

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

PLEASE NOTE:

The Summary of Area Findings report for the Birkenhead Point special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, some amendments to the Special Character Areas Overlay (overlay) have been proposed in this area. The proposed Plan Change 120 extent is shown in Figure 1 below.

At the time this findings report was prepared, all special character areas were required to meet a high-quality threshold (75% of individual properties scoring a 5 or 6). In August 2022, Auckland Council's Planning Committee resolved to apply a lower threshold (66% of properties scoring a 5 or 6) to special character areas outside walkable catchments. Birkenhead Point is outside a walkable catchment and was reviewed in relation to the updated threshold. Individual property scores in this findings report have also changed.

Since completion of the report, some amendments have also been proposed to the overlay to align with the special character values present in the area.

Updated: October 2025

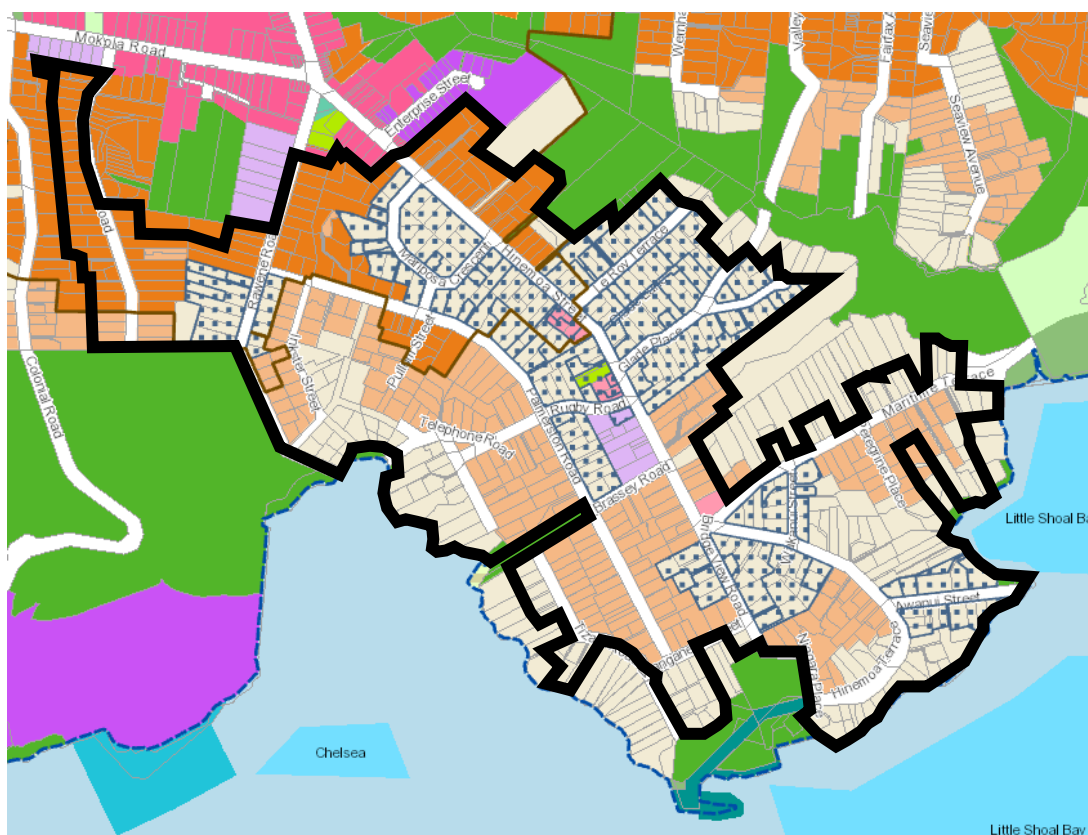


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

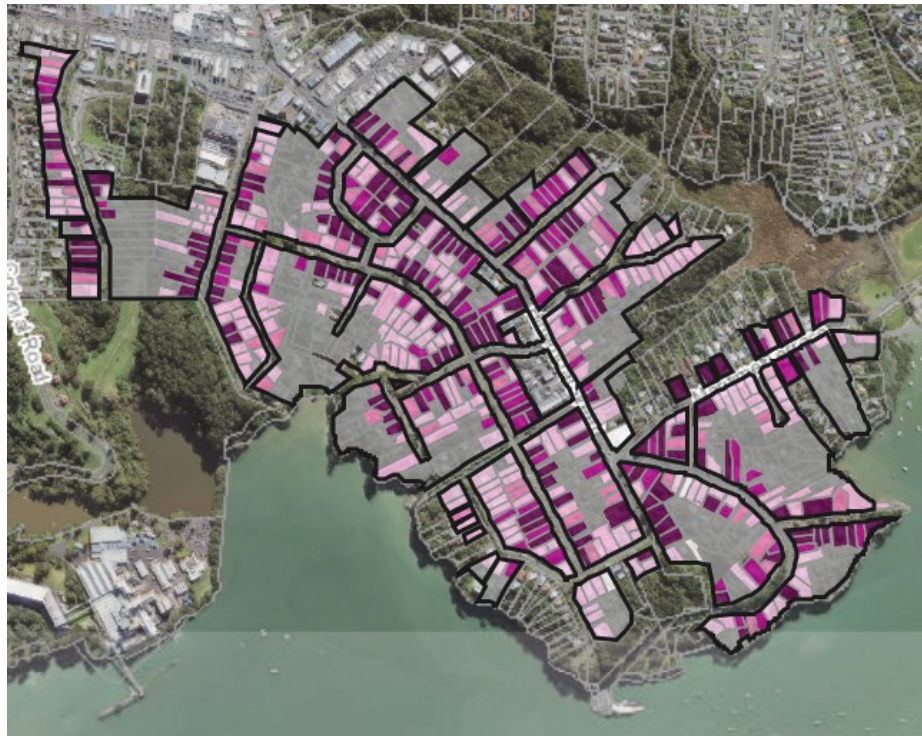
Name	Birkenhead Point
SCA Overlay	General: North Shore – Birkenhead Point
Survey Area Number(s)	63 and 64
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential: Single House Zone
Area Description	Birkenhead Point is significant as one of the earliest areas of residential development on the North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

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



Key survey data

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



Overall findings	The Birkenhead Point Special Character Area - Residential is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 43% of individual properties scoring either 5 or 6.
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¹ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

² Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

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

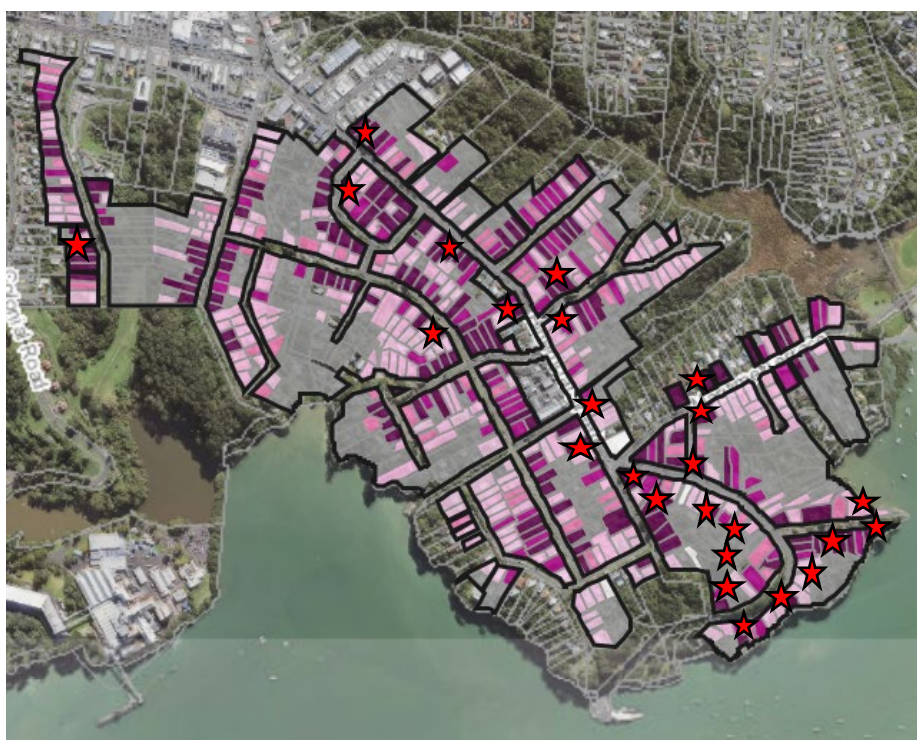
No further special character work is recommended in this area.

Note: There are no high-quality special character sub-areas formally identified in Birkenhead Point. However, there are small clusters of high-quality special character dwellings that have a collective visual and historic coherence with the lower Hinemoa Street commercial centre.³ It is recommended that these residential areas could be considered in conjunction with any proposed amendments to the Special Character Areas Overlay – Business: Lower Hinemoa Street.

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ⁴
NA	NA

Potential HHAs and high-quality special character areas

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



Report dated: January 2022

³ The northern side of Rugby Road; the western side of Hinemoa Street between Mariposa Crescent and Rugby Road.

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

Appendix 1: Index map



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Northcote Point
SCA Overlay	General: North Shore – Northcote Point
Survey Area Number(s)	65 and 66

PLEASE NOTE:

The Summary of Area Findings report for the Northcote Point special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, some amendments to the Special Character Areas Overlay (overlay) have been proposed in this area. The proposed Plan Change 120 extent is shown in Figure 1 below.

At the time this findings report was prepared, all special character areas were required to meet a high-quality threshold (75% of individual properties scoring a 5 or 6). In August 2022, Auckland Council's Planning Committee resolved to apply a lower threshold (66% of properties scoring a 5 or 6) to special character areas outside walkable catchments. Northcote Point is outside a walkable catchment and was reviewed in relation to the updated threshold. Individual property scores in this findings report have also changed.

Since completion of the report, submissions to Plan Change 78 sought amendments to this special character area. Review of these submissions has resulted in amendments being proposed to the overlay which align with the special character values present in the area.

Updated: October 2025



Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This 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: RESIDENTIAL

Area details

Name	Northcote Point
SCA Overlay	General: North Shore – Northcote Point
Survey Area Number(s)	65 and 66
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential: Single House Zone
Area Description	Northcote Point is a historically significant area as it formed part of the most populated late 19th and early 20th century urban areas in the country. The area retains groups of Victorian and Edwardian houses together with commercial and civic buildings from this period of development. Subdivisions of the larger rural allotments for residential settlement in Northcote began around the 1860s and steadily progressed during the 1870s to 1900s.¹ The largest planned subdivision at the southern end of the point, “The Town of Woodside” dates to c.1866-7.² Many Northcote Point sites are simply part allotments of the original Takapuna grant, displaying the largely intact historic subdivision pattern. A wharf at Northcote Point was established in the 1850s, along with the first Northcote Hotel. Early houses, shops and a post office were established close to the wharf, and the earliest church, St John the Baptist, was consecrated in 1860 by Bishop Selwyn. The establishment of regular ferry services and a new wharf in 1880 were important factors in the residential development of the Northcote area. A small commercial centre developed around the intersection of Queen Street and Bartley Street, where the 1920s post office and Bridgeway Theatre were built. Commercial, ecclesiastical and municipal development also occurred further north where several roads intersect with Queen Street. Of note is the wedge intersection between Queen Street and Vincent and Rodney Roads; the scheduled historic heritage Council Chambers (former) and War Memorial Hall (1955) demonstrate the on-going significance of the area and complete this local town centre. The landform on Northcote Point is reasonably level along the headland, falling steeply along the coastal cliff line on the east and west sides to Shoal Bay, Halls Beach and Little Shoal Bay. The landform is gently undulating north of Rodney Road and Stafford Road, and falls to a reasonably level area on the eastern side adjacent to the Northern Motorway and Shoal Bay. Northcote Point has significant landscape amenity, due to its headland landform and relationship to the harbour. Its position on a promontory provides for views towards the city and the Hauraki Gulf, Auckland Harbour Bridge, Birkenhead Point, Bayswater and Devonport. Houses are generally built close to the street edge and occupy much of the width of their lots, giving a reasonably dense pattern of built development. Gabled and hipped roof forms are evident throughout most of the area; these roof forms are associated with the Victorian and Edwardian villas, bungalow and other styles of houses present. Verandahs and porches give depth to street elevations and create transitional spaces between the public realm of the street and the private realm of the houses themselves.

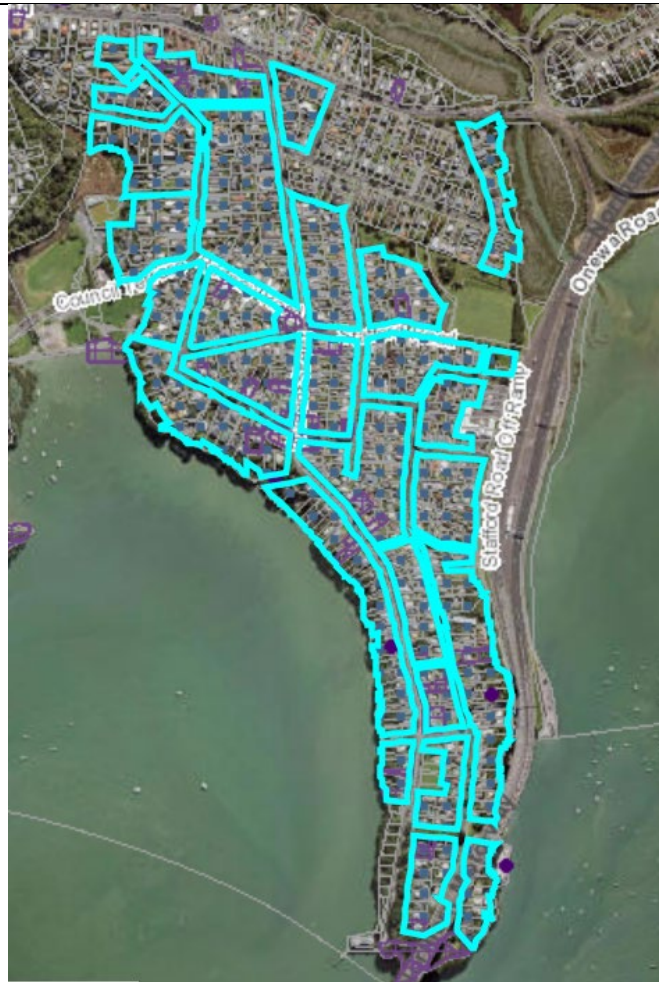
¹ DP343, DP712, 153A, 3052A, DP1216, DP2133, DP3609, DP3058, DP4187, DP4470, DP8121, DP7982, DP8427, DP7006, DEEDS442, DP16749

²² SO7018-B, DP8898, DP18266, DP45660

Due to the coastal setting of the area many of the properties are not highly visible from the public realm. Aerial images indicate that many of these are early dwellings with minimal modification. It is also common (and somewhat unusual for the late 19th and early 20th centuries) for the rear of the dwelling to front the streetscape along the coastal roads as properties were built towards the harbour view.

Lot sizes vary based on the series of late 19th and early 20th century subdivisions. Some of the smaller back-to-back lots are located between Queen Street and Princes Street, north of King Street, with lot sizes ranging from around 400 to 500m², and lot widths of around 15 metres. Lots of varied sizes are evident along the coastal margins, ranging from some narrow lots of around 400 to 500m², to larger lots over 1000m².

The road pattern on Northcote Point is based on a modified grid, with roads developed incrementally to either side of Queen Street as part of separate subdivisions in the late 19th century. Located along the ridge, Queen Street was the earliest road on Northcote Point and served as the main road leading north from Northcote Wharf.



Key survey data

Survey date(s)	November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100% ³	
Number of properties	711		
Individual property scores	Score	Number of properties	Percentage ⁴
	6	146	28%
	5	121	23%
	4	54	10%
	3	115	22%
	2	73	14%
	1	8	2%
	0	1	0%
	Rear/vacant	193	NA

³ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

⁴ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Northcote Point Special Character Area - Residential **is not of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 51% of individual properties scoring either 5 or 6.

Recommendation

The Northcote Point survey data shows that there are sub-areas of high-quality special character.

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

Areas of high-quality special character value	Flag: Potential Historic Heritage Area (HHAs) ⁵
Queen Street / Clarence Street / Richmond Avenue / Denby Lane / Rodney Road (part) / Vincent Road / Stafford Road	NA
Queen Street / Alma Street / Princes Street	

Potential HHAs and high-quality special character areas

Number of places currently scheduled	33 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	(marked )

⁵ At this stage, only flags for potential historic heritage areas are being considered.
Northcote Point SCA: Summary of Area Findings | FINAL |



Report dated: January 2022

Appendix 1: Index map



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

PLEASE NOTE:

The Summary of Area Findings report for the Stanley Point East special character area was prepared in January 2022. The report is attached to this cover sheet. The report for this special character area was reviewed in August 2025 and the overall findings confirmed. This area is proposed to be retained in the Special Character Areas Overlay.

Dated: October 2025

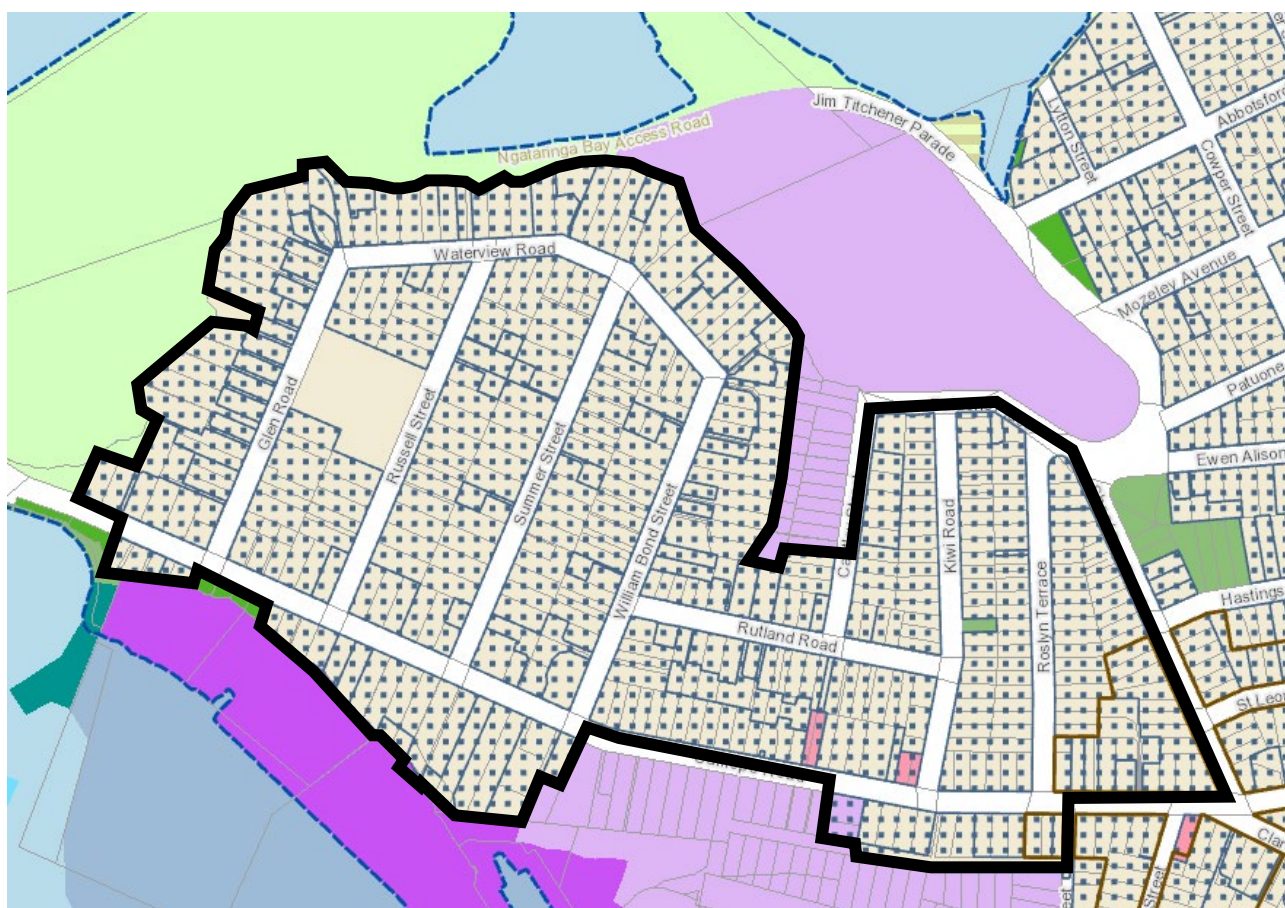


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Stanley Point East
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	67 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House Zone Business – Neighbourhood Centre Zone
Area Description	The Stanley Point East area is bordered to the north by Ngātaringa Sportsfield and Ngātaringa Bay; to the northeast by the Defence Force Complex and Patuone Place and Shoal Bay Road, south by Calliope Road, Stanley Bay and the Devonport Naval Base; and west by Stanley Bay Park. The area is made up of a number of historic subdivisions that date from the late 1880s to 1890s.¹ Lots are regular in shape and generally consistent in size, ranging from 300m² to 1000m². There are also larger 1500-2500m² lots that back onto the coastal edge. Sites along the western side of Glen Road, and east side of William Bond Street that back onto Ngātaringa Sportsfield and the Defence Force Complex sites have been further subdivided with rear lots. The most prominent architectural style in the area are villas (1880s-1910s), with transitional villas and bungalow dwellings also featuring throughout the area (1920s-1930s). Dwellings from within the period of significance retain a high level of integrity. Two commercial shops are located on the north side of Calliope Road. There is a small strip of State House style dwellings along Cautley Street and modern infill development is mainly found on rear sites. Houses are typically visible behind low timber picket fences and hedging. Setbacks, spacing and rhythm is consistent with uniformity down individual streets. Dwellings are located towards the front boundary and occupy much of the width of their sites but still allow for well vegetated front yards. Off-street parking is provided for on most sites, however there are some instances where garaging has been located in the front yard, compromising some dwellings relationships to the street. Streets have footpaths, grass verges and are lined with street trees (with the exception of Calliope Road that is a main arterial street). Mature Pohutukawa feature throughout the area as street trees, in coastal reserves and private gardens. The central part of Stanley Point is elevated but flat, falling to the sea around the coastal perimeter. Takarunga is a main feature in the backdrop of the area to the east. Overall, the Stanley Point East report area maintains a well-established and coherent suburban character of an early marine suburb.

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



Key survey data

Survey date(s)	November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	468		
Individual property scores	Score	Number of properties	Percentage²
	6	237	60%
	5	102	26%
	4	20	5%
	3	17	5%
	2	14	4%
	1	4	1%
	0	0	0%
	Rear/vacant	74	NA

² Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Stanley Point West Special Character Area - Residential **is of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 86% of individual properties scoring either 5 or 6.

Recommendation

The Stanley Point East report area is of high quality. No further special character work is recommended in this area at this time.³

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ⁴
NA	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	14 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA

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

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



Report dated: 17 January 2022

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

PLEASE NOTE:

The Summary of Area Findings report for the Stanley Point West 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 the overlay in this area. The proposed Plan Change 120 extent is shown in Figure 1 below.

At the time this findings report was prepared, all special character areas were required to meet a high-quality threshold (75% of individual properties scoring a 5 or 6). In August 2022, Auckland Council's Planning Committee resolved to apply a lower threshold (66% of properties scoring a 5 or 6) to special character areas outside walkable catchments. Stanley Point West is outside a walkable catchment and was reviewed in relation to the updated threshold.

In addition, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes being proposed to the scores of individual properties, but not to the spatial extent of the Special Character Areas Overlay as notified in Plan Change 78.

Updated: October 2025



Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This 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: RESIDENTIAL

Area details

Name	Stanley Point West
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	67 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Stanley Point West area is a marine suburb that makes up the western-most end of the Stanley Point headland. The area is bordered to the north by Ngataranga Bay, northeast by Stanley Bay Park, south by Stanley Bay and west by the Waitematā Harbour. The area is made up of a number of historic subdivisions along Stanley Point Road, First and Second Avenue, that date from the late 1890s to 1920s.¹ Due to the topography of the area, lots are irregular in their shape and range in size from 500m² to 4700m². The majority of the original subdivision sites have been further subdivided with rear lots, that back onto the coastal edge. The most prominent architectural style in the area are villas (1880s-1910s), with bungalows and English Cottage style dwellings (1920s-1930s) also featuring. Dwellings from within the period of significance retain a high level of integrity. Modern infill development on both street facing and rear sites and a high-rise apartment block interrupt the continuity and coherence of the period streetscapes along the south side and western end of Stanley Point Road. Most houses are visible behind low boundary treatments (typically timber fences) and hedging. Setbacks, spacing and rhythm is generally consistent in the street facing sites. The larger sized sites allow for more generous yards, but dwellings generally remain located towards the front boundary and occupy much of the width of their sites. Off-street parking is provided for on all sites, however there are instances where garaging has been located in the front yard, compromising some dwellings relationships to the street. Streets have footpaths and grass verges. First and Second Avenue and the western end of Stanley Point Road are lined with Pohutukawa street trees. Mature Pohutukawa also feature throughout the area in coastal reserves and in private gardens. The central part of Stanley Point headland is elevated, falling to the sea around the coastal perimeter. Overall, the Stanley Point West report area maintains in-part a well-established and coherent suburban character of an early marine suburb.

¹ Subdivisions include: DP 545 – nd; DP 2185 – 1899; DP 2348 – 1900; DP 2471 – 1901, DP 3310 – 1904; DP 3651 – 1906; DP 3968 – 1907; DP 13724 – 1920; DP 16607 – 1926; and DP 21226 – 1927



Key survey data

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

² Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Stanley Point West Special Character Area - Residential **is not of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 58% of individual properties scoring either 5 or 6.

Recommendation

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

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ³
Stanley Point Road north, First Avenue and Second Avenue	NA

Potential HHAs and high-quality special character areas

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

³ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: January 2022

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Devonport
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	68a, 68b, 69, 70 (part), 71 (part)

PLEASE NOTE:

The Summary of Area Findings report for the Devonport special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, some amendments to the Special Character Areas Overlay (overlay) have been proposed in this area. The proposed Plan Change 120 extent is shown in Figure 1 below.

At the time this findings report was prepared, all special character areas were required to meet a high-quality threshold (75% of individual properties scoring a 5 or 6). In August 2022, Auckland Council's Planning Committee resolved to apply a lower threshold (66% of properties scoring a 5 or 6) to special character areas outside walkable catchments. Devonport is outside a walkable catchment and was reviewed in relation to the updated threshold.

Some additional amendments have been proposed to the overlay to align with the special character values present in the area.

Since completion of the report, submissions to Plan Change 78 sought amendments to this special character area. Review of these submissions has resulted in amendments being proposed to the overlay which align with the special character values present in the area.

Updated: October 2025

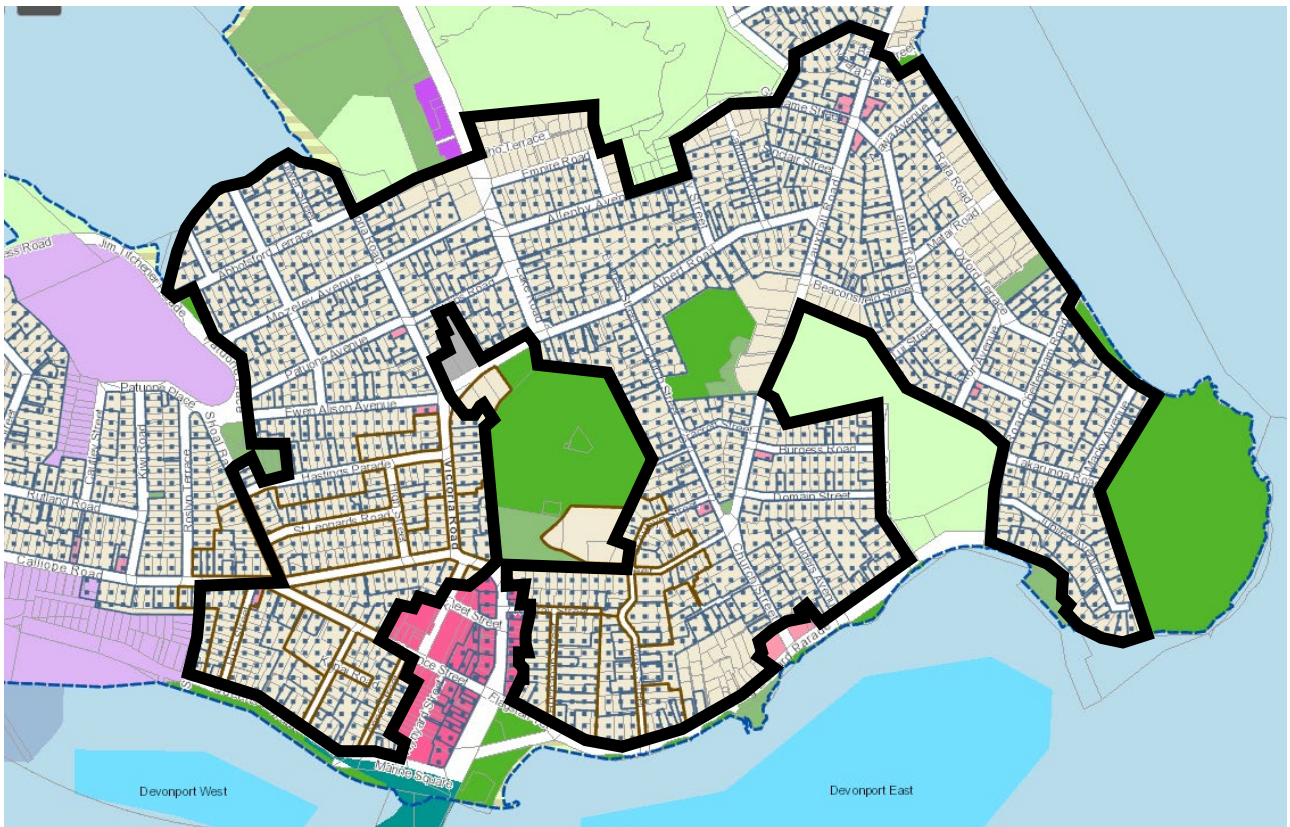


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Devonport
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	68a, 68b, 69, 70 (in part), 71 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House Zone Business – Neighbourhood Centre Zone
Area Description	The Devonport report area is bordered by Ngātaringa Park, the Waitemata Golf Club and Grove Road to the north; Cheltenham Beach and Maungauika to the east; Queens Parade and King Edward Parade to the south; and Patuone Place, Shoal Bay Road and Spring Street to the west. The area is made up of a number of historic subdivisions that date from the 1870s to 1910s, with the development of the area associated with the Devonport Ferry service and the military defence works on Maungauika. The commercial business centre for the area was established along the south end of Church Street before shifting to Victoria Road. The area's road pattern was influenced by the volcanic and coastal landform, resulting in an irregular layout of early main roads with secondary streets taking a modified grid form. Lots are generally regular in shape and consistent in size. In areas subdivided earlier (such as on Anne, Burgess, Domain, St Aubyn, Rattray and Buchanan streets) lots are smaller, varying from 300m² to 500m² in size. In later subdivided areas sections are larger at 500m² to 900m². The central portion of larger irregular shaped blocks on the eastern side of the area have been further subdivided with rear sites and modern infill development. The most prominent architectural styles are Victorian and Edwardian villas (1880s-1910s), with transitional villas and bungalow style dwellings also featuring throughout the area (1920s-1930s). Dwellings from within the period of significance retain a high level of integrity. A small number of shops, churches, and other commercial and community developments are located throughout the area and are mainly situated on corner sites at intersections with arterial roads. There is modern infill development dispersed throughout the area but mainly concentrated on rear sites and around the area's perimeter, so that the continuity and coherence of the historic marine suburb development pattern remains intact. Generally low boundary treatments including fences, hedges and walls maintain open views to and from houses and the street. Setbacks, spacing and rhythm of dwellings has uniformity down individual streets, but varies throughout the area. Smaller sites have dwellings set close to the front boundary while larger sites allow for more generous setbacks and front gardens. Smaller sites do not allow for on-site parking, while larger sites have parking towards the side or rear. Garages and carports generally do not have a dominant presence. There is some variation in streetscape character. Narrow streets and main roads have footpaths with no grass berms while wider secondary streets allow generous berms and street trees. The tree-covered and grassed slopes of Takarunga and Maungauika are prominent features of the landscape and contribute to the well-vegetated quality of the area. In streets close to

Cheltenham Beach, and along King Edward Parade, mature Pohutukawa trees are evident as street trees, in coastal reserves, and in private gardens.

Throughout the Devonport report area there is a high degree of visual coherence and consistency, maintaining the suburban character of an early marine suburb.



Key survey data

Survey date(s)	November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	1695		
Individual property scores	Score	Number of properties	Percentage ¹
	6	664	45%
	5	356	24%
	4	112	8%
	3	171	12%
	2	138	9%
	1	22	1%
	0	6	0%
	Rear/vacant	226	NA

¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Devonport Special Character Area - Residential **is not of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 69% of individual properties scoring either 5 or 6.

Recommendation

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

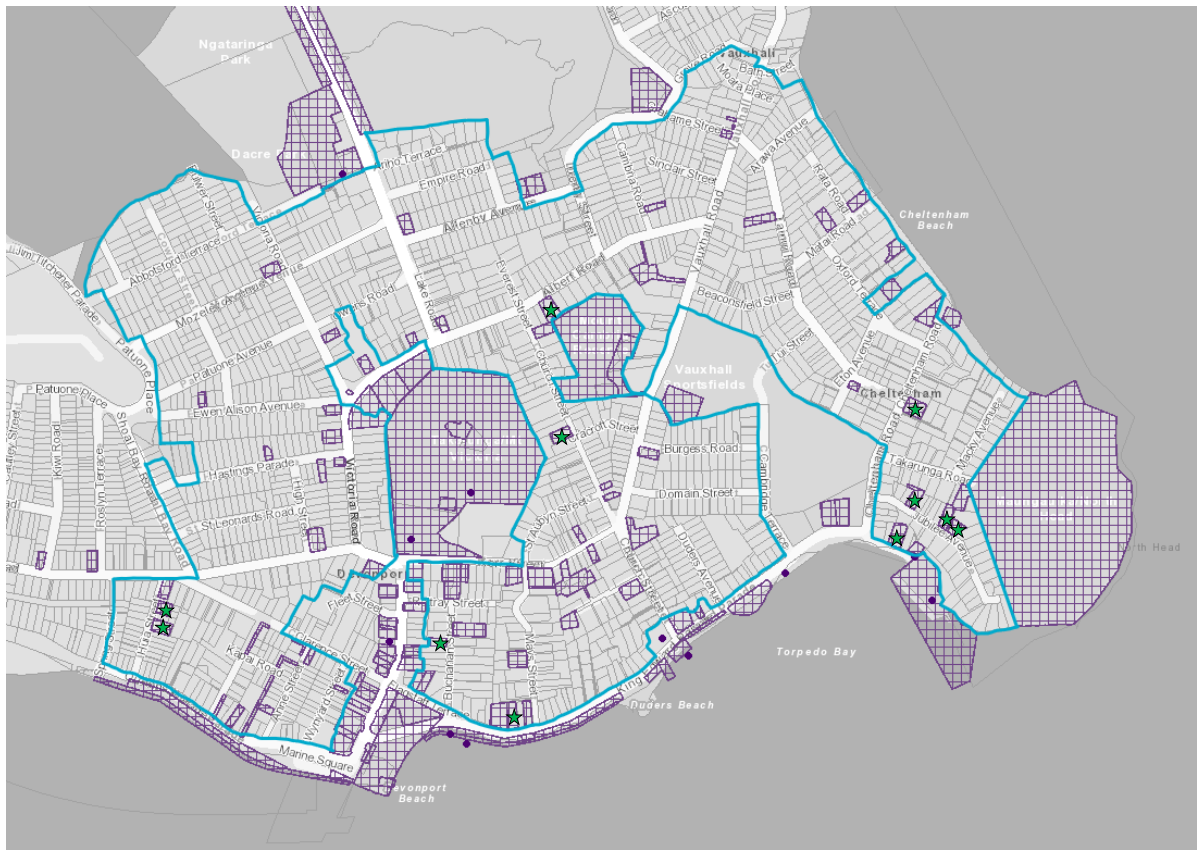
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
Devonport (in part)	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	67 (hatched purple) ³
Number of places included in the HNZPT List/ Rārangī Kōrero	11 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	1 (marked ) 

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

³ Historic Heritage Places are shown in the map below with a purple hatching. The blue line represents the extent of the survey area.



Report dated: January 2022

Appendix 1: Index map



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Narrow Neck
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	70 (in part) and 71 (in part)

PLEASE NOTE:

The Summary of Area Findings report for the Narrow Neck special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes being proposed to the spatial extent of the overlay. Individual property scores in this findings report have also changed. The proposed Plan Change 120 extent of the overlay is shown in Figure 1 below.

Updated: October 2025

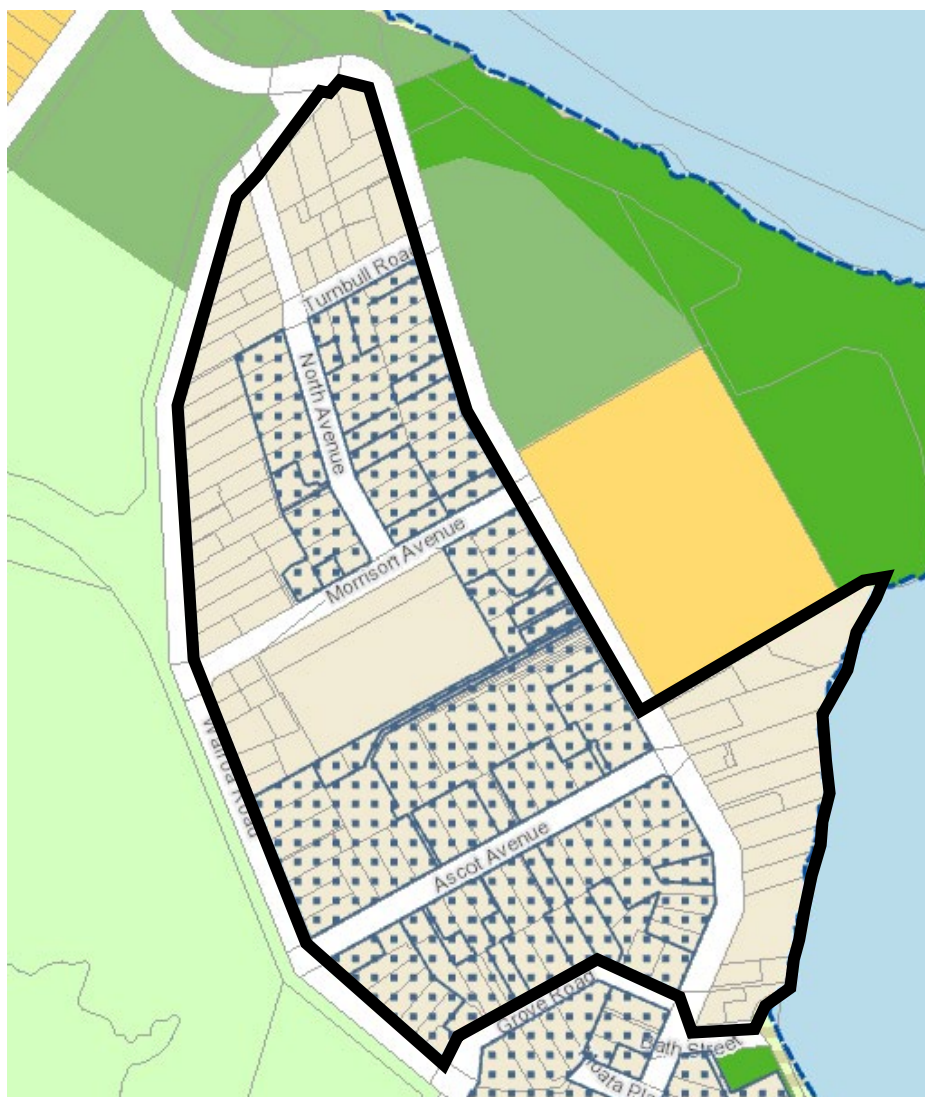


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Narrow Neck
SCA Overlay	Residential North Shore Devonport and Stanley Point
Survey Area Number(s)	70 (in part) and 71 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House Zone
Area Description	The Narrow Neck report area covers the north-eastern point of the North Shore – Devonport and Stanley Point Special Character Area. The area is bordered to the north by Narrow Neck Beach to the east by Fort Takapuna; to the south by Grove Road and Cheltenham Beach; and to the east by the Waitemata Golf Club. The area is made up of a number of historic subdivisions that date from the 1880s to 1920s.¹ Lots are regular in shape and generally consistent in size, ranging from 500m² to 1000m². There are also larger 1500-2500m² lots that back onto the coastal edge. There are a number of rear lots located within the central block that backs onto Vauxhall Primary School. Sites along Wairoa Road have been further subdivided with front/rear development. The most prominent architectural style in the area are villas, transitional villas (1880s-1910s), and bungalows (1920s-1930s). The majority of dwellings from within the period of significance retain a high level of integrity. There is modern infill development scattered throughout the area, but with a higher concentration on sites along Wairoa Road facing the golf course. Generally low boundary treatments including fences, hedges and walls maintain reasonably open views to and from houses and the street. Setbacks, spacing and rhythm is consistent with more uniformity down individual streets. Dwellings are located towards the front boundary and occupy much of the width of their sites but still allow for well vegetated front yards. Off-street parking is provided on most sites, however there are some instances where garaging has been located in the front yard/boundary, compromising some dwellings relationships to the street. All streets have footpaths. Ascot Avenue, Turnbull Road, North Avenue and Morrison Avenue have grass verges and are lined with street trees that contribute to the areas established suburban character. Mature Pohutukawa feature throughout the area as street trees, in coastal reserves and private gardens. The landform rises northwards along Vauxhall Road to a high point at Fort Takapuna and the cliffs at the northern end of Cheltenham Beach. Overall, the Narrow Neck report area maintains in-part a well-established and coherent suburban character of an early marine suburb.

¹ Subdivisions include Allot 4, 19-20 Parish of TAKAPUNA; DP 224 – 1883; DP 304 – 1886; DP 6921 – 1909; DP 6830 – 1910; SP 17310 – 1923



Key survey data

Survey date(s)	November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	208		
Individual property scores	Score	Number of properties	Percentage ²
	6	40	23%
	5	54	31%
	4	9	5%
	3	40	23%
	2	30	17%
	1	3	2%
	0	0	0%
	Rear/vacant	32	NA

² Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Narrow Neck Special Character Area - Residential is **not of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 54% of individual properties scoring either 5 or 6.

Recommendation

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

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ³
Narrow Neck (in part)	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	1 (marked)

³ At this stage, only flags for potential historic heritage areas are being considered.



Report dated: January 2022

Appendix 1: Index map



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Helensville
SCA Overlay	Helensville Residential
Survey Area Number(s)	72

PLEASE NOTE:

The Summary of Area Findings report for the Helensville special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, public feedback on the draft Plan Change 78 sought amendments to this special character area. Review of this feedback has resulted in amendments being proposed to the overlay which align with the special character values present in the area. The proposed Plan Change 120 extent is shown in Figure 1 below.

Updated October 2025

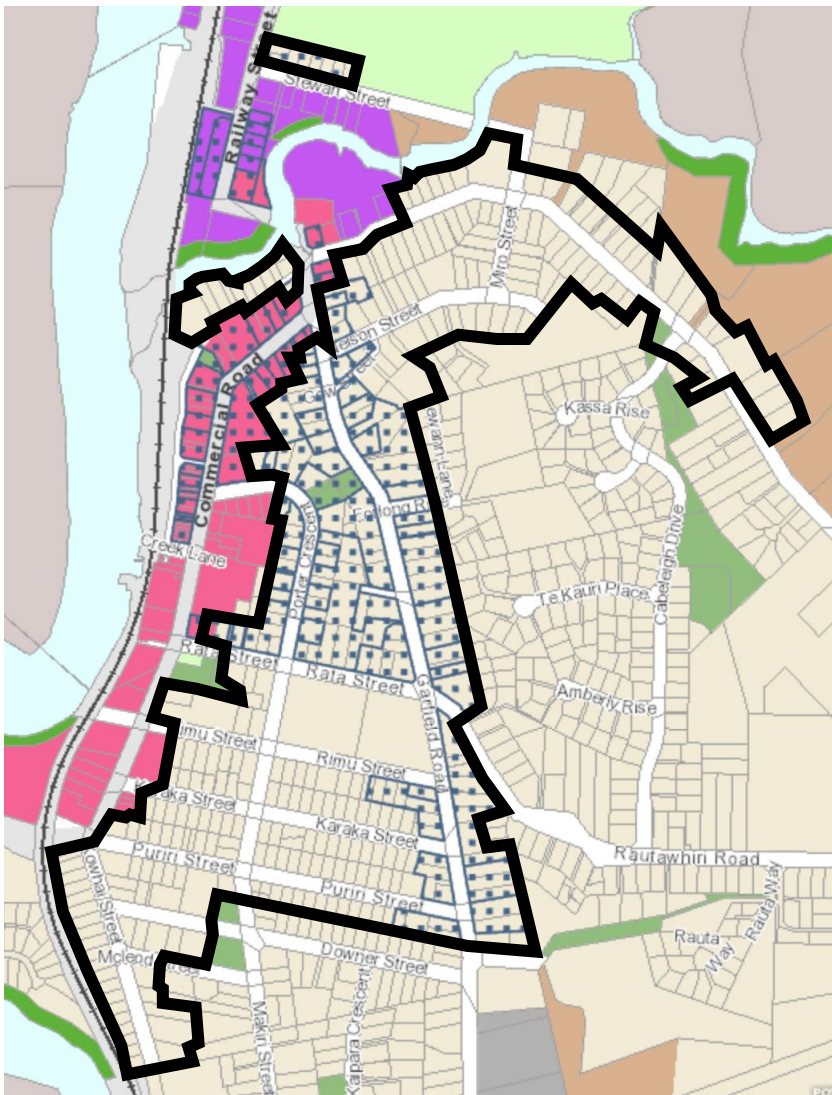


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Map and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

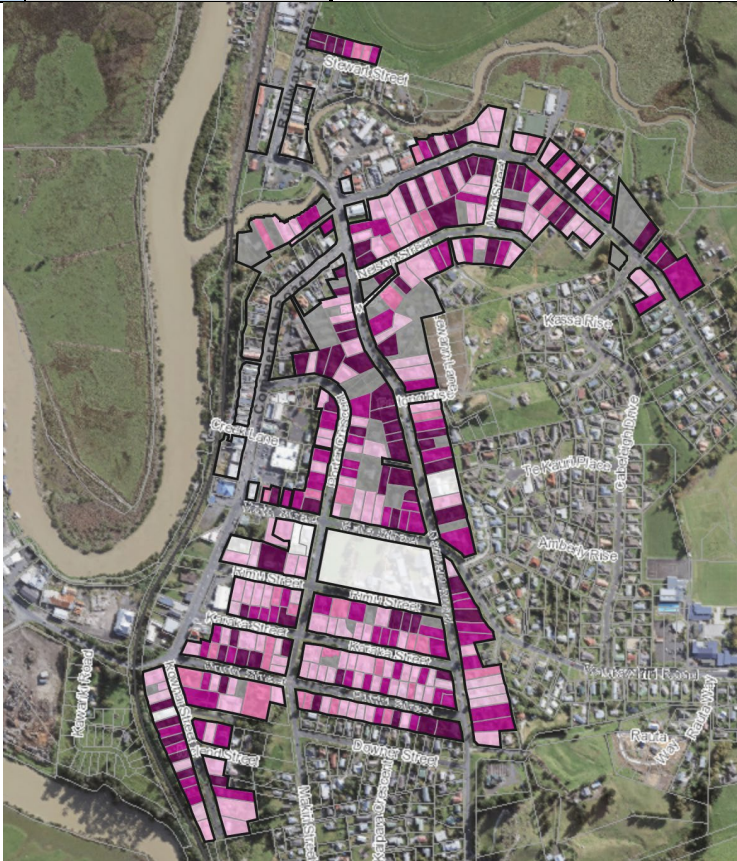
Area details

Name	Helensville
SCA Overlay	Helensville Residential
Survey Area Number(s)	72
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Helensville Residential area is made up of a number of small subdivisions dating from the 1850s to around 1948¹. There are a few larger-scale subdivisions, including Downer, Puriri, Karaka and Rimu Streets (DP 214 ca 1880s), and the Awaroa and Nelson Street block (DP 428, 1913). Subdivision and development in Helensville began in the north near the Otamateanui pā site, however the commercial centre developed in the south, and the two halves eventually grew together, especially following the arrival of the train line in 1875. The roading pattern in Helensville is largely governed by its topography, however, some of the larger-scale subdivisions introduce a grid pattern, such as between Commercial and Garfield Roads. Blocks in the area tend to be narrow with limited opportunity for subdivision at the rear. The principal exception to this being the large block bounded by Garfield Road and Cableigh Drive. Lot shape and size is generally consistent at around 450m²-1000m², with some variation due to the topography of the area as well as site amalgamation and subdivision. House setback and spacing varies throughout the area, with more consistency apparent in some of the larger-scale subdivisions. Most houses address the street however some are positioned at an angle. The most prevalent architectural styles in the area are cottages (1860s-1880s), villas (1880s-1910s) and State Houses (1930s-1940s). Houses that date to the period of significance are generally legible examples of their types and styles. Most houses in this area are visible behind low timber fences or hedges. Although sections sizes are relatively large in this area, some houses have garaging or carports on the front boundary, which can impact the relationship of each place to the street. Streets are wide and generally lined with concrete kerbing, footpaths, grass verges and no street trees. Individual sections tend to have landscaped front gardens with more vegetation apparent along the side or to the rear of houses. The topography of the area is a key aspect of its character. The low, flat land adjacent to the Helensville and Awaroa Rivers rises to hills that surround the town to the east. Residential development generally occurs on an elevated plateau above the commercial centre.

¹ Deeds 18 (1859); ML 1120 (1869); DP 214 (1880s); DP 278 (1884); DP 4614 (1908); DP 428 (1913); Deeds 820 (1924); Deeds 817 (1924); DP 35953 (1948)
Helensville SCA: Summary of Area Findings | FINAL |

Key survey data

Survey date(s)	November and December 2021		
Level of survey	Field survey	NA	
	Desk top survey	100% ²	
Number of properties	361		
Individual property scores	Score	Number of properties	Percentage ³
	6	80	24%
	5	77	24%
	4	31	9%
	3	106	32%
	2	27	8%
	1	6	2%
	0	0	0%
	Rear/vacant	34	NA



Overall findings	The Helensville Special Character Area - Residential is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 48% of individual properties scoring either 5 or 6.
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² Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

³ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

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

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

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ⁴
Garfield Road	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	19 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	1 (marked [redacted])



Report dated: 19 January 2022

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

Appendix 1: Index map



Figure 1: The Helensville Residential SCA

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Pūhoi
SCA Overlay	General: Pūhoi
Survey Area Number(s)	Area 74

PLEASE NOTE:

The Summary of Area Findings report for the Pūhoi special character area was prepared in January 2022. The report is attached to this cover sheet.

The report for this special character area was reviewed in July 2025 and the overall findings confirmed. This area is not proposed to be retained in the Special Character Areas Overlay.

Pūhoi Township was identified as a Historic Heritage Area (AUP Schedule 14.1 ID 2849) through Plan Change 81 to the Auckland Unitary Plan – Operative in Part.

Updated: October 2025



Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This 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: RESIDENTIAL

Area details

Name	Pūhoi
SCA Overlay	General: Pūhoi
Survey Area Number(s)	Area 74
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Rural and Coastal Settlement Zone Business - Neighbourhood Centre Zone
Area Description	The Pūhoi report area is identified as its own special character overlay in Schedule 15 of the AUP. The analysis of this area uses the same boundary as this Special Character Overlay. The area includes a range of building types including civic, residential and commercial buildings. Bohemian immigrants arrived at Pūhoi in 1863, settling there under the terms of the <i>Auckland Waste Lands Act 1858</i>. The settlement includes a number of scheduled historic heritage places located along Pūhoi Road, including early residences, the Pūhoi Museum, Church of St Peter and St Paul, the Centennial Hall, Pūhoi Library, Pūhoi General Store, and the Pūhoi Hotel and stables. The earliest of these date from the 1880s. The Pūhoi area is generally characterised by ribbon development along the main roads. The area has a rural village character with buildings located in varied positions and orientations, generally facing the main road. The pattern of subdivision along Pūhoi Road and Ahuroa Road is varied, with a mix of section widths and sizes. The position of houses and other buildings along Pūhoi Road also varies, with some buildings located close to the road edge such as the library, general store and the church, while others are set back. The Pūhoi River is adjacent to the east side of Pūhoi Road near the intersection with Krippner Road, and northwards along to the bend in Ahuroa Road. The settlement is located in a valley with hills to the east of the river and to the west. Pūhoi Road has the character of a rural road, typically with no footpaths and grassed edges without a kerb and channel. There are limited sections where footpaths and paved parking areas are provided near the Church of St Peter and St Paul and extending past the intersection with Saleyards Road.
	

Key survey data

Survey date(s)	November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	24		
Individual property scores	Score	Number of properties	Percentage ¹
	6	8	50%
	5	1	6%
	4	1	6%
	3	5	31%
	2	1	6%
	1	0	0%
	0	0	0%
	Rear/vacant	8	NA



Overall findings	The Pūhoi Special Character Area - Residential is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 56% of individual properties scoring either 5 or 6.
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¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Pūhoi survey data shows that there are sub-areas of high-quality special character or potential areas of historic heritage value.

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

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
NA	Pūhoi area

Potential HHAs and high-quality special character areas

Number of places currently scheduled	7 properties (3 historic heritage places) (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	2 (marked ★ on maps)
Potential: Historic Heritage Area	1 (current area of Pūhoi SCA) (outline marked in green below)
Sub-area of high-quality Special Character	NA



Report dated: 17 January 2022

² At this stage, only flags for potential historic heritage areas are being considered.
Pūhoi SCA: Summary of Area Findings | FINAL |

Appendix 1: Index map



Figure 1: The red line shows the Pūhoi SCA area.