUP (OIP) (15.1.6.7. Special Character Areas Overlay – Business: Helensville Central). In Helensville Central, buildings from this later period have the potential to *support* the character of the area due to their historical associations with the centre's commercial progress and provision of community services. However, to be assigned 'character supporting', the buildings also need to demonstrate the physical and visual qualities that characterise the area, with greater emphasis placed on integrity, architectural quality and building type/use.

² This building is a former residential building that is now owned by the Kaipara Medical Centre and used as an administrative block. The name on the AUP (OIP) Schedule 14, being 'Kaipara Medical Centre' is being flagged for correction.

Spatial extent and context

The map shows the AUP (OIP) spatial extent of the Helensville Central Special Character Areas Overlay: Business (SCA).

The area is focused along Commercial Road, between Rata Street to Garfield Road, and continues across Bridge Street to Railway Street. It has been divided into three main sub-areas. The first area is the northern sub-area which is separated from the town centre by the Awaroa Stream and incorporates the earliest development in Helensville. The second is the central sub-area which includes the shops in Garfield Street and the northern section of Commercial Road. The southern sub-area includes the lower part of the town centre generally developed in the first quarter of the 20th century.

The town runs adjacent to the Kaipara River to the west and is surrounded by residential streets to the east and south, which are covered by the Special Character Areas Overlay: Residential Helensville.



Key survey data

Survey date(s)				December and January 2022		
Level of survey	Field survey			N/A		
	Desk top survey			100%		
Total number of records				64		
Total number of buildings				54		
Breakdown	Street-facing buildings			53		
	Contributing ³ buildings	AUP (OIP)	36 ⁴	Character defining	22	
				Character supporting	14	
		Survey results	35	Character defining	18	
				Character supporting	17	
Number of variations between AUP (OIP) and survey results				15 ⁵		
Number of historic heritage flags ⁶				2 places (marked ★ on maps)		
Historic heritage area flag ⁷				Yes		

³ Identified as 'character defining' or 'character supporting' buildings.

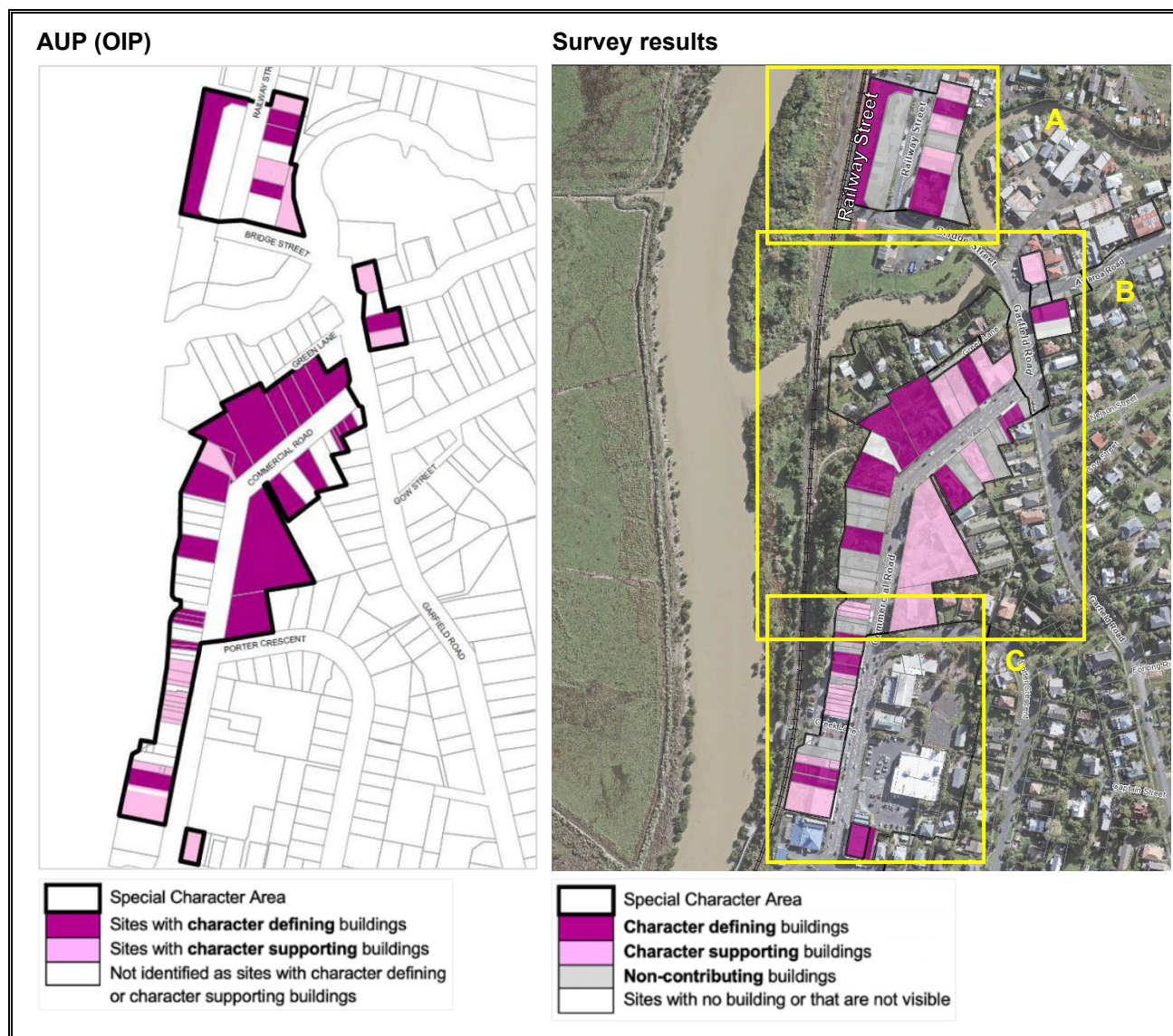
⁴ There are 39 contributing sites in the AUP (OIP), but only 38 contributing buildings. The additional site consists of a reserve.

⁵ This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

⁶ Buildings identified as being of potential historic heritage significance.

⁷ Does the area or part of the area have potential to be a historic heritage area?

Comparisons: mapping 'contribution'



In comparing the AUP (OIP) with the survey results, 15 variations have been identified. Of these, four buildings (or sites) are found to have an increased level of contribution⁸ while eleven have a reduced level of contribution⁹. The variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and/or the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Despite the number of variations identified between the AUP (OIP) and survey results, the overall number of 'contributing' buildings remains largely unchanged.

It should be noted that the AUP (OIP) identifies each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

⁸ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁹ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

It should also be noted that there are discrepancies between the AUP (OIP) Helensville Central SCA Character Statement¹⁰ and the identification of places in the associated Special Character Area Map¹¹. This relates to the Grand Hotel at 1 Railway Street, which is listed in the character statement as one of the character defining buildings that make an important contribution to the area. However, the associated map only identifies a small part of the site as character defining, which does not include the building. The survey has identified the building as character defining.

There is also an inconsistency in relation to the periods of significance. The Character Statement identifies the key periods of development as being late 19th century to 1930s, yet the associated map identifies several buildings that date from the WWII – Post War (1940-1959) period as character defining or character supporting.

General observations and variations in outcomes

Sub-area A: Northern sub-area



Observations

- Contributing (character defining or character supporting) buildings dominate this sub-area, which includes the 1881 railway station and some early residential mixed with light industrial and commercial buildings.
- A small number of non-contributing buildings post-date the area's period of significance.
- There are few differences between the survey results and the AUP (OIP) in this sub-area, with only one building assessed as no longer contributing.

Variations

- | | |
|--------------------|--|
| 1 9 Railway Street | 'Character defining' to 'Character supporting'
(Modified residential building, makes a no greater than moderate contribution) |
| 2 1 Bridge Road | 'Character supporting' to 'Non-contributing'
(Early Oddfellow Hall with a later (c1950s) addition at the front. Heavily modified compromising its value). |

¹⁰ AUP (OIP) 15.1.6.7. Special Character Areas Overlay – Business: Helensville Central

¹¹ AUP (OIP) 15.1.6.7.1. Extent of area

Sub-area B: Central sub-area



Observations

- Contributing buildings feature throughout this sub-area and are a mix of both character defining and character supporting buildings.
- The majority of non-contributing buildings are scattered along the eastern side of Commercial Road.
- There are some differences between the survey results and the AUP (OIP) in this sub-area. They are mainly a result of a lower level of contribution being attributed to a few buildings on both sides of Commercial Road.
- The Coronation Buildings at 4-12 Garfield Road have an historic heritage flag.

Variations

3	16 Garfield Road	'Character supporting' to 'N/A – Not visible' (Vacant lot. Former building on site demolished)
4	Union Bank of Australia/ Australia and New Zealand Bank 130 Commercial Road	'Character defining' to 'Character supporting' (Modified, making a no greater than moderate contribution)
5	Methodist Church (former) 118 Commercial Road	'Character defining' to 'Character supporting' (Modified, making a no greater than moderate contribution)
6	106 Commercial Road	'Character supporting' to 'N/A – Not visible' (Council reserve)
7	73 Commercial Road	'Character defining' to 'Character supporting' (Modified residential building making a no greater than moderate contribution)
8	Kaipara Medical Centre 53 Commercial Road	'Character defining' to 'Character supporting' (Originally the Helensville Obstetric Hospital (from secondary phase of development built in 1954), this is now a hospital complex of which the original hospital building still dominates the site, despite later additions. The hospital is still used as a birthing centre.)
9	Kaipara Medical Centre (part of) 51 Commercial Road	'Character defining' to 'Character supporting' (A former residential building from secondary phase of development (c1945-46), which makes a no greater than moderate contribution)

Sub-area C: Southern Sub-area



Observations

- Contributing buildings feature throughout this sub-area with character supporting buildings dominating.
- A small number of non-contributing buildings are located in this sub-area, which post-date the area's period of significance.
- The Progressive Buildings at 35 Commercial Road have an historic heritage flag.
- The SCA's boundary cuts through the rear portion of the Progressive Buildings at 35 Commercial Road (circled yellow).

Variations

10	86 Commercial Road	'Character defining' to 'Character supporting' (Early 20 th century billiard hall with later façade. No greater than moderate contribution.)
11	84 Commercial Road	'Character defining' to 'Character supporting' (Modified former garage from secondary phase of development (dating from the 1950s). No greater than moderate contribution)
12	68 Commercial Road	'Character supporting' to 'Character defining' (Interwar building with greater than moderate contribution)
13	Thos Cohen 64 Commercial Road	'Character supporting' to 'Character defining' (Interwar building with greater than moderate contribution)
14	34 Commercial Road	'Character supporting' to 'Character defining' (Interwar building with greater than moderate contribution)
15	Progressive Buildings 35 Commercial Road	'Character supporting' to 'Character defining' (Interwar building with greater than moderate contribution)

Review of special character values

Extent of area	The AUP (OIP) extent of the Helensville Central SCA captures buildings within the area of the underlying Business – Town Centre zone that most strongly convey the area's special character values.	
Special character values present		Historical: The Helensville Central SCA is of significance as a good example of a late 19th/early 20th century rural town centre. With the Kaipara River being a source of transport for trading, the town was first established in the 1860s, northwest of the Awaroa Stream, with the introduction of a sawmill. A regular boat service from 1870 from Riverhead (connected to Helensville by a horse bus) to Auckland, was followed by the opening of the Riverhead-Helensville railway line in 1875. In 1881 an Auckland direct railway line to Helensville marked a significant period of development and expansion in the town. The opening of the rail station on Railway Road that same year shifted the centre of the settlement from north of the Awaroa Stream to its current location along Commercial Road. Late 19th century, farming, fisheries, timber, flour, soap and canning industries followed by the establishment of the dairy industry in the early 20th century, facilitated Helensville's development with residential lots being subdivided to the east of Commercial Road. The area's collection of building types clearly demonstrates the connection between the development of this rural industrial town and its residential neighbourhood. Physical and visual qualities: The Helensville SCA is of significance for its collection of buildings that reflect the types and architectural styles associated with its progressive development as a rural town centre. The distinctive and eclectic mix of building types, including commercial, civic, religious, and residential, demonstrates the period of considerable expansion and growth that occurred in the late 19th century through to the 1920s and 1930s and again in the 1940s and 1950s. The town centre runs adjacent to the Kaipara River to the west and the railway line that follows the river. The Awaroa Stream runs from the Kaipara River to the east, dividing the early northern development from the rest of the town centre.
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	Yes. The key periods of development are evident in the number of buildings that date from the early 1880s to 1930s. However, there are also a number of properties in the SCA that date from the 1940-50s that have been identified in the AUP (OIP) as sites with character defining or character supporting buildings. As a result, a secondary phase of development (WWII – Post War 1940-1959) has been identified for Helensville Central. The scale of development is generally single storey, with the exception of a few more prominent two storey buildings such as the former Post Office, the Regent Theatre and the Grand Hotel. In the northern sub-area, buildings are freestanding on individual sites and vary in form and relationship to the street. These include early residential, industrial, and commercial (the Grand Hotel). The railway station is in this section and is set well back from the street. The central sub-area is an eclectic mix of civic, religious, commercial, institutional and residential properties. Houses are set back from the street, while commercial, churches and civic buildings are built to the street edge. Traditional retail blocks are characterised by verandahs and parapets. The larger two storey buildings in this mix have a distinctive presence on larger sites setting them apart from other buildings in this sector. The southern sub-area comprises the main retail section of the SCA with fine grained single-storey shops built to the street edge on the western side of Commercial Road. Similar in scale, the shops are generally characterised by parapets and verandahs.

	Architectural values	Yes. The majority of street facing buildings in the Helensville Central SCA demonstrate the architectural styles associated with the area's periods of development. Contributing commercial buildings are of masonry construction, with a plaster rendered, painted and exposed brick finish. Examples of more modest timber, fibre cement and corrugated steel-clad shops are also present. Classical Victorian and early to mid-20th century stripped classical shops are mixed with modest early traditional vernacular buildings with modest parapets and verandahs. There is a diverse mix of styles for the more substantial buildings in the Helensville Central SCA including: the Edwardian Baroque former Helensville Post Office; the Stripped Classical former Bank of New Zealand; the Georgian Revival Grand Hotel; and the Moderne-styled Regent Theatre. Other architectural examples that add to the eclectic nature of the area are the Victorian Vogel-designed Railway Station and two simple Gothic Revival churches. An institutional style hospital building is included in the town centre. Residential buildings in the SCA are predominantly of timber construction with architectural styles including Victorian, Edwardian and transitional timber villas along with bungalows. Railway cottages from the late Victorian and early 20th centuries, important for their association with the development of rail transport, are also evident in the SCA. One masonry Moderne styled residence is included in the eclectic architectural mix.
	Urban structure	Yes. The varied pattern of building type, lot size, street frontages and scale reflects the town's progressive development as the centre of a rural community. The southern sub-area of Helensville Central demonstrates a fine-grained urban character with a sense of enclosure provided by a traditional main street configuration of continuous building frontages and verandahs over the footpath. The central sub-area displays the greatest diversity of form with no one dominating style. A combination of grand civic and commercial buildings on larger lots, early churches and smaller traditional shopping blocks, provide prominent street edge frontage. They are complemented by substantial residences that are set back with front gardens and mature trees. The hospital, although set back from the street, being on a slight rise and large site, has a dominant presence in the SCA. The smaller northern sub-area combines the dominating presence of the Grand Hotel with small workers cottages set close to the street and an early light industrial building. The railway station, set well back from the street, is partially concealed by other structures facing Railway Street. Bluestone kerbs, mature trees (some being notable)¹², traditional residential fencing, and remnant basalt walls all contribute to the area's special character.

¹² A number of trees in the SCA are listed on the AUP (OIP) Schedule 10 - Notable Tree Schedule.

Overall findings	As shown in the above maps and review of character values the Helensville Central SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). The area is defined by a mixed group of contributing buildings collectively illustrating Helensville's development as a rural town centre servicing the surrounding farming community. Whilst these values are evident throughout the area, they are especially prevalent in the northern and central sub-areas, which feature a number of contributing buildings that strongly reflect the area's early and ongoing commercial development. However, the southern sub-area still presents a cohesive traditional retail sector that clearly supports the character values of the area. Buildings that do not actively contribute to the special character values are spread throughout the SCA. As one of Auckland's early rural town centres, evident in its diverse collection of commercial buildings and landmark structures from the late nineteenth and early twentieth centuries, the Helensville Central SCA also has potential to be of significance as a historic heritage area.
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Representative photographs (desk-top survey results)

'Character defining' buildings



Figure 1: Grand Hotel, 1 Railway Street (Google Street View, July 2020)



Figure 2: Regent Theatre, 14 Garfield Road (Google Street View, July 2020)



Figure 3: Cameron Shops, 81 Commercial Road (Google Street View, July 2020)



Figure 4: Helensville Post Office, 102 Commercial Road (Google Street View, July 2020)

'Character supporting' buildings



Figure 5: Screenshot Buildings, 34 Commercial Road (Google Street View, July 2020)



Figure 6: 84 Commercial Road (Google Street View, July 2020)

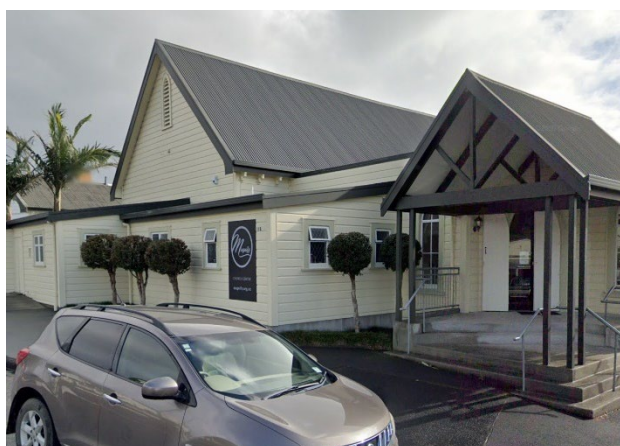


Figure 7: Methodist Church (former), 118 Commercial Road (Google Street View, July 2020)



Figure 8: Union Bank of Australia/Australia and New Zealand Bank, 130 Commercial Road (Google Street View, July 2020)

'Non-contributing' buildings



Figure 9: 92 Commercial Road (Google Street View, July 2020)



Figure 10: 88 Commercial Road (Google Street View, July 2020)



Figure 11: 4-16 Railway Street (Google Street View, July 2020)



Figure 12: 87 Commercial Road (Google Street View, July 2020)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	HOWICK
Overlay	Special Character Areas Overlay – Business: Howick

PLEASE NOTE:

The Summary of Area Findings report for the Howick special character area was prepared in January 2022. The report is attached to this cover sheet. The report concluded that the area was not considered to be special character of a high quality.

The Howick special character area has been the subject of extensive community input (including during and after the Proposed Auckland Unitary Plan hearings), has specific urban design provisions that differ from other special character business areas, and was the subject of a council plan change that introduced a character statement to the Auckland Unitary Plan (Operative in Part) (AUP).

It was therefore decided to retain the Howick special character area. The extent is proposed to be the same as in the AUP and is shown in the map in Figure 1. The contributions of individual buildings can be found in the Property Summary in the Plan Viewer.

Updated: September 2025

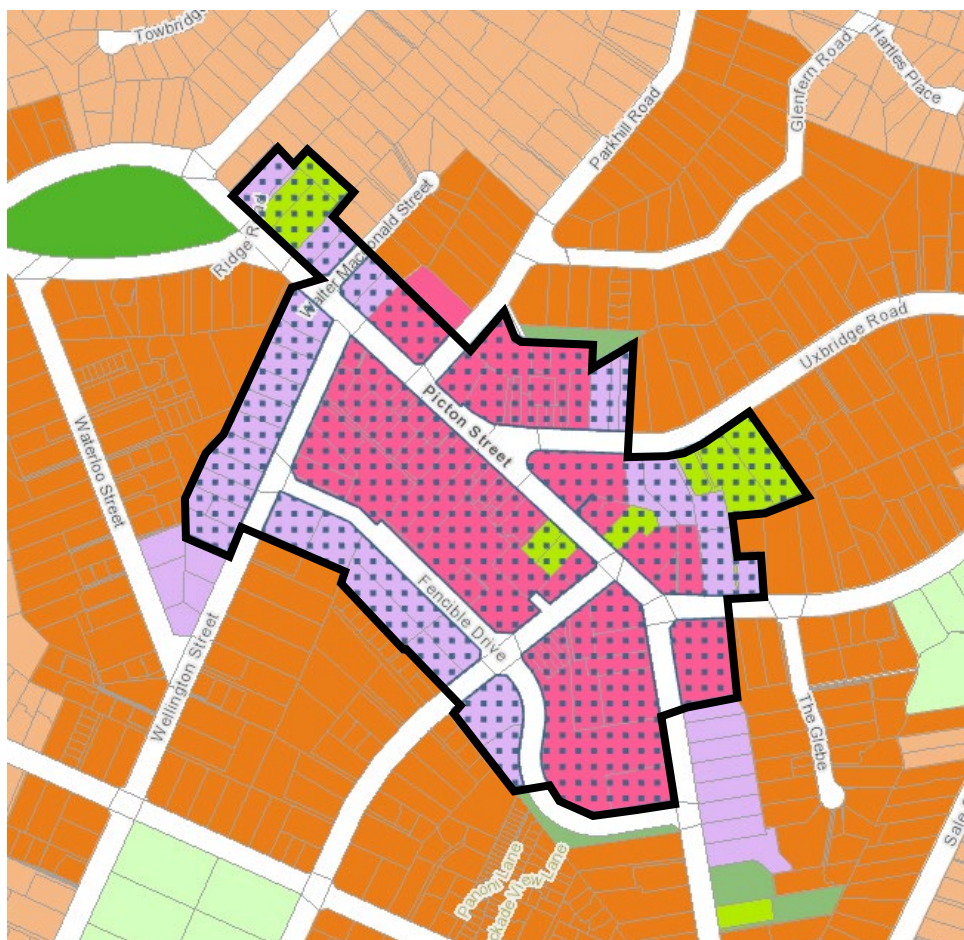


Figure 1: The proposed extent of the Howick special character area is outlined in black. (This figure is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

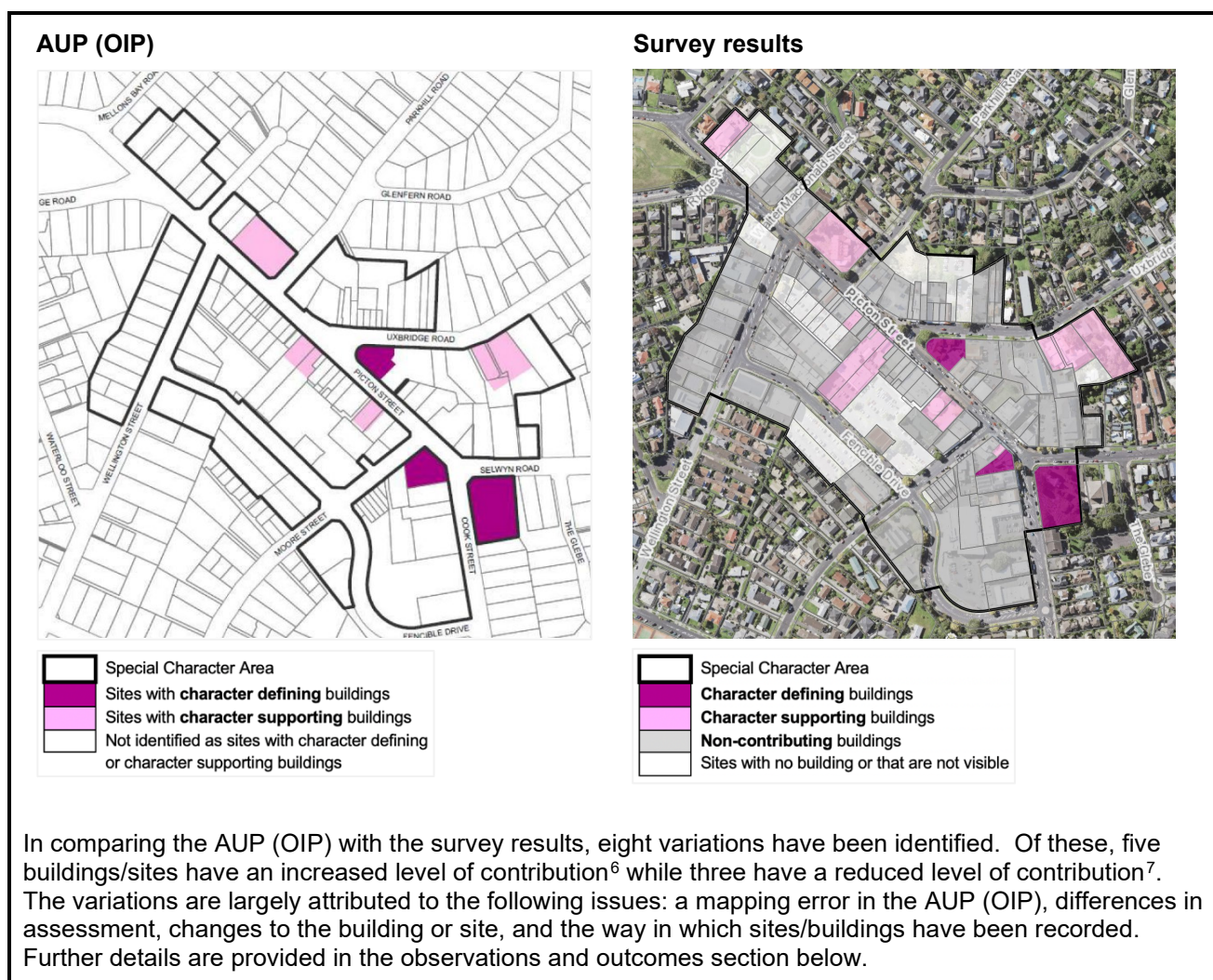
Name	HOWICK
Suburb(s)	Howick
NPS-UD priority	Other locations
Summary conclusion	The area overall is not considered to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)).
Development pattern(s) and/or historical theme(s)	Outlying suburban commercial main street, Early 20 th century seaside village.
Key period(s) of significance	Colonial, Victorian, Edwardian and Interwar periods (pre-1870-1939) (Secondary phase ¹ : WWII-Post war period (1940-1959))
AUP (OIP) Historic heritage places	Our Lady Star of the Sea graveyard (ID 01372); McInness Building (ID 01374); All Saints Church and graveyard (ID 01356); Marine Hotel (former)/Prospect of Howick Hotel (ID 01382)
AUP (OIP) Zone(s)	Business – Town Centre Zone (principal) Residential – Mixed Use Zone Open Space – Community Zone
Heritage New Zealand Pouhere Taonga listings	Old All Saints Church (Anglican) & Churchyard (Including Grave Monuments & Markers) (No.11); Crawford House (No. 5260)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Howick Special Character Areas Overlay – Business (SCA). The area is focussed on Picton Street extending from the base of the eastern side of Stockade Hill to the intersection of Cook Street and Fencible Drive. The SCA includes Fencible Drive and other secondary streets on either side of Picton Street.	

¹ A secondary phase of development has been added to align with the two key periods of significance identified in Schedule 15 of the AUP (OIP) (15.1.6.9.1. Special Character Areas Overlay – Business: Howick). In Howick, buildings from this later period of development have the potential to *support* the character of the area due to their historical associations with the centre's commercial and community expansion. However, to be assigned 'character supporting', the buildings need to demonstrate the physical and visual qualities that characterise the area, with greater emphasis placed on integrity, architectural quality and building type/use.

Key survey data

Survey date(s)			August, November and December 2021		
Level of survey	Field survey		N/A		
	Desk top survey		100%		
Total number of records			100		
Total number of buildings			84		
Breakdown	Street-facing buildings		79		
	Contributing ² buildings	AUP (OIP)	10	Character defining	6
				Character supporting	4
		Survey results	12	Character defining	3
				Character supporting	9
Number of variations between AUP (OIP) and survey results			8 ³		
Number of historic heritage flags ⁴			2 places (marked ★ on maps)		
Historic heritage area flag ⁵			No		

Comparisons: mapping 'contribution'



² Identified as 'character defining' or 'character supporting' buildings.

³ This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP), and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

⁴ Buildings identified as being of potential historic heritage significance.

⁵ Does the area or part of the area have potential to be a historic heritage area?

⁶ From 'non-contributing' to 'character supporting'.

⁷ From 'character defining' to 'character supporting' or 'non-contributing'.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

Some inconsistencies have been identified in the AUP (OIP) Howick SCA Character Statement⁸. Some of the information recorded in the statement is not accurate and therefore misrepresents some of the characteristics that currently exist within the Howick SCA. Because of this, the area's values are, at times, overstated.

General observations and variations in outcomes



Observations

- Only a small number of contributing (character defining or character supporting) buildings exist in the Howick SCA, most of which are scattered along Picton Street or east of the main shopping centre.
- All three of the buildings that have been identified as character defining are included in Schedule 14.1 Schedule of Historic Heritage of the AUP (OIP).
- Non-contributing buildings feature throughout the Howick SCA and far outweigh the number of contributing buildings present. All non-contributing buildings either post-date the area's periods of significance or are so highly modified that they no longer contribute to the area's special character. The area also contains a number of sites that are car parks and several areas of open space.

Variations

- | | | |
|---|------------------------------------|---|
| 1 | Crawford House,
4 Picton Street | 'Non-Contributing' to 'Character supporting'
(Residential building (bungalow) from primary period of significance) |
|---|------------------------------------|---|

⁸ AUP (OIP) 15.1.6.1. Special Character Areas Overlay – Business: Howick
Summary of findings: Howick SCA | FINAL

2	Montgomerie Buildings 55 Picton Street	'Not identified' to 'Character supporting' <i>(Commercial building from secondary phase of development that contributes to the visual/physical qualities of the area)</i>
3	Civic House/Rices Mall 65 Picton Street	'Not identified' to 'Character supporting' <i>(Forms part of the same building and site as 65 Picton Street, occupied by a character supporting building)</i>
4	Plunket Rooms 115 Picton Street	'Not identified' to 'Character supporting' <i>(Community building from secondary phase of development.)</i>
5	Re/Max Experience 127 Picton Street	'Character defining' to 'Non-contributing' <i>(Post period of significance building that occupies the same site as a character defining building)</i>
6	Basalt 127 Picton Street	'Character defining' to 'Non-contributing' <i>(Modified building from secondary phase of development that occupies the same site as a character defining building)</i>
7	The Parlour and Burger Wisconsin 127 Picton Street	'Character defining' to 'Character supporting' <i>(Commercial building from secondary phase of development that occupies the same site as a character defining building)</i>
8	Emilia Maud Nixon Home and Garden of Memories 37 R Uxbridge Road	'Not identified' to 'Character supporting' <i>(Residential building (bungalow) from primary period of significance)</i>

Review of special character values

Extent of area	The AUP (OIP) extent of the Howick SCA largely corresponds with the underlying Business – Town Centre and Mixed-Use zones. The small number of buildings that contribute to the area's special character values are sparsely scattered within the Town Centre Zone, while the surrounding area within the extent encompasses a large collection of non-contributing buildings.
Special character values present	Historical: Howick was originally established as a Fencible settlement in 1847, when the original village was centred around Howe Street. In the 1920s and 1930s the commercial core moved closer to the sea, forming a small rural seaside village on Picton Street, following the construction of a wharf in the late 19th century. There is little evidence of this phase of development in the remaining buildings in Howick. A second phase of development took place post World War II (WWII), following improvements in transport connections between Howick and other suburban settlements and subdivisions being formed to help remedy housing shortages of the time. The town also reflects further development following the construction of the Panmure Bridge in 1959. The association of Howick as an early New Zealand military (fencible) settlement is a significant aspect of its history. However, apart from the redoubt of Stockade Hill, which sits outside the SCA and is identified as a historic heritage place in the AUP (OIP), and the street names referencing the British military figures or battles, little legible evidence remains in the village centre today of its military past. All Saint's Church, built in 1847, is the only remaining Colonial building that reflects the fencible settlement in the special character area. There are few remaining buildings that articulate the early 20th century history of the commercial core of Howick. Development from the secondary phase after WWII has in many cases been altered substantially and there are few remaining examples of this phase. As a result, the area is not considered to collectively reflect important aspects, periods or patterns of development in the locality. Physical and visual qualities: The Howick SCA has some value for its very small number of early 20th century buildings and a mid-19th century church that contribute to its primary period of significance. The area is generally characterised by post WWII buildings, particularly those built in the 1950s and early 1960s reflecting a second phase of development. Most of the commercial buildings from this period are highly modified and offer few physical and visual qualities that reflect this period of growth.

Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	<i>Built form</i>	No. Whilst the area demonstrates in its built fabric a period of development from the 1920s to the 1930s (with the exception of earlier churches), this early 20th century character is barely evident in the village today. Most of the buildings date from the late 1950s onwards, some being part of a secondary phase of development, while the majority are more recent, from the later 20th and early 21st century. Buildings in the Picton Street commercial centre are mainly one and two storeys in height, built to the front boundary line and generally occupying the full width of the site providing the area with a sense of visual coherence and continuity. The intimate scale of development along Picton Street is a key characteristic of the area. Whilst it does reflect a traditional main street in its scale and urban structure, the built form is predominantly modern construction. Very few buildings contribute to the area's special character as identified in the AUP (OIP). Variations in the set back of contributing buildings from the street (churches, bungalows, the War Memorial Community Centre and the Plunket rooms) are evident. The streets surrounding Picton Street are dominated by larger contemporary developments, both in height and scale, that make no contribution to the area's earlier built form.
	<i>Architectural values</i>	No. The Howick SCA's architectural values are identified in only a small number of buildings. From the primary period of significance, building styles include Gothic Revival (All Saints Church and Uxbridge Presbyterian Church), Georgian Revival (Prospect of Howick) and Stripped Classical (McInness Building), with residential buildings reflecting Californian bungalow styles. The churches and residences are of timber construction whilst the commercial buildings are of brick construction. Contributing buildings from the secondary phase of development include Modern style commercial buildings in brick and concrete along with a Modern style Gothic church in stone. The greater part of the area comprises a mixture of late 20th century and contemporary buildings, both medium and large scale, which are not considered to complement the few architectural qualities that contribute to the area's special character values identified in the AUP (OIP).
	<i>Urban structure</i>	No. The diverse commercial streetscape of Howick is shaped by a range of building types and styles from different periods. Originally evolving as a small seaside village, the relationship with the sea is now interrupted by later development, although it can still be glimpsed from the town centre. A late subdivision in the 1950s is evidenced residential buildings on the north-eastern side. Later large scale contemporary development and parking lots along Fencible Drive, Wellington Street, and to some extent Uxbridge Road, dominate the SCA. With only a small number of 19th and early 20th century buildings, and very few legible buildings reflecting the secondary phase of development, the area no longer physically demonstrates the early built character of Howick.

Overall findings	As shown in the above maps and review of special character values, only a small number of buildings in the Howick SCA demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). Most of the buildings in the area either post-date the area's periods of significance or are highly modified and have consequently been identified as non-contributing buildings. As a result, the area overall is not considered to exhibit the special character values identified in the AUP (OIP). Two contributing buildings have been identified as having potential historic heritage significance for their association with Howick's secondary phase of development and social history. Opportunities may therefore exist to explore alternative ways of managing these existing values.
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Photographs (desk-top survey results)

'Character defining' buildings



Figure 1: McInness Building, 127 Picton Street (Google Street View, November 2020)



Figure 2: Marine Hotel (former)/Prospect of Howick Hotel, 78 Picton Street (Google Street View, November 2020)



Figure 3: All Saints Church, 9 Selwyn Road (Google Street View, November 2020)

‘Character supporting’ buildings (representative examples)



Figure 4: Howick War Memorial Community Centre, 115 Picton Street (Google Street View, November 2020)



Figure 5: Our Lady Star of the Sea, 28 Picton Street, (Google Street View, November 2020)



Figure 6: Uxbridge Arts and Culture Centre/ Uxbridge Road Presbyterian Church (former), 33 Uxbridge Road (Google Street View, November 2020)



Figure 7: Emilia Maud Nixon Home and Garden of Memories, 37R Uxbridge Road (Google Street View, November 2020)

‘Non-contributing’ buildings (representative examples)



Figure 8: 50 Picton Street (Google Street View, November 2020)



Figure 9: 21 Picton Street (Google Street View, November 2020)



Figure 10: 23 Wellington Street (Google Street View, November 2020)



Figure 11: 24 Wellington Street (Google Street View, November 2020)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	KINGSLAND
Overlay	Special Character Areas Overlay – Business: Kingsland

PLEASE NOTE:

The Summary of Area Findings report for the Kingsland special character area was prepared in November 2021. The report is attached to this cover sheet. Since completion of the report, some amendments have been proposed to align with the special character values present in the area. The proposed extent is shown in the map in Figure 1. The contributions of individual buildings can be found in the Property Summary in the Plan Viewer.

The proposed change to the Kingsland special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor.

Updated: September 2025

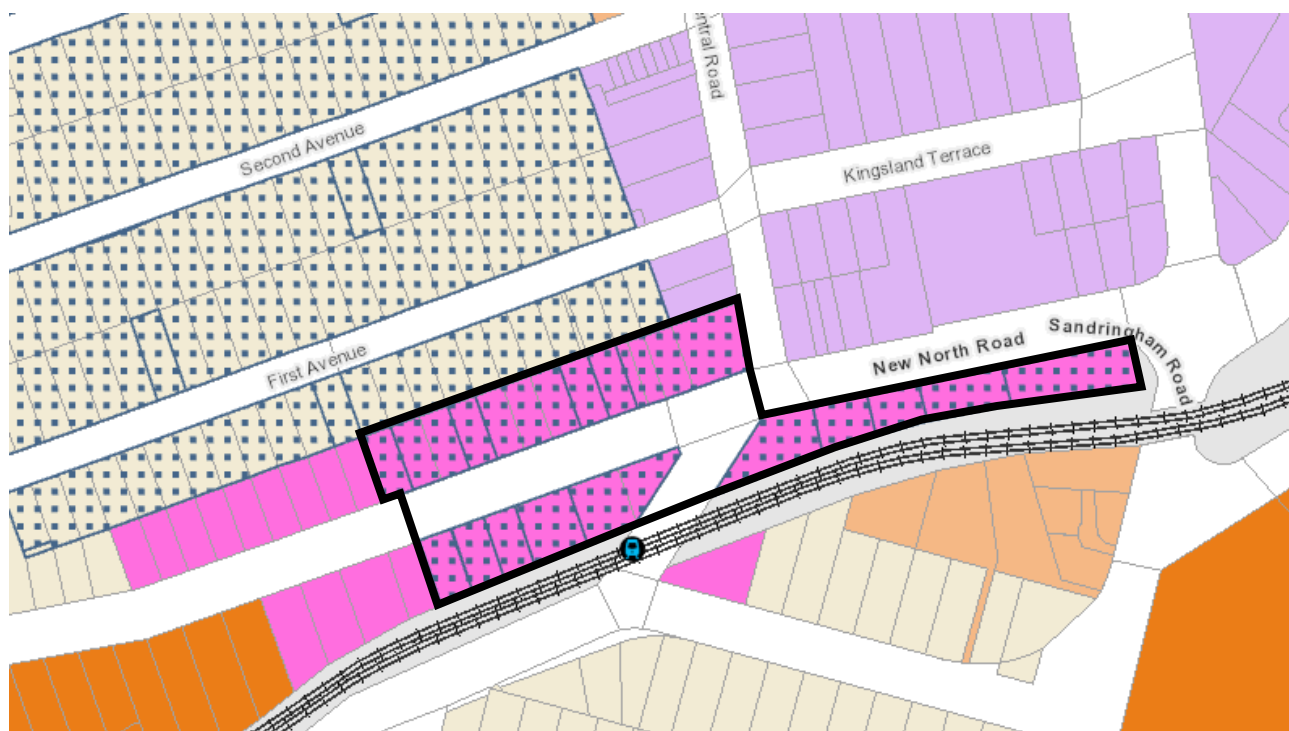


Figure 1: The proposed extent of the Kingsland special character area is outlined in black. (This figure is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	KINGSLAND
Suburb(s)	Kingsland
NPS-UD priority	RTN Walkable Catchment
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in Part) (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Early city fringe suburban centre and traditional linear shopping strip.
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939)
AUP (OIP) Historic heritage places	Kingsland Post Office (former) (ID 01760); Page's Grain and Forage Store (ID 01759); Page's Building (ID 01757); Portland Buildings (ID 01758).
AUP (OIP) Zone(s)	Business – Local Centre Zone (principal) Business – Mixed Use Zone (north-eastern section)
Heritage New Zealand Pouhere Taonga listings	Kingsland Post Office (No. 678); A W Page's Grain Store (No. 2658); A W Page's Forage Store (No. 2659); Portland Buildings (No. 2653)
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Kingsland Special Character Areas Overlay – Business (SCA). The extent covers the business area that extends along New North Road from the intersection with Bond Street and Sandringham Road to the west. The area includes two properties on Sandringham Road which are to the south of the main area, across the Western Railway Line adjacent to the Kingsland Railway Station at the original intersection of New North Road and Sandringham Road. The area runs parallel to the railway line. To the north and south of the area are residential streets, many of which are covered by the Special Character Areas Overlay – Residential: Isthmus A.	

Key survey data

Survey date(s)			July 2021		
Level of survey	Field survey		100%		
	Desk top survey		N/A		
Total number of records			39		
Total number of buildings			38		
Breakdown	Street-facing buildings		38		
	Contributing ¹ buildings	AUP (OIP)	26	Character defining	18
				Character supporting	8
		Survey results	25	Character defining	15
				Character supporting	10
Number of variations between AUP (OIP) and survey results			6 ²		
Number of historic heritage flags ³			3 places (marked  on maps) ⁴		
Historic heritage area flag ⁵			Yes (in part)		

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.

² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

³ Buildings identified as being of potential historic heritage significance.

⁴ One of these places is recorded as two buildings as a split parcel, but would be assessed as one place. That is the Trinity Methodist Church and church hall at 400 New North Road.

⁵ Does the area or part of the area have potential to be a historic heritage area?

Survey results



In comparing the AUP (OIP) with the survey results, six variations have been identified. Of these, one building is found to have an increased level of contribution⁶ while five buildings are found to have a reduced level of contribution⁷. These variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

Despite these variations, the overall number of 'contributing' buildings remains largely unchanged.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

⁶ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁷ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

General observations and variations in outcomes



Observations

- Contributing (character defining or character supporting) buildings are located on both sides of New North Road, with a strong concentration around the junction of New North Road, Central Road and Edendale Road at the centre of the SCA.⁸ While the southern side has the greatest collection of character defining buildings dotted along the length of the SCA, the northern side displays a strong collection of character supporting buildings, particularly to the west of Central Road. Together the contributing buildings form a visually cohesive group that make up the area's historic commercial core.
- On the northern side of Sandringham Road two strong contributing buildings form a corner adjacent to the railway line. Once visually linked to commercial area of Kingsland, they are now separated from New North Road by the Kingsland railway station platforms and the pedestrian overbridge.
- Non-contributing buildings are generally located at the eastern and western ends of the area, with the greatest concentration located around New North Road between Central Road and Bond Street. All of the non-contributing buildings post-date the area's period of significance.

Variations

1	424 New North Road	'Character supporting' to 'Character defining' (Largely intact single-storey shop that makes a greater than moderate contribution)
2	480-484 New North Road	'Character defining' to 'Character supporting' (Modified, making a no greater than moderate contribution)
3	455 New North Road	'Character defining' to 'Character supporting' (Former petrol service station from period of significance associated with the Page family. Substantially altered, but original features are still legible and makes a moderate contribution)
4	481-483 New North Road	'Character defining' to 'Character supporting' (Modified, making a no greater than moderate contribution)
5	489-491 New North Road	'Character defining' to 'Character supporting' (Modified, making a no greater than moderate contribution)
6	507 New North Road	'Character supporting' to 'Non-contributing' (Post-period of significance)

⁸ The corner of Edendale Road and New North Road was the original intersection of New North Road and Sandringham Road (formerly called Cabbage Tree Swamp Road).

Review of special character values

Extent of area	The AUP (OIP) extent of the Kingsland SCA aligns largely with the underlying Business – Local Centre and Mixed Use zones. This means that whilst the extent captures the buildings that most strongly convey the area's special character values, it also encompasses a series of non-contributing buildings.	
Special character values present	Historical: Established in the 1880s following the opening of the Auckland to Helensville railway, the Kingsland SCA is a significant example of an early suburban commercial centre, formed as a result of the expansion of public transport and subsequent surrounding residential development. The key period of development occurred between the late 1890s and the 1930s. The area retains a significant group of buildings that collectively demonstrate this period of development. Physical and visual qualities: The Kingsland SCA is of significance for its cluster of particularly notable commercial buildings with strong architectural values. The commercial character is combined with a number of residential villas, particularly on the northern side, some of which have had shop fronts added. The overall appearance of the Kingsland SCA reflects the area's consolidation and development during its key period(s) of development between the late 1890s and the 1930s.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	Yes. The key period(s) of development is still evident in the number of buildings that date from the late 1890s to 1930s. The contributing buildings are both one and two storeys, facing the street. At the heart of the area there is a predominance of two storey commercial buildings addressing corner sites, constructed to the front boundary, occupying the full width of the site and creating a continuous building line facing the street. Variations in the set back of buildings from the street occur to the east and west, with the Trinity Methodist Church and Hall, the former Post Office and the villas on the northern side of New North Road to the west, which are set back from the front boundaries. Most of the area is characterised by either character defining or character supporting buildings. However, there is a cluster of later, non-contributing development in the north-eastern block between Central Road and Bond Street.
	Architectural values	Yes. Just over half of the buildings in the Kingsland SCA demonstrate the architectural styles associated with the Victorian and Edwardian period(s) of development mixed in with a small number of building styles from the interwar period. The more substantial buildings on New North Road are plaster-rendered brick designed in Italianate and Classical architectural styles. These include all of the Page's buildings and the Portland Buildings. The timber Trinity Methodist Church and hall demonstrate simple Gothic Revival styles. Also within the area are timber Victorian and Edwardian villas, some with added shop fronts. The later Moderne styled former movie theatre adds architectural interest along with the former post office which complements the streetscape with its strong Free Classical design with Arts and Crafts influences. Notable architectural changes that contribute to the character values include the alterations to the first-floor façade of the building at 434-448 New North Road which, although was originally an earlier Edwardian style, it is now a combination of two neighbouring buildings. In integrating the two, the building now displays an Art Deco frontage at the first-floor level. There are a number of changes to below-verandah shop fronts.

	Urban structure	Yes. A traditional suburban retail strip, formed as a result of an 1882 subdivision, is still clearly legible. The urban structure is particularly strong close to the corner of New North Road, Central Road and Edendale Road next to the railway station. Apart from traditional commercial premises, the area contains an eclectic mix of other building types including a church and hall, post office, movie theatre, villas, an interwar apartment block and a former service station. The area has a mix of post-1960s development creating breaks in the continuity of traditional frontages with a cluster of later development east of Central Road on the north side of New North Road. Basalt kerbing exists throughout.
Overall findings	As shown in the above maps and review of character values, the Kingsland SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). These values are evident throughout the area, with particularly strong commercial buildings around the junction of New North Road, Central Road, Edendale Road and on the opposite side of the pedestrian bridge on Sandringham Road. Other strong contributors exist along the southern side of New North Road, reflecting the establishment of infrastructure to support the growing community in the Kingsland SCA. All contributing buildings reflect the early and progressive development of the area during the late nineteenth and early twentieth centuries. Buildings that do not actively contribute to these values are concentrated in the north-eastern block of the area between Central Road and Bond Street (with the exception of the former garage on the corner of Central and New North roads) and are sprinkled sparingly amongst the contributing buildings along the remaining section of New North Road. Opportunities may therefore exist to modify the Kingsland SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character. As one of Auckland's early suburban centres, evident in its relatively intact collection of impressive buildings from the late nineteenth and early twentieth centuries, parts of the Kingsland SCA also have potential to be of significance as a historic heritage area.	

Representative photographs (survey results)

'Character defining' buildings



Figure 1: 27 Sandringham Road (Google Street View, March 2021)



Figure 2: Page's Building, 460-466 New North Road (Google Street View, March 2021)



Figure 3: Trinity Methodist Church, 400 New North Road (Google Street View, March 2021)



Figure 4: Former Kingsland Post Office, 478 New North Road (Google Street View, March 2021)

'Character supporting' buildings



Figure 5: 511 New North Road (Google Street View, March 2021)



Figure 6: 480-484 New North Road (Google Street View, March 2021)

‘Non-contributing’ buildings



Figure 7: 433-437 New North Road (Google Street View, March 2021)



Figure 8: 453 New North Road (Google Street View, March 2021)



Figure 9: 445 New North Road (Google Street View, March 2021)



Figure 10: 498 New North Road (Google Street View, March 2021)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	LOWER HINEMOA STREET
Overlay	Special Character Areas Overlay – Business: Lower Hinemoa Street

PLEASE NOTE:

The Summary of Area Findings report for the Lower Hinemoa Street special character area was prepared in November 2021. The report is attached to this cover sheet. No amendments are proposed to the overlay since completion of this report. The proposed extent is shown in the map in Figure 1. The contributions of individual buildings can be found in the Property Summary in the Plan Viewer.

Updated: September 2025

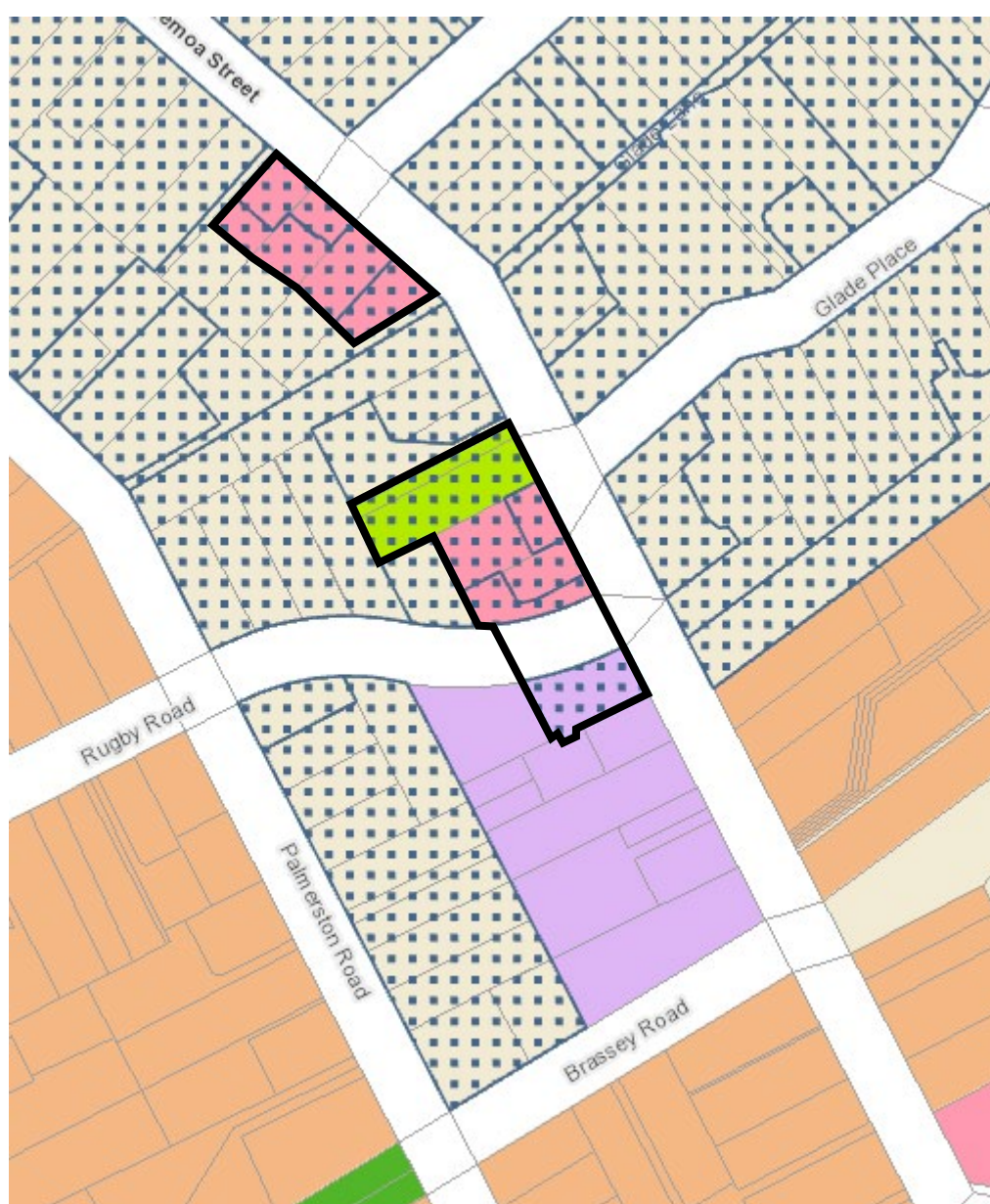


Figure 1: The proposed extent of the Lower Hinemoa Street special character area is outlined in black. (This figure is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: BUSINESS

Area details

Name	LOWER HINEMOA STREET
Suburb(s)	Birkenhead
NPS-UD priority	Other locations
Summary conclusion	The area (or parts thereof) continues to exhibit the special character values identified in the Auckland Unitary Plan (Operative in part) (AUP (OIP)). The area has potential to be of significance as a historic heritage area.
Development pattern(s) and/or historical theme(s)	Traditional local shopping centre (small scale).
Key period(s) of significance	Victorian, Edwardian and Interwar periods (1870-1939)
AUP (OIP) Historic heritage places	Hellaby's Butcher Shop (former)/Marinovic Buildings (ID 0899); Shop (ID 0900); Police Station and cell block (former) (ID 0955); Commercial Building (ID 0957); Stott's Building (ID 2667); Fishers Building (ID 2668)
AUP (OIP) Zone(s)	Business – Neighbourhood Centre Zone (northern portions) Business – Mixed Use Zone (southern portion) Open Space – Community Zone (one lot)
Heritage New Zealand Pouhere Taonga listings	None
Spatial extent and context The map shows the AUP (OIP) spatial extent of the Lower Hinemoa Special Character Areas Overlay – Business (SCA). The area covers a small shopping precinct on the western side of Hinemoa Street in Birkenhead Point. It includes two clusters of commercial buildings. The SCA is surrounded by residential streets of Birkenhead Point, the majority of which are covered by the Special Character Areas Overlay – General: North Shore – Birkenhead Point.	

Key survey data

Survey date(s)			September and November 2021		
Level of survey	Field survey		N/A		
	Desk top survey		100%		
Total number of records			23		
Total number of buildings			22		
Breakdown	Street-facing buildings		17		
	Contributing ¹ buildings	AUP (OIP)	14	Character defining	10
				Character supporting	4
		Survey results	10	Character defining	6
				Character supporting	4
Number of variations between AUP (OIP) and survey results			8 ²		
Number of historic heritage flags ³			0		
Historic heritage area flag ⁴			Yes		

Comparisons: mapping 'contribution'



¹ Identified as 'character defining' or 'character supporting' buildings.

² This total number does not include variations between sites with no character defining or character supporting buildings in the AUP (OIP) and buildings identified as non-contributing or no building-not visible in the survey results, as these continue to be regarded as sites/buildings that do not contribute to the character of the area.

³ Buildings identified as being of potential historic heritage significance.

⁴ Does the area or part of the area have potential to be a historic heritage area?

In comparing the AUP (OIP) with the survey results, nine variations have been identified. Of these, two buildings are found to have an increased level of contribution⁵ while seven have a reduced level of contribution⁶. The variations are largely attributed to the following issues: differences in assessment, changes to the building or site, and the way in which sites/buildings have been recorded. Further details are provided in the observations and outcomes section below.

It should be noted that the AUP (OIP) records each site that is occupied by a character defining or character supporting building. In contrast, the survey results record (where visible) each building. This allows for the contribution of each building to be accurately recorded, including where two or more buildings with varying levels of contribution share a single site. In some cases, one building may occupy more than one site. Sites with no buildings and sites or buildings that are not visible have also been identified.

An inconsistency has been identified in the AUP (OIP) Lower Hinemoa Street SCA Character Statement and associated Special Character Area Map⁷. The character statement states that the area includes a building on the corner of Maritime Terrace and Hinemoa Street. However, the building is not indicated on the map. Although this intersection was once part of the commercial centre with early 20th century stores located nearby, no early buildings remain. Currently the corner is occupied by a modern townhouse complex built in the late 2010s (83 Hinemoa Street) and a Neo Georgian residence built between the 1930s and the 1950s (81 Hinemoa Street). These residential buildings are included in Special Character Areas Overlay – General: North Shore – Birkenhead Point. They have therefore not been included in the SCA survey.

General observations and variations in outcomes



Observations

- Situated on the western side of Hinemoa Street, this SCA contains an intact cluster of contributing (character defining and character supporting) buildings. These are principally located on and north of the junction with Rugby Road and also in a small non-contiguous northern cluster of the SCA. Featuring both commercial and residential building types, the buildings comprise a variety of uses. A number of these buildings are also identified in the AUP (OIP) historic heritage schedule.
- Non-contributing buildings are located in the southern section of the SCA and on rear lots in the northern section. These non-contributing buildings are from a later period of development, ranging from the late 1950s to the current decade, and include a mix of commercial, community and residential premises.
- When comparing the survey results with the AUP (OIP), the differences are mainly a result of a lower level of contribution attributed to some of the buildings.

⁵ From 'not identified' or 'character supporting' to 'character supporting' or 'character defining'.

⁶ From 'character defining' to 'character supporting' or 'non-contributing' or 'no building-not visible' OR from 'character supporting' to 'non-contributing' or 'no building-not visible'.

⁷ AUP (OIP) 15.1.6.9. Special Character Areas Overlay – Business: Lower Hinemoa Street, and 15.1.6.9.1. Extent of area map.

Variations

1	138A Hinemoa Street	'Character defining' to 'Non-contributing' (Split lot. Post period of significance. Townhouse built in the 1990s)
2	134 Hinemoa Street	'Character defining' to 'Non-contributing' (Split lot. Post period of significance. House built in the 1960s/70s)
3	110-112 Hinemoa Street	'Character defining' to 'Character supporting' (Former police station in residential building from period of significance, but streetscape contribution has been compromised by a large car park in front of the building.)
4	102 -108 Hinemoa Street (Villa at rear at this address)	'Character defining' to 'Character supporting' (Split lot. Residence from period of significance, but is at the rear of a commercial building and does not have a strong street presence.)
5	92 Hinemoa Street	'Character supporting' to 'Non-contributing' (Post period of significance. Built around the late 1950s.)
6	92A Hinemoa Street	'Character supporting' to 'Non-contributing' (Post period of significance. Townhouse built in 2010s.)
7	92B & 92C Hinemoa Street	'Character supporting' to 'Non-contributing' (Post period of significance. Townhouses built in 2010s.)
8	82 Hinemoa Street	'Non-contributing' to 'Character supporting' (Modified cottage built in period of significance)

Review of special character values

Extent of area	The AUP (OIP) extent of the Lower Hinemoa Street SCA aligns with the underlying Business – Mixed Use Zone and Neighbourhood Centre Zone, with one building/site being in the Open Space-Community Zone. The extent includes the earliest part of the commercial centre that most closely reflects the area's special character values and also encompasses groups of non-contributing buildings, particularly to the south.	
Special character values present	Historical: The Lower Hinemoa Street SCA is of significance as small-scale commercial centre associated with one of the earliest residential developments on the North Shore, Birkenhead Point. Forming part of the late-1880s Raven Hill subdivision, the SCA is important for reflecting the early period of commercial development in the locality, which continued to operate as the main shopping centre until the development of Highbury, a more substantial centre to the north, in the 1920s. Physical and visual qualities: The Lower Hinemoa Street SCA retains a small group of late 19th and early 20th century commercial buildings ranging from the 1890s until the late 1920s. The group demonstrates a range of architectural types and styles that collectively illustrate the early pattern of development of Birkenhead.	
Does the area (or parts of the area) still reflect the physical and visual characteristics identified in the AUP (OIP)?	Built form	Yes. The key period of development is still evident in the number of buildings that date from the late 1890s to the late 1920s. The buildings are a mix of one and two-storey commercial buildings, generally with parapets and built to the street edge. The scale varies with more prominent two storey buildings on either side of Rugby Road, and more modest commercial buildings to the north, mostly single storey apart from one gabled two storey building. Included in the area is a small group of villas used as commercial or community premises, generally set back from the street. The southern end of the area is dominated by later commercial development.

	Architectural values	Yes. Buildings continue to demonstrate the range of architectural styles associated with the area's key periods and types of development. Edwardian Italianate and Stripped Classical styles are evident in the masonry buildings. Of brick construction with plaster rendering, these buildings are dispersed throughout the area. A more vernacular style timber two storey commercial building is located in the northern cluster. Some timber Victorian and Edwardian villas and cottages are also evident, one with an early shop front added in the 1920s. There is a high level of integrity throughout the area with a number of intact shop fronts and only minor alterations. Later buildings dating from the late 1950s to the 2020s demonstrate a combination of styles from Moderne to more contemporary design. These buildings do not contribute to the architectural values of the area.
	Urban structure	Yes. The Lower Hinemoa Street SCA strongly reflects the 1890s Raven Hill Subdivision. Part of the area's special character is its intimate connection with the surrounding residential area, providing it with its distinctive village atmosphere. Consisting of a traditional, albeit very small, suburban retail strip, split into two clusters, the area is located on only one side of Hinemoa Street. The area is dominated by the prominent buildings on each corner of Rugby Road, which essentially provide the southern gateway to the village. New development almost consumes the entire block south of Rugby Road. New development is also present north of Rugby Road, but is less obvious, being located on rear sites. Vegetation does not feature highly within the SCA extent apart from some landscaping in the front yards of buildings set back from the street, including a notable tree (Puriri) at 88 Hinemoa Street.
Overall findings	As shown in the above maps and review of character values, the Lower Hinemoa Street SCA continues to demonstrate the historical values and physical and visual qualities identified in the AUP (OIP). These values are especially apparent in the area to the north and the buildings at intersection of Hinemoa Street with Rugby Road. Buildings that do not actively contribute to these values are concentrated south of this intersection and on rear sections in the northern cluster of the SCA. Opportunities may therefore exist to modify the Lower Hinemoa Street SCA extent without compromising the historical values and physical and visual qualities that contribute to its established special character. The area is a very good representative example of a small-scale commercial centre that has a close and integral association with Birkenhead's late 19th century/ early 20th century residential development and, as such, has potential to be of significance as a historic heritage area.	

Representative photographs (desk-top survey results)

'Character defining' buildings



Figure 1: Hellaby's Butcher Shop (former)/Marinovic Buildings, 94 Hinemoa Street (Google Street View, April 2021)



Figure 2: 100 Hinemoa Street, (Google Street View, April 2021)



Figure 3: Fishers Building, 102-108 Hinemoa Street, (Google Street View, April 2021)



Figure 4: 128-130 Hinemoa Street, (Google Street View, April 2021)

‘Character supporting’ buildings



Figure 5: 102-108 Hinemoa Street (Google Street View, April 2021)



Figure 6: 100 Hinemoa Street (Google Street View, April 2021)



Figure 7: Police Station and Cell Block (former) 110-112 Hinemoa Street (Google Street View, April 2021)



Figure 8: 82 Hinemoa Street (Google Street View, April 2021)

‘Non-contributing’ buildings



Figure 9: 80 Hinemoa Street (Google Street View, April 2021)



Figure 10: 84-86 Hinemoa Street (Google Street View, April 2021)



Figure 11: 88 Hinemoa Street (Google Street View, April 2021)



Figure 12: 92 Hinemoa Street (Google Street View, April 2021)