

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120
SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Carlton Gore Road, Grafton
SCA Overlay	Isthmus A
Survey Area Number(s)	1

PLEASE NOTE:

The Summary of Area Findings report for the Carlton Gore Road special character area was prepared in November 2021. The report is attached to this cover sheet. Since completion of the report, amendments have been proposed to the Special Character Areas Overlay (overlay) in this area to align with the special character values present in the area. The proposed Plan Change 120 extent of the overlay is shown in Figure 1 below.

Parkfield Terrace is now a Historic Heritage Area (HHA) (AUP Schedule 14.1 ID 2851). It was identified as an HHA through Plan Change 81 to the Auckland Unitary Plan – Operative in Part.

Dated: October 2025

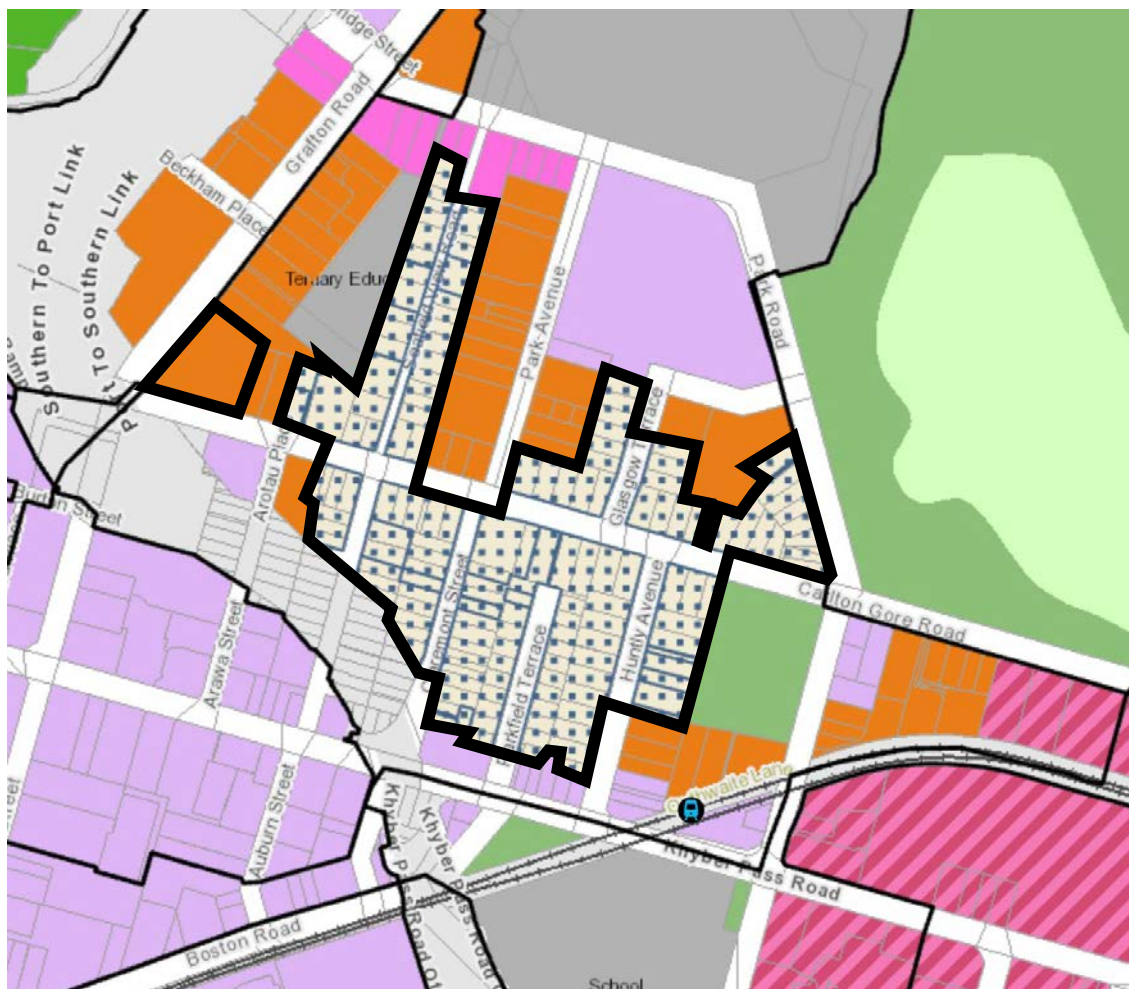


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Carlton Gore Road, Grafton
SCA Overlay	Isthmus A
Survey area number(s)	1
NPS-UD priority	Walkable Catchment – City Centre Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Grafton Train Station
AUP (OIP) zone(s)	Residential - Single House
Area description	The boundaries of the Carlton Gore Road report area encompass the remaining residential development of the suburb of Grafton. This suburb is one of the earliest areas outside of the city centre to be developed, beginning around 1850 and continuing until around 1910. The area generally follows a grid pattern with lots sizes ranging from around 250m² up to around 800m². Houses in this area have a regular rhythm and consistent setback. The most prevalent architectural styles in this area are small cottages (1850s-1880s) and villas (1880s-1910s), with a few examples of more grand residences. There is some modern infill, but overall the area retains its historical ambiance and individual properties retain a high degree of physical integrity. Houses are typically visible behind low fences and have minimal front gardens. Most houses do not have off-street car parking due to the small lot size and close spacing of houses in this area. The earliest streets in the area are very narrow – only one lane wide – and lined with bluestone kerbing with no grass verges. Later streets are wider and often have grass verges and street trees.



Key survey data

Survey date(s)	May 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	152		
Individual property scores	Score	Number of properties	Percentage ¹
	6	86	58%
	5	35	24%
	4	14	9%
	3	5	3%
	2	3	2%
	1	3	2%
	0	2	1%
	Rear/vacant	4	NA



Overall findings	The Carlton Gore Road SCA 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 82% of individual properties scoring either 5 or 6.
------------------	---

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 Carlton Gore Road findings report area is of high quality. No further special character work is recommended in this area at this time.²

Areas of high-quality special character value	Flag: potential Historic Heritage Areas (HHAs)
NA	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	4 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ★ on maps)
Potential: Historic Heritage Area	NA ³
Sub-area of High-Quality Special Character	NA ⁴



Report Dated: 1 November 2021

² High-quality special character sub-areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

³ Potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ Potential high-quality special character is only flagged in areas that do not meet the 75% threshold.

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Grafton Train Station; the green line is the walkable catchment of the City Centre

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ayr Street
SCA Overlay	Isthmus A
Survey Area Number(s)	2a (being Isthmus A properties only)

PLEASE NOTE:

The Summary of Area Findings report for the Ayr Street special character area was prepared in November 2021. The report is attached to this cover sheet. The report was reviewed in August 2025 and the overall findings confirmed. This area is not proposed to be retained in the Special Character Areas Overlay.

Dated: October 2025

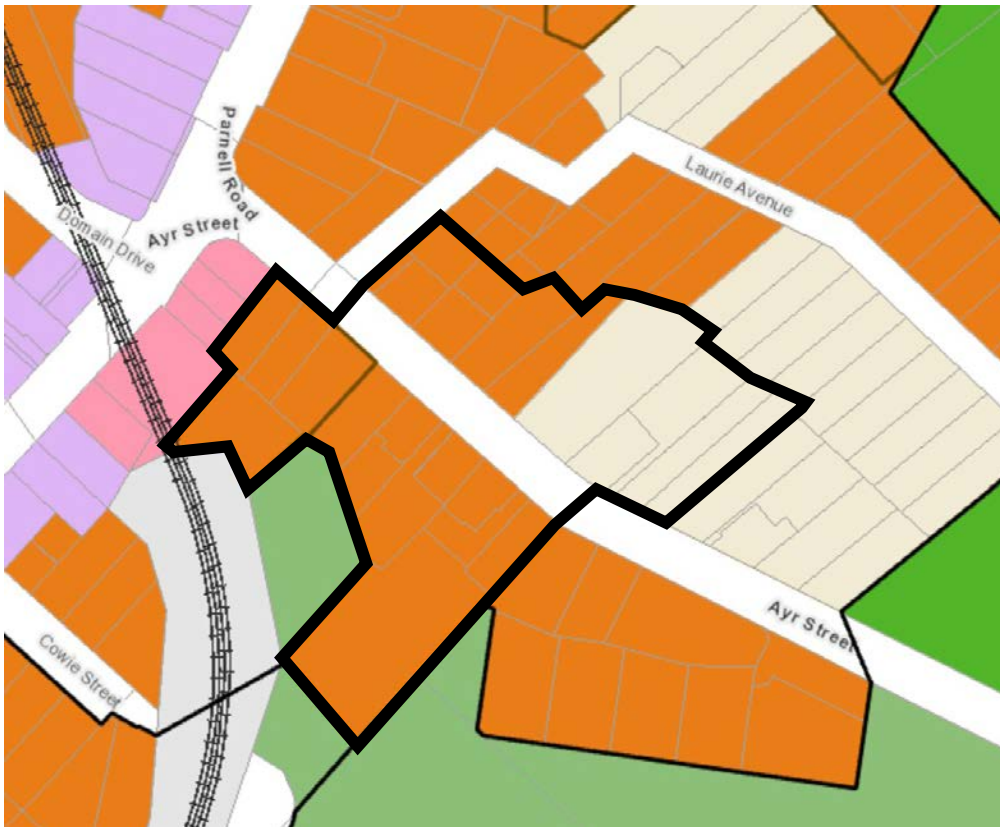


Figure 1: The area subject to this findings report is outlined in a thick black border. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ayr Street
SCA Overlay	Isthmus A
Survey Area Number(s)	2a (being Isthmus A properties only)
NPS-UD priority ^{TBC}	Walkable Catchment – Metro Centre – Newmarket
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Ayr Street report area includes three subdivisions: Deeds Blue 59 (n.d.), Deeds 107 (1913) and DP 35446 (1948). All properties in the area but one are located on Ayr Street, which runs perpendicular from the ridgeline at Manukau Road down to Hobson Bay. Ayr Street was formed prior to 1840, with some houses on the street dating to this period (and pre-dating residential subdivision). The area also includes one property on Laurie Avenue, which was formed in 1913. Lot size and shape vary, both because of the topography, and also because subdivision occurred after early residential development in this area, meaning that newly formed streets and lots needed to fit around existing development. Lot sizes range from 140m² up to over 3600m², though most are between 500m² and 1000m². Setback and rhythm are generally consistent. Properties on the north-eastern side of Ayr Street do not front the main carriageway, but rather a raised accessway. The most prevalent architectural styles in this area include cottages (1860s-1880s) and villas (1880s-1910s). There are a few houses, such as Ewelme Cottage, that predate other development on the street. There is some modern infill in the area, and housing from the period of development generally retains its physical integrity. Houses in this area tend to have tall fences or basalt walls. Streets are primarily lined with bluestone kerbing, with footpaths, grass verges and street trees along the main carriageway (but not the accessway). Individual sites tend to be large and highly vegetated. Off-street parking is usually provided to the side or rear of houses. The topography of the area is a contributing aspect of the character of the area, providing open views for many houses across the gullies to the southwest.
	

Key survey data

Survey date(s)	May 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	25		
Individual property scores	Score	Number of properties	Percentage ¹
	6	6	38%
	5	5	31%
	4	1	6%
	3	1	6%
	2	1	6%
	1	2	13%
	0	0	0%
	Rear/vacant	9	NA



Overall findings	The Ayr Street 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 of individual properties scoring either 5 or 6. This area has 69% of individual properties scoring either 5 or 6.
------------------	--

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 Ayr Street report area has not been found to be of overall high quality. The 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 work is recommended in this area.

Areas of high-quality special character value	Flag: Historic Heritage Area (HHAs) ²
NA	NA

Potential HHAs and high-quality special character areas

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



Report dated: 25 November 2021

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

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell South
SCA Overlay	Isthmus A
Survey Area Number(s)	2 (Isthmus A only) and 26 (in part)

PLEASE NOTE:

The Summary of Area Findings report for the Parnell South special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, amendments to the Special Character Areas Overlay (overlay) have been proposed in this area. The Plan Change 120 proposed 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. Parnell South special character area is outside a walkable catchment and was reviewed in relation to the updated threshold.

Dated: October 2025

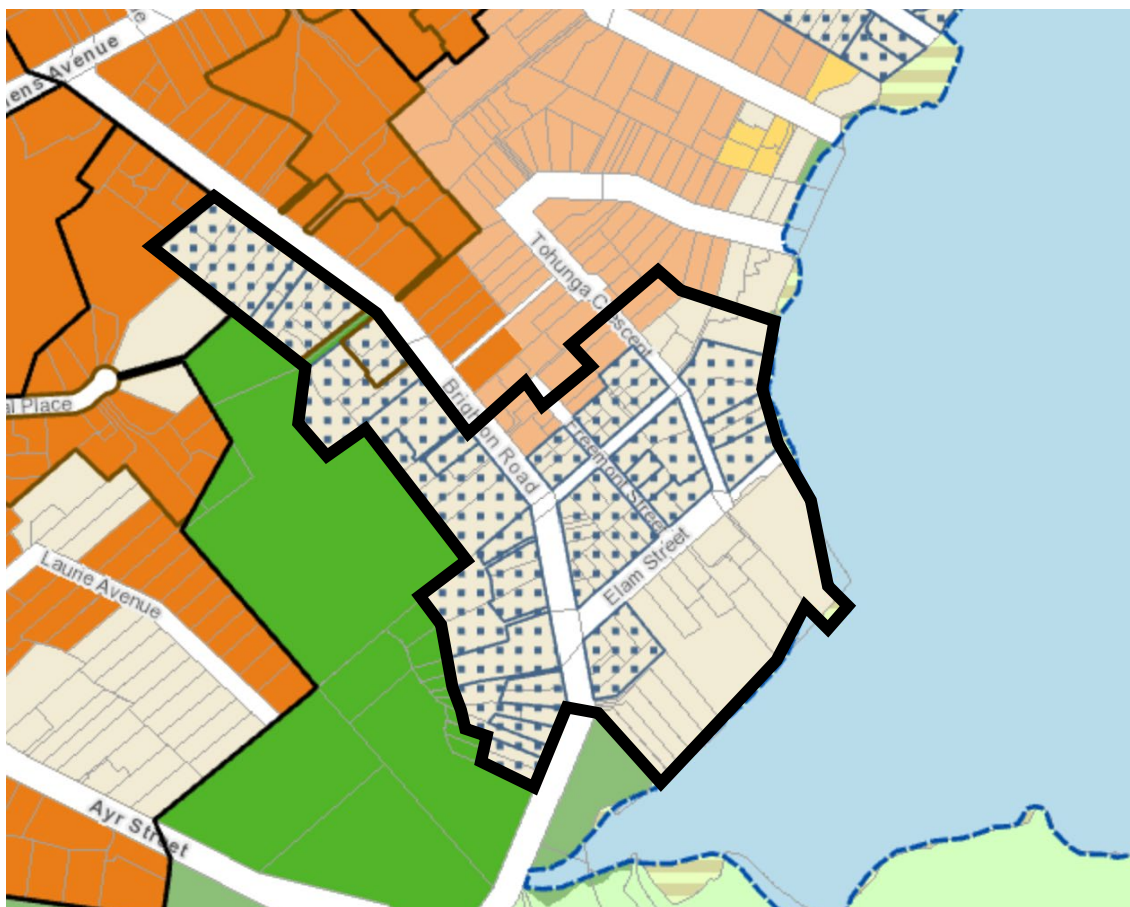


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell South
SCA Overlay	Isthmus A
Survey Area Number(s)	2 (Isthmus A only) and 26 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Parnell South report area includes dwellings along Brighton Road, Lee Street, Freemont Street, Elam Street and Tohunga Crescent. The area is located on the upper ridgeline of the Hobson Bay inlet, and the road layout of Elam Street and Tohunga Crescent follows the contours of the coastline. The area to the east of Brighton Road was subdivided in 1898 (DP 2032), then again in 1913 (DP 9448) to link Elam Street and Tohunga Crescent. The west side of Brighton Road was part of the original 1855 subdivision (Lot 5 ALLOT 9 SEC 4 Suburbs AUCKLAND; DEED S51) and was subsequently subdivided in part in 1907 (DP 4067, 4078). Lot size and shape vary due to topography. The original long narrow lot sizes along the west side of Brighton Road and south side of Elam Street range from 900-1000m² and due to the section lengths many lots have subsequently been further subdivided at the rear. In the four central blocks between Lee and Freemont Streets lot sizes are smaller at 300-500m². Setback and rhythm vary throughout the area. Sections on outer streets (Brighton Road, Elam Street and Tohunga Crescent) are larger with front and side yards. The internal blocks (Lee and Freemont Street) have a small yards and dwellings occupy whole sites. The most prevalent architectural styles in this area include cottages (1860s-1880s) (with a higher concentration on the central blocks) and villas (1880s-1910s) with some bungalows (1920s-1930s) located in the northern area of Tohunga Crescent. The majority of housing from the period of significance retains a high degree of physical integrity. There is modern infill development throughout in the area located on both street facing and rear lots. Dwellings on rear lots have little to no visibility from the street due to the topography which slopes down from the street frontage. Character houses in this area tend to be visible behind low fences, whereas higher boundary treatments are present on modern development. The streets are lined with bluestone kerbing and footpaths. The principal roads of Brighton Road and Elam Street have grass verges and street trees along the main carriageway. Secondary roads including Lee and Freemont Streets and Tohunga Crescent are narrower without grass verges. Larger sites are well vegetated and allow for onsite parking. There is limited onsite parking provided in the central blocks. Overall, the area retains the distinct discernible character of one of the oldest residential neighbourhoods in Parnell.



Key survey data

Survey date(s)	May and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	N/A	
Number of properties	140		
Individual property scores	Score	Number of properties	Percentage ¹
	6	34	33%
	5	24	24%
	4	11	11%
	3	5	5%
	2	19	19%
	1	8	8%
	0	1	1%
	Rear/vacant	38	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 Parnell South 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 57% of individual properties scoring either 5 or 6.

Recommendation

The Parnell South SCA report 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
Brighton Road North	NA
Parnell South	

Potential HHAs and high-quality special character areas

Number of places currently scheduled	2 (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	2 (marked)

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

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre, the blue lines are the walkable catchments of the Parnell (north) and Newmarket (southwest) Train Stations, and the green line is the walkable catchment of the City Centre.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Laurie Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	2b (being Isthmus B properties only)

PLEASE NOTE:

The Summary of Area Findings report for the Laurie Avenue special character area was prepared in November 2021. 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 not proposed to be retained in the Special Character Areas Overlay.

Dated: October 2025

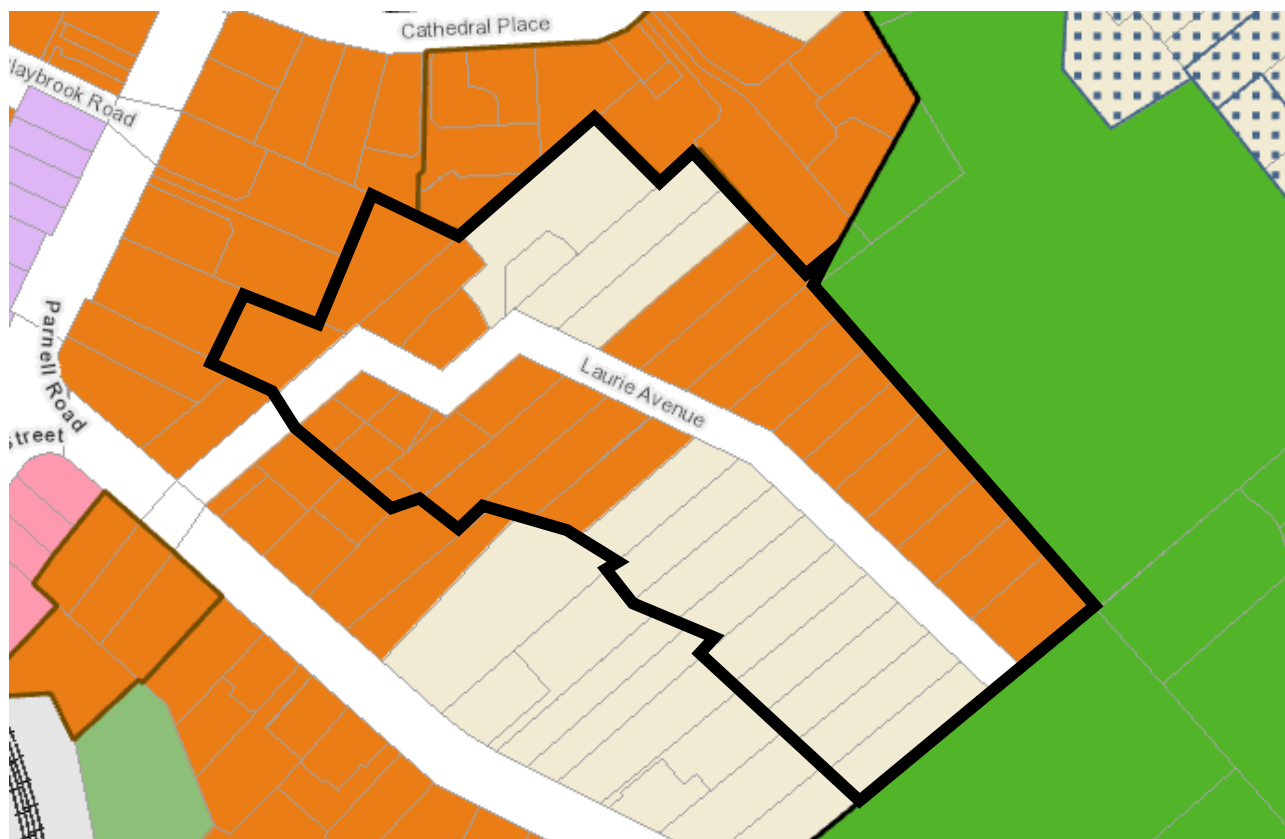


Figure 1: The area subject to this findings report is outlined in a thick black border. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Laurie Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	2b (being Isthmus B properties only)
NPS-UD priority ^{TBC}	Walkable Catchment – Metro Centre – Newmarket
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Laurie Avenue report area includes two historic subdivisions: Deeds 107 (1913) and DP 23708 (1930). All houses in this area are on Laurie Avenue, which was formed in 1913 and extended in 1930. Like other streets in the area, it generally runs perpendicular to the Parnell Road ridgeline, sloping down toward Hobson Bay. Lot sizes in the area are relatively large, ranging from around 700m² up to around 1200m². The setback and rhythm of development is generally consistent throughout this area, and houses tend to be positioned close to the road with large rear gardens that slope down into the gully. The most prevalent architectural style in this area is bungalows (1920s-1930s), with some examples of transitional villas (1910s-1920s). There is some modern infill including three replica houses. Generally, housing from the period of development retains its physical integrity. Most houses in the area are visible behind low timber fences and hedges; some properties have no front boundary treatment. The street is lined with bluestone kerbing and footpaths with no grass verges or street trees. Individual sites are highly vegetated at the rear, and have smaller front gardens. Although sites are large, they are narrow, and most do not have space at the side for garaging. As a result, many houses have garages in front along the boundary line. The topography of the area is a contributing aspect of the character of the area, providing open views for many houses across the park to the east.
	

Key survey data

Survey date(s)	May 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	36		
Individual property scores	Score	Number of properties	Percentage ¹
	6	12	34%
	5	8	23%
	4	5	14%
	3	7	20%
	2	3	9%
	1	0	0%
	0	0	0%
	Rear/vacant	1	NA



Overall findings	The Laurie Avenue 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 57% of individual properties scoring either 5 or 6.
------------------	--

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

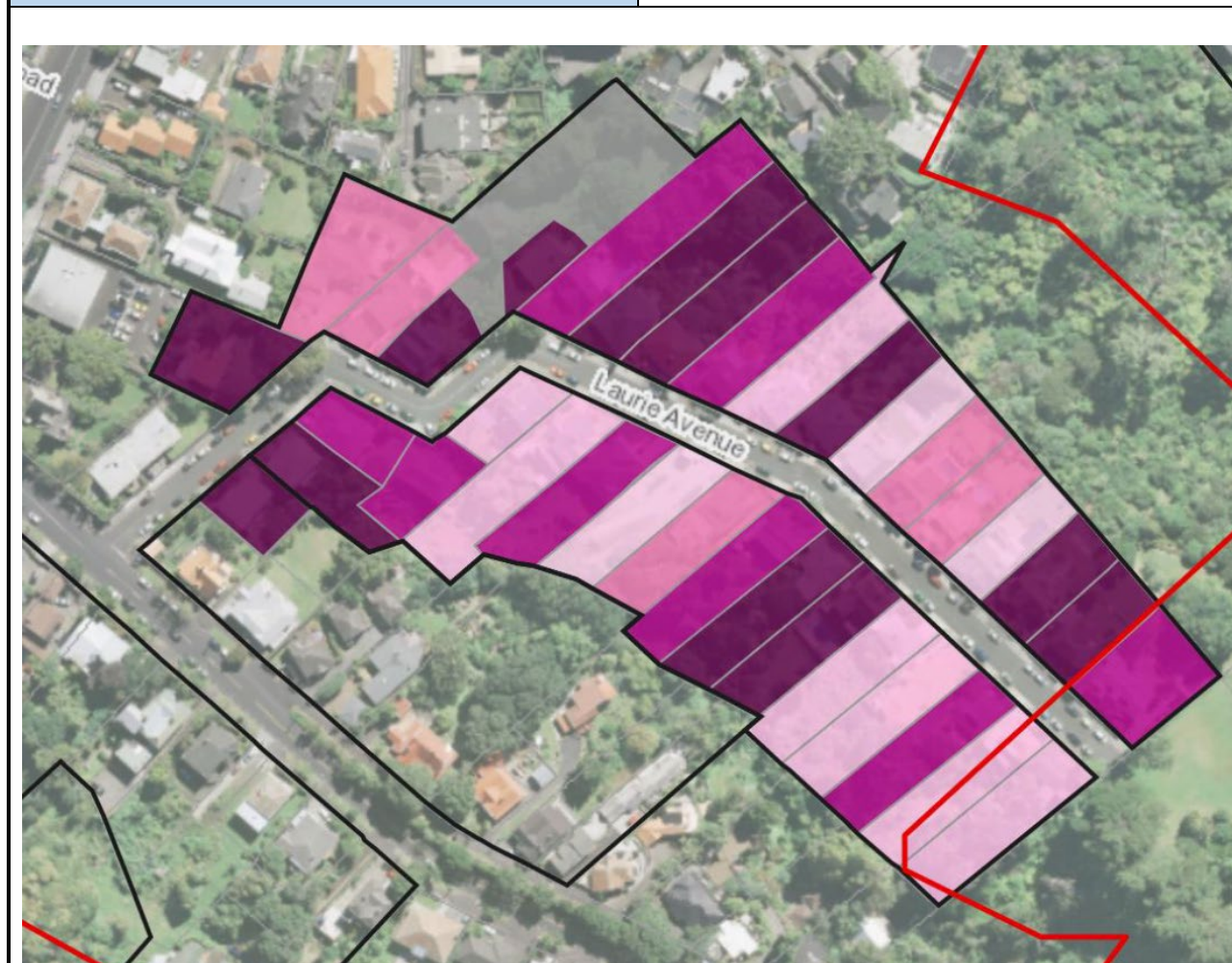
The Laurie Avenue report area has not been found to be of overall high quality. The survey data does not show that there are sub-areas of high-quality special character and / or potential areas of historic heritage value.

No further work is recommended in this area.

Areas of high-quality special character value	Flag: Potential Historic Heritage Areas (HHAs) ²
NA	NA

Potential HHAs and high-quality special character areas

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



Report dated: 25 November 2021

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

This is an aerial map of the St. Marys area in Victoria, Australia. The map shows a dense residential neighborhood with numerous streets and buildings. A large, irregular area in the center is highlighted in pink, representing the subject property. Several other areas are outlined in red and blue, likely indicating different planning zones or boundaries. Key streets labeled include Denham Drive, Bicknell Crescent, Cathedral Place, Claybrook Road, Myr Street, Lark Street, Lanyon Crescent, and various other residential streets. A large park area is visible on the left side of the map, and a body of water is on the right.

Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mountain Road
SCA Overlay	Isthmus B
Survey Area Number(s)	3 and 30b (being Isthmus B properties only)

PLEASE NOTE:

The Summary of Area Findings report for the Mountain Road special character area was prepared in November 2021. The report is attached to this cover sheet. 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 in this area. The proposed Plan Change 120 extent is shown Figure 1 below.

Dated: October 2025

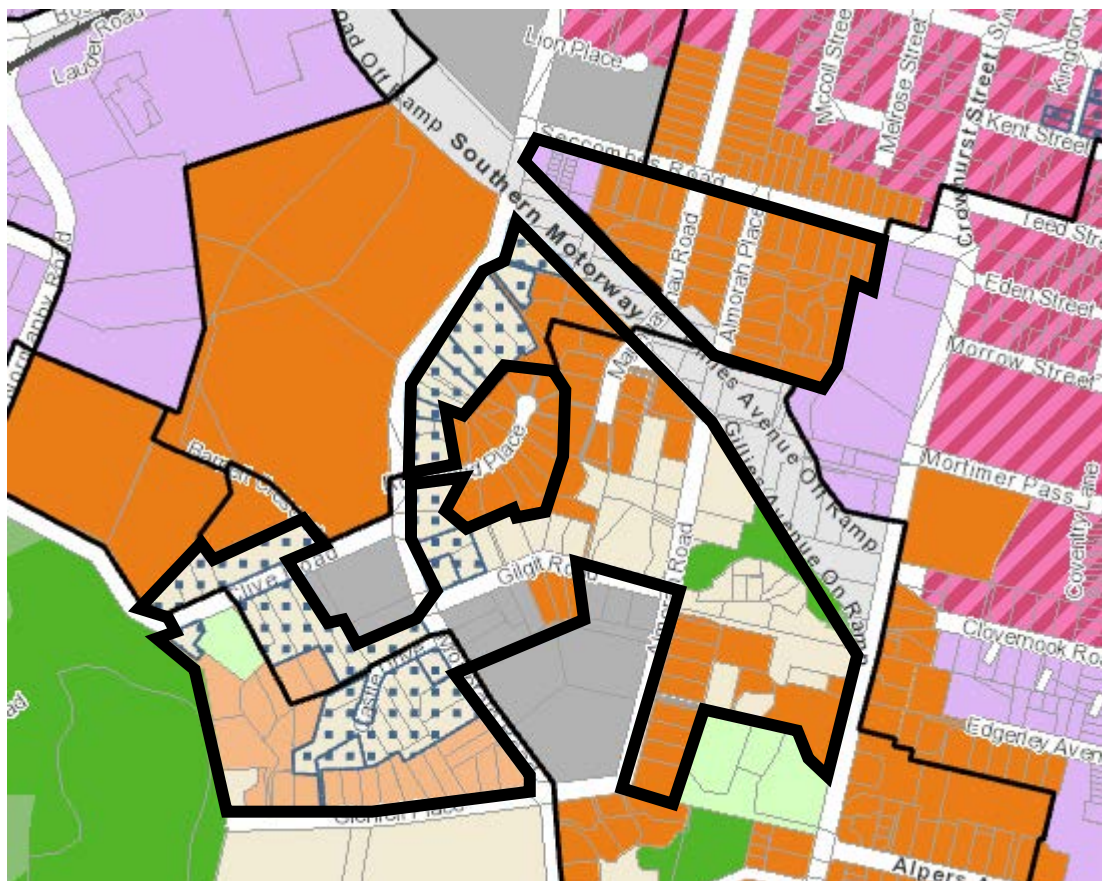


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mountain Road
SCA Overlay	Isthmus B
Survey Area Number(s)	3 and 30b (being Isthmus B properties only)
NPS-UD priority^{TBC}	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Grafton Train Station
AUP (OIP) Zone(s)	Residential - Single House Special purpose – Healthcare and Hospital Zone Open Space – Conservation Zone
Area Description	The Mountain Road report area includes land north of Glenfell Place, west of Almorah Road and south of Seccombes Road. This area was subdivided into suburban allotments in 1876 (SO 1149), and further subdivided from around 1906 until 1941, with a significant increase during the interwar years. The former prison workers' houses along Clive Road are part of the Gaol Reserve (Gaz. 1881), however the houses were not constructed until 1922. The roading pattern is primarily determined by the topography of Maungawhau / Mount Eden. As a result of the irregular road pattern, some street blocks are wide, which means there is significant rear development behind street-facing properties. Further away from the maunga, such as around Seccombes Road, a grid roading pattern is more evident. Lots in the area vary in both size and shape, also in response to the topography. Lot sizes range from 750m² up to 3500m². Houses in the area generally have a regular spacing, but setbacks and positioning within the site vary according to lot size and shape. The area also includes a significant amount of development on rear sites, including housing from the period of significance. The most prevalent architectural styles include bungalows, English Cottages and Arts and Crafts styled houses (1920-1940), with some modern infill, including larger apartment buildings. Many houses are two-stories and tend to be relatively large. Generally, period houses in the area maintain a high degree of integrity. Many houses are visible behind low stone walls and wooden fences, though some taller fencing is apparent along main roads. Streets are generally lined with bluestone kerbing and have both footpaths and street trees. Individual sites are generally highly vegetated. Most houses have off-street car parking at the side or rear. The undulating topography is a significant aspect of the character of this area and has directly influenced the form of development.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	154		
Individual property scores	Score	Number of properties	Percentage ¹
	6	51	48%
	5	10	9%
	4	6	6%
	3	13	12%
	2	15	14%
	1	9	8%
	0	3	3%
	Rear/vacant	47	NA



Overall findings	The Mountain Road 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 57% of individual properties scoring either 5 or 6.
------------------	--

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 Mountain Road report area has not been found to be of overall high quality, however the survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will need to be undertaken to confirm the values of the areas that are identified in the table below.

Areas of high-quality Special Character value	Flag: Historic Heritage Area (HHAs) ²
Castle Drive	N/A
Mountain Road	
Clive Road	

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	5 (marked ★ on maps)
Potential: Historic Heritage Area	0 (marked)
Sub-areas of high-quality special character	1 (marked)



Report dated: 25 November 2021

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

Appendix 1: Index map

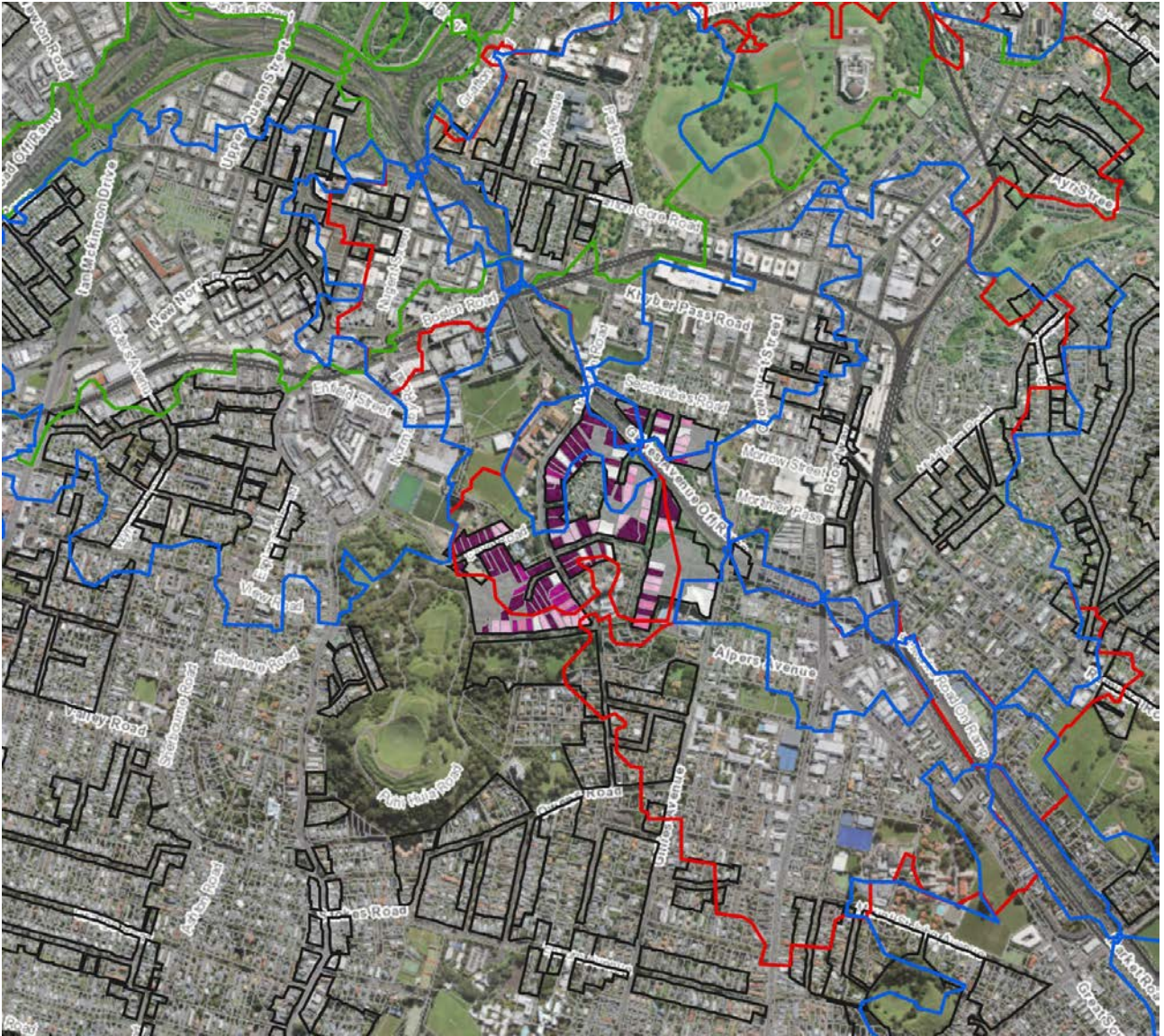


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Grafton Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Margot Street
SCA Overlay	Isthmus A
Survey Area Number(s)	4a (being Isthmus A properties only)

PLEASE NOTE:

The Summary of Area Findings report for the Margot Street special character area was prepared in November 2021. The report is attached to this cover sheet. Since completion of the report, no amendments to the Special Character Areas Overlay have been proposed in this area. The report for this special character area was reviewed in August 2025 and the overall findings confirmed. This area is not proposed to be retained in the Special Character Areas Overlay.

Dated: October 2025

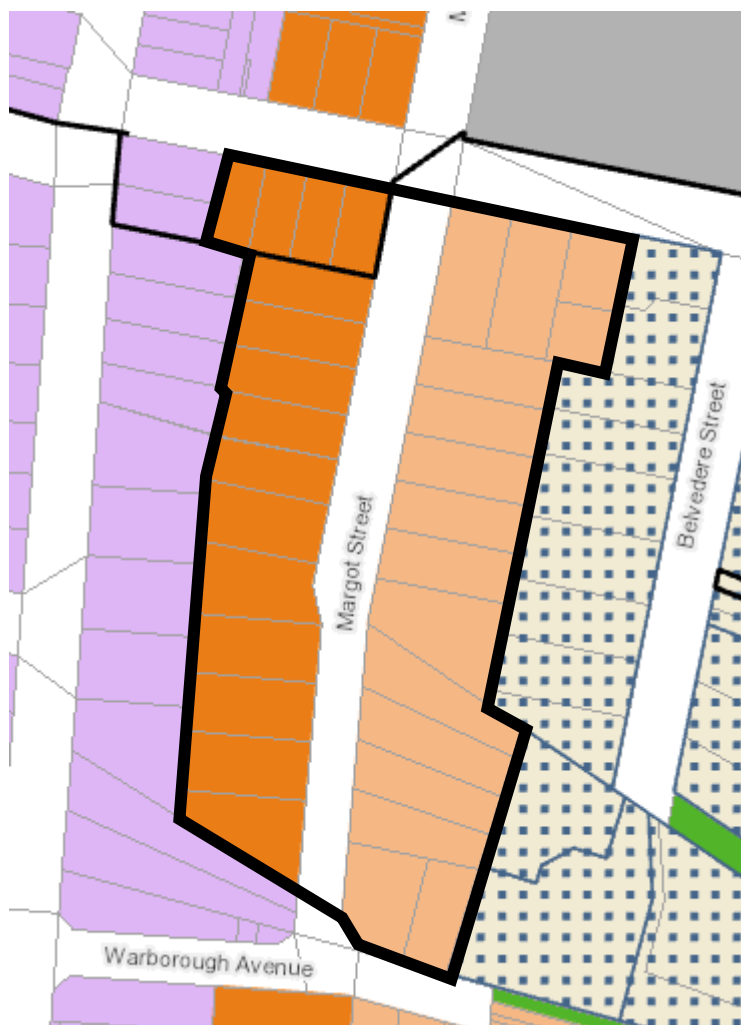


Figure 1: The area subject to this findings report is outlined in a thick black border. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Margot Street
SCA Overlay	Isthmus A
Survey Area Number(s)	4a (being Isthmus A properties only)
NPS-UD priority^{TBC}	Walkable Catchment – Metro Centre – Newmarket
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Margot Street report area was initially subdivided for residential developments during the 1880s, when a grid layout was established. Further small subdivisions took place progressively down the street in the 1890s (DPs 1868 and 2154), early 1900s (DPs 4071 and 6930), and 1920s (DPs 18178 and 22680). Site sizes range from around 400m² up to 850m²; earlier subdivisions tend to have smaller lot sizes than more recent ones. Development in this area is moderately dense, and houses generally have a consistent spacing and setback. The most prevalent architectural styles in the area include villas (1880s-1910s) and bungalows (1920s-1930s). At the south-eastern side of Margot Street, there is a defined group of houses that were constructed after 1959. The area as a whole has some modern infill, however, houses from the period of development tend to retain a high degree of physical integrity. Most houses in the area are visible behind low fences or stone walls. The streets are lined with bluestone kerbing and have both footpaths and street trees in grass verges. Margot Street has traffic chicanes with small shrubs growing in them. Individual sites tend to have well-vegetated gardens. Most houses have off-street parking at the side or rear. Overall, the area retains a strong suburban character.



Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	32		
Individual property scores	Score	Number of properties	Percentage ¹
	6	12	41%
	5	5	17%
	4	3	10%
	3	7	24%
	2	2	7%
	1	0	0%
	0	0	0%
	Rear/vacant	3	NA



Overall findings	The Margot Street 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 5 or 6. This area has 59% of individual properties scoring either 5 or 6.
------------------	---

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 Margot Street report area has not been found to be of overall high quality. The 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 work is recommended in this area.

Areas of high-quality special character value	Flag: Potential Historic Heritage Area (HHAs) ²
NA	NA

Potential HHAs and high-quality special character areas

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



Report dated: 25 November 2021

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

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Remuera Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Gillies Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	4b (being Isthmus B properties only)

PLEASE NOTE:

The Summary of Area Findings report for the Gillies Avenue special character area was prepared in November 2021. 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 shown in Figure 1.

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. The majority of the Gillies Avenue special character area is outside a walkable catchment and was reviewed in relation to the updated threshold.

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.

The extent of the overlay was further amended in response to an Environment Court Decision.

Dated: October 2025

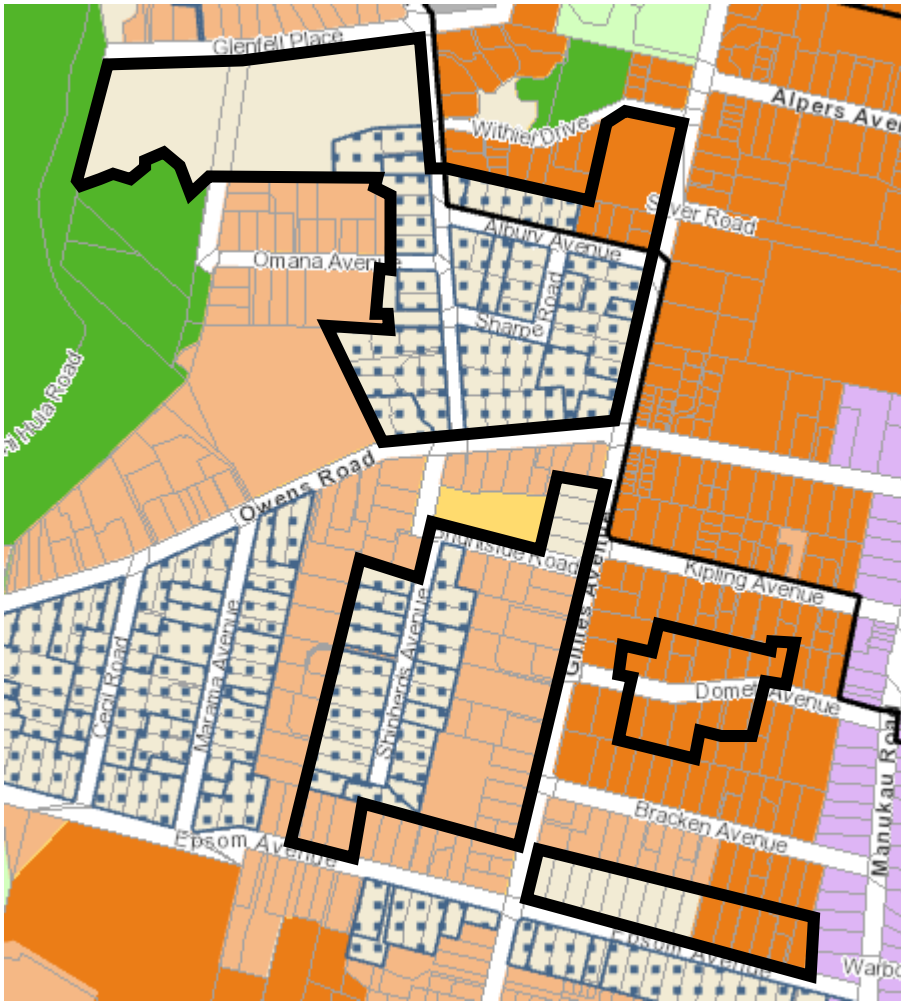


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Gillies Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	4b (being Isthmus B properties only)
NPS-UD priority ^{TBC}	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Remuera Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Gillies Avenue report area includes an early subdivision (DP 3789, 1903) at the northern end adjacent to Maungawhau Mt Eden, which includes a large amount of land still owned by the Crown. The report area also includes several residential subdivisions that made up the Towns of Alburnia and Tui. These towns included land west of Manukau Road, east of Mountain Road and Shipherds Avenue and north of Epsom Road. They were subdivided for residential development starting around 1905 and continuing until around 1922 (DPs 3541, 6924, 4065, 14375, 16151 and Deeds Reg 88). The roading pattern follows a grid, although topographical irregularities mean some of the roads are diagonal and do not align with neighbouring subdivisions. Lot sizes are consistently between 800m² and 1000m², although there are a few very large properties of over two hectares. House setbacks and spacing are generally consistent, although some of the blocks are wide, allowing for development behind street-facing properties. The most prevalent architectural styles in the area include bungalows and English cottages (1920s-1930s) although there are also examples of villas and transitional villas (1910s-1920s). The area includes some modern infill, especially multi-unit housing. Period housing tends to retain its physical integrity. Many houses in this area have high timber fences, basalt walls and hedges, which, when combined with significant vegetation located on private property, can make some houses difficult to see from the public realm. The streets are primarily lined with bluestone kerbing and have footpaths, grass verges, and street trees. Despite the large sections in this area, many houses have garaging on the front property boundary. Maungawhau Mt Eden is not included within the SCA overlay but is a dominant feature that contributes to the character of this area.
	

Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	90% (138 properties)	
	Desk top survey ¹	10% (15 properties)	
Number of properties	153		
Individual property scores	Score	Number of properties	Percentage ²
	6	35	27%
	5	43	34%
	4	10	8%
	3	12	9%
	2	11	9%
	1	15	12%
	0	2	2%
	Rear/vacant	25	NA



Overall findings	The Gillies Avenue 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 61% of individual properties scoring either 5 or 6.
------------------	---

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 Gillies Avenue SCA survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will need to 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
Western side of Mountain Road from Glenfell Place to Omana Avenue; Northern side of Albury Avenue from Mountain Road to Sharpe Road; block bounded by Albury Avenue, Mountain Road, Owens Road and Gillies Avenue	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	3 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	3 (marked ★ on maps)
Potential: Historic Heritage Area	0 (marked)
Sub-area of High-Quality Special Character	1 (marked)



Report dated: 25 November 2021

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

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

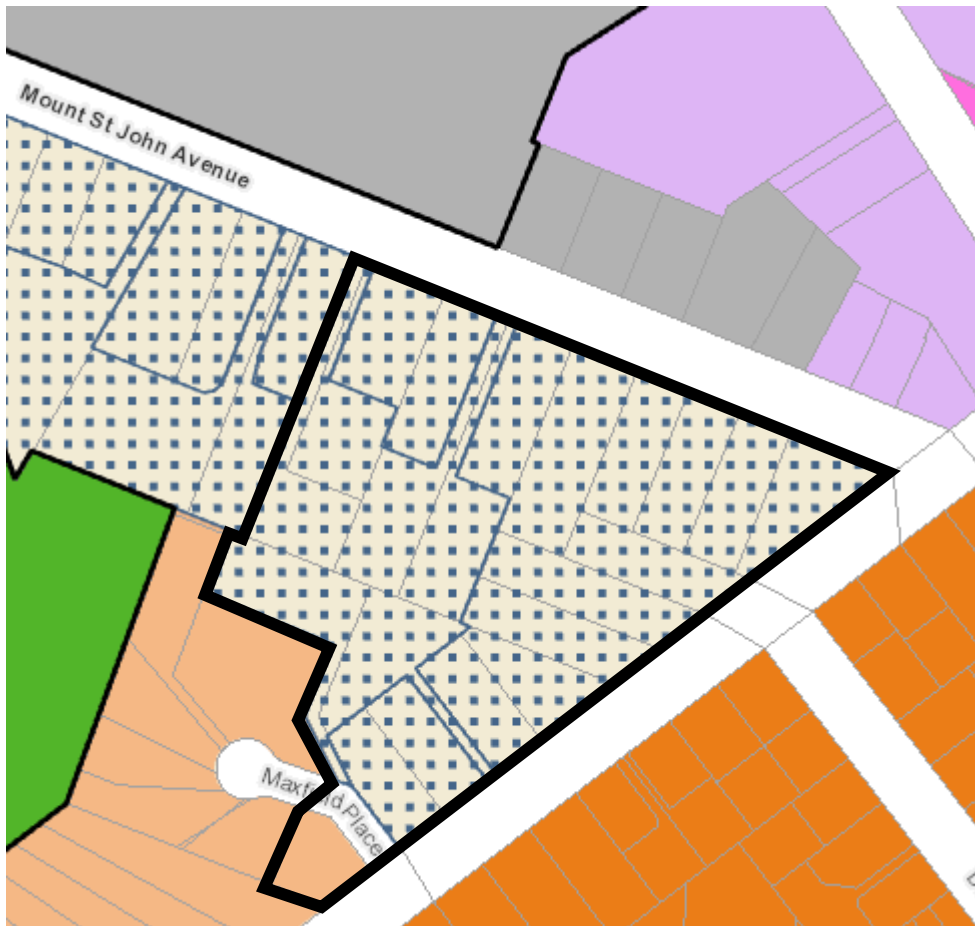
Area details

Name	Market Road
SCA Overlay	Isthmus B
Survey Area Number(s)	4 (Isthmus B only)

PLEASE NOTE:

The Summary of Area Findings report for the Market Road 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 the Special Character Areas Overlay (overlay) to align with the special character values present in the area. The proposed Plan Change 120 extent of the overlay is shown Figure 1 below.

Dated: October 2025



SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Market Road
SCA Overlay	Isthmus B
Survey Area Number(s)	4 (Isthmus B only)
NPS-UD priority ^{TBC}	Walkable Catchment – RTN – Remuera Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Market Road report area includes three historic subdivisions: DP 2976 (1921), Deeds 1367 (1934) and part of DP 39142 (1951). These subdivisions make up part of a wider area of residential development around the base of Te Kōpuke / Tītīkōpuke Mount St John. The roading pattern generally follows a grid, with Market Road and Mount St John Avenue emanating from the major arterials at Manukau Road and Great South Road. The cul-de-sac at Maxfield Place was created in 1951. Lot sizes in this area are fairly consistent, ranging from around 800m² up to around 1500m². Some of the larger lots have been subdivided, creating rear development, particularly behind properties that front Mount St John Avenue. House setback and rhythm is generally consistent. Houses that front Market Road tend to have a smaller setback than those which front Mount St John Avenue. The most prevalent architectural styles are villas (1880s-1910s), though there are a few examples of English Cottages (1920s-1930s) on Market Road and more modern housing on Maxfield Place. There is very little modern infill in this area and period houses tend to maintain a high degree of physical integrity. Most houses are visible behind low timber fences, stone or brick walls and hedges. Apart from Maxfield Place, the streets are primarily lined in bluestone kerbing with footpaths, grass verges and mature street trees. Individual sites tend to be highly vegetated, especially those along Mount St John Avenue, which have larger front gardens. Larger lot sizes mean off-street parking can be accommodated at the side or rear of houses; few houses have a garage or car port in front. Te Kōpuke / Tītīkōpuke Mount St John Is not included in the SCA area but is a notable feature in the backdrop of houses in this area. Overall, the area retains a strong suburban character.
	

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	24		
Individual property scores	Score	Number of properties	Percentage ¹
	6	6	35%
	5	7	41%
	4	2	12%
	3	2	12%
	2	0	0%
	1	0	0%
	0	0	0%
	Rear/vacant	7	NA



Overall findings	The Market Road Special Character Area - Residential has been found to be of high quality in terms of its character values. This determination is based on 76% of individual properties within the area scoring either 5 or 6.
------------------	---

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 Market Road findings report area is of high quality. No further special character work I recommended at this time.²

Areas of high-quality special character value	Flag: potential Historic Heritage Area (HHAs)
NA	NA

Potential HHAs and high-quality special character areas³

Number of places currently scheduled	0 (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	NA



Report dated: 16 November 2021

² High-quality special character sub-areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

³ The identification of 'flags of potential historic heritage' has not been undertaken due to this area being of high quality.

Appendix 1: Index map

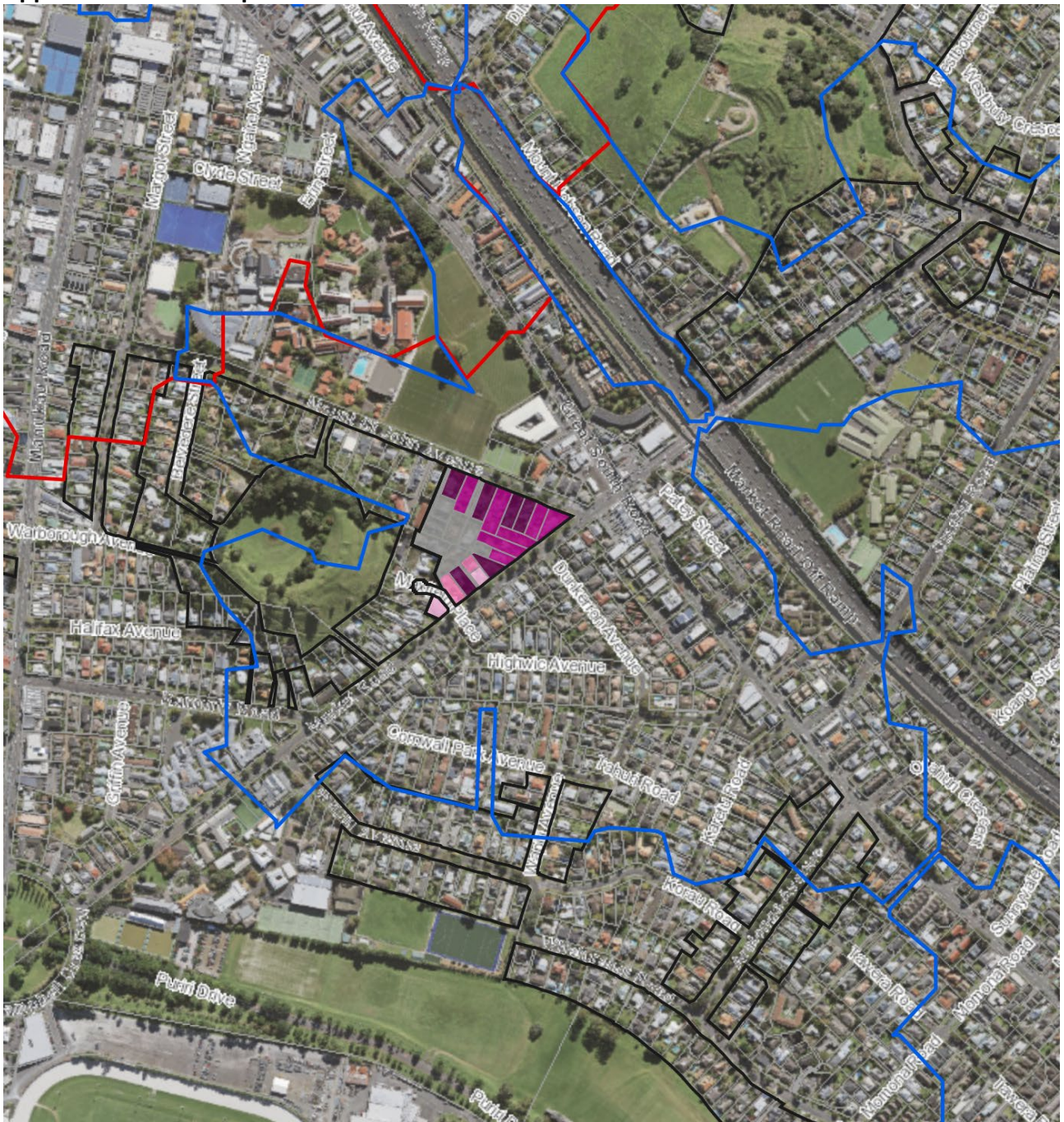


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of Remuera Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount St John
SCA Overlay	Isthmus C
Survey Area Number(s)	4 (Isthmus C only)

PLEASE NOTE:

The Summary of Area Findings report for the Mount St John 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.

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. Mount St John special character area is partially outside a walkable catchment and the part outside the walkable catchment was reviewed in relation to the updated threshold. The proposed Plan Change 120 extent is shown in Figure 1 below.

Dated: October 2025

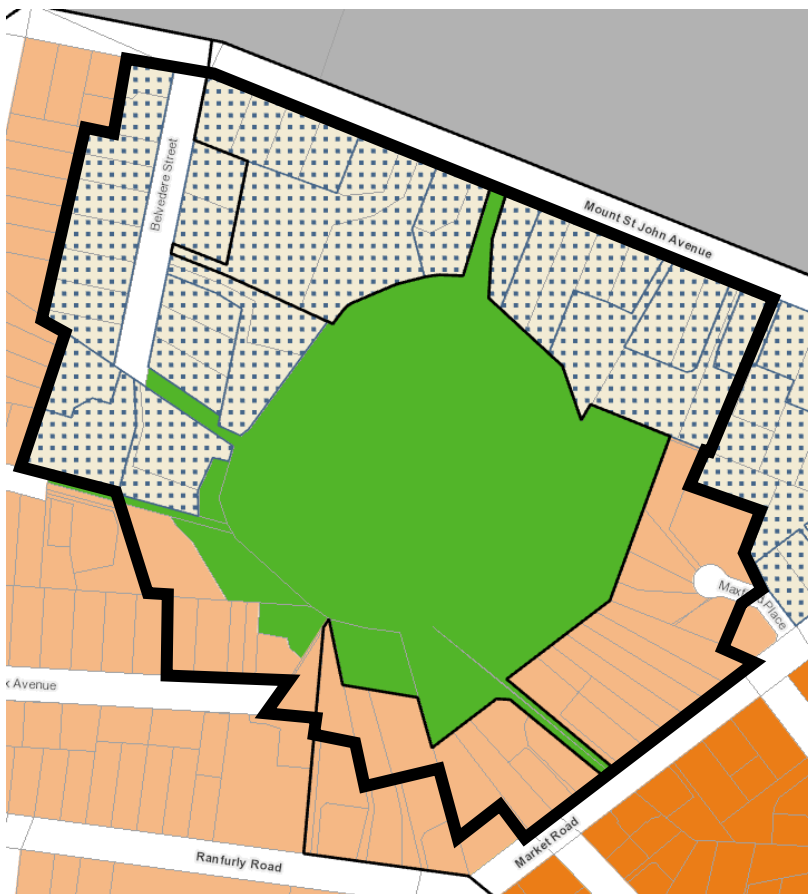


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount St John
SCA Overlay	Isthmus C
Survey Area Number(s)	4 (Isthmus C only)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Remuera Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Mt St John report area includes several subdivisions around the base of Te Kōpuke / Tītīkōpuke Mt St John, dating from 1913 to 1972¹. Properties generally front Market and Mt St John Roads, Belvedere and Halifax streets and Maxfield Place, though there are also rear sites that are only accessed from Ranfurly Road and Warborough Street. Apart from Market Road and Mt St John Road, all the roads are no-exits because of the location of the maunga in the middle of this area. Lot sizes vary in size and shape depending on topography. Sections along Belvedere Street and Mt St John and Market roads tend to be more regular at around 600m² up to around 1000m², whereas larger rear sections that are directly adjacent to (or on) the maunga tend to be larger, at around 2000m²-3000m². House setback and rhythm also vary in this area, although houses are generally positioned toward the front of their sites. Irregular lot shapes and sizes, as well as a number of rear sites, affect the rhythm of development, though it is more consistent along Market and Mt St John roads and Belvedere Street. The most prevalent architectural style in the area is English Cottages and bungalows (1920s-1930s), however there are also a few examples of villas (1880s-1910s) and a number of Modern houses (1950s-1970s). There is more recent infill throughout. Most period houses retain a high degree of physical integrity. Most houses are visible behind a hedge or stone wall. Streets are primarily lined with bluestone kerbing and have footpaths, grass verges and street trees. Individual sites tend to be highly vegetated, especially rear sites that are elevated on the slopes of the maunga. Most houses have off-street car parking, though some garaging is located on the front property boundary where narrow sections do not allow for access to the side or rear. Te Kōpuke / Tītīkōpuke Mt St John is not included in the SCA area but is a notable feature in the backdrop of houses in this area. Overall, the area retains a suburban character.
	

¹ DP 8836 (1913); Deeds 117 (1914); DP 14890 (1921); DP 15394 (1921); DP 17185 (1923); DP 20119 (1926); DP 21056 (1927); DP 21492 (1928); DP 25811 (1935); DP 31708 (1943); DP 35331 (1948); DP 39142 (1951); DP 44844 (1957); DP 50836 (1962), DP 67425 (1972)

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	68		
Individual property scores	Score	Number of properties	Percentage ²
	6	16	32%
	5	16	32%
	4	10	20%
	3	5	10%
	2	3	6%
	1	0	0%
	0	0	0%
	Rear/vacant	18	NA



Overall findings	The Mount St John 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 64% of individual properties scoring either 5 or 6.
------------------	--

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 Mount St John 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) ³
Belvedere Street and Mount St John Avenue	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	2 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Potential: Historic Heritage Area	0 (marked)
Sub-area of high-quality Special Character	1 (marked)



Report dated: 17 January 2022

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

Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Remuera Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Middleton Road
SCA Overlay	Isthmus A
Survey Area Number(s)	5a (being Isthmus A properties only)

PLEASE NOTE:

The Summary of Area Findings report for the Middleton Road special character area was prepared in February 2022. The report is attached to this cover sheet. 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. The proposed Plan Change 120 extent is shown in Figure 1 below.

Dated: October 2025

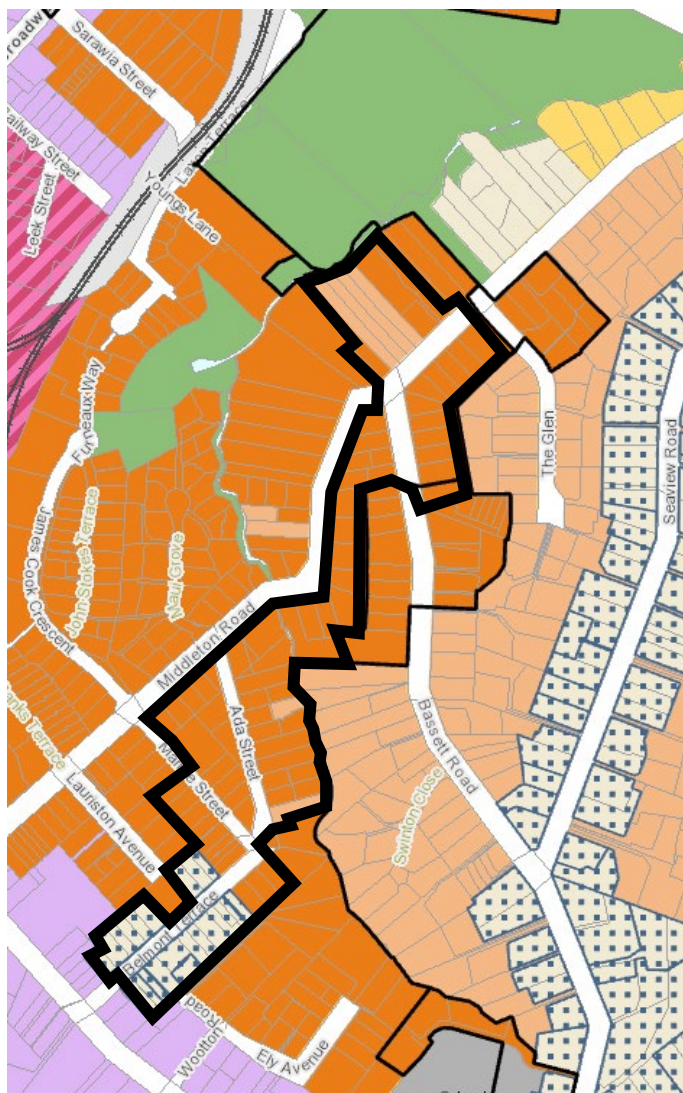


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Middleton Road
SCA Overlay	Isthmus A
Survey Area Number(s)	5a (being Isthmus A properties only)
NPS-UD priority^{TBC}	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Newmarket Train Station
AUP (OIP) Zone(s)	Residential - Single House Business – Mixed Use Zone
Area Description	The Middleton Road report area includes four subdivisions: Belmont Terrace, Ada Street and Mamie Street (DP 124, 1880s), Bassett Road to Middleton Road (Deeds S 51, n.d.), Bassett Road to The Glen (DP 3884, 1906) and upper Bassett Road (DP 27337, 1939). The streets closest to Remuera Road are narrow and generally follow a grid, however, the roading pattern changes north of Ada Street, and wider roads follow the ridgelines created by the undulating topography of the area. Lots vary in both size and shape resulting in sites ranging from 180m² up to 1375m². Housing density and spacing varies throughout the area. Closer to Remuera Road where residential sections follow a grid lay-out, houses are closer together on smaller sites. The housing in this area tends to be workers dwellings and villas (1880s-1910s). Further north along Bassett Road, sections are larger and housing is newer, often transitional villas (1910s-1920s), bungalows and English Cottages (1920s-1930s). The area furthest north along Bassett Road primarily includes villas (1880s-1910s). There is some modern infill development throughout the area, but generally housing from the period of development retains its physical integrity. Most houses in the area are visible behind low timber fences or hedges. The streets are lined with bluestone kerbing and have both footpaths and street trees in grass verges. Most houses have off-street parking at the side or rear, though some houses, especially those on smaller sections, have carparking in front. The topography contributes to the character of the area, especially for those houses located at the top of Bassett Road, which have open views to the Hauraki Gulf. Overall, the area retains a strong suburban character.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	110		
Individual property scores	Score	Number of properties	Percentage ¹
	6	28	30%
	5	33	36%
	4	13	14%
	3	2	2%
	2	16	17%
	1	0	0%
	0	0	0%
	Rear/vacant	18	NA



Overall findings	The Middleton Road 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 66% of individual properties scoring either 5 or 6.
------------------	---

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

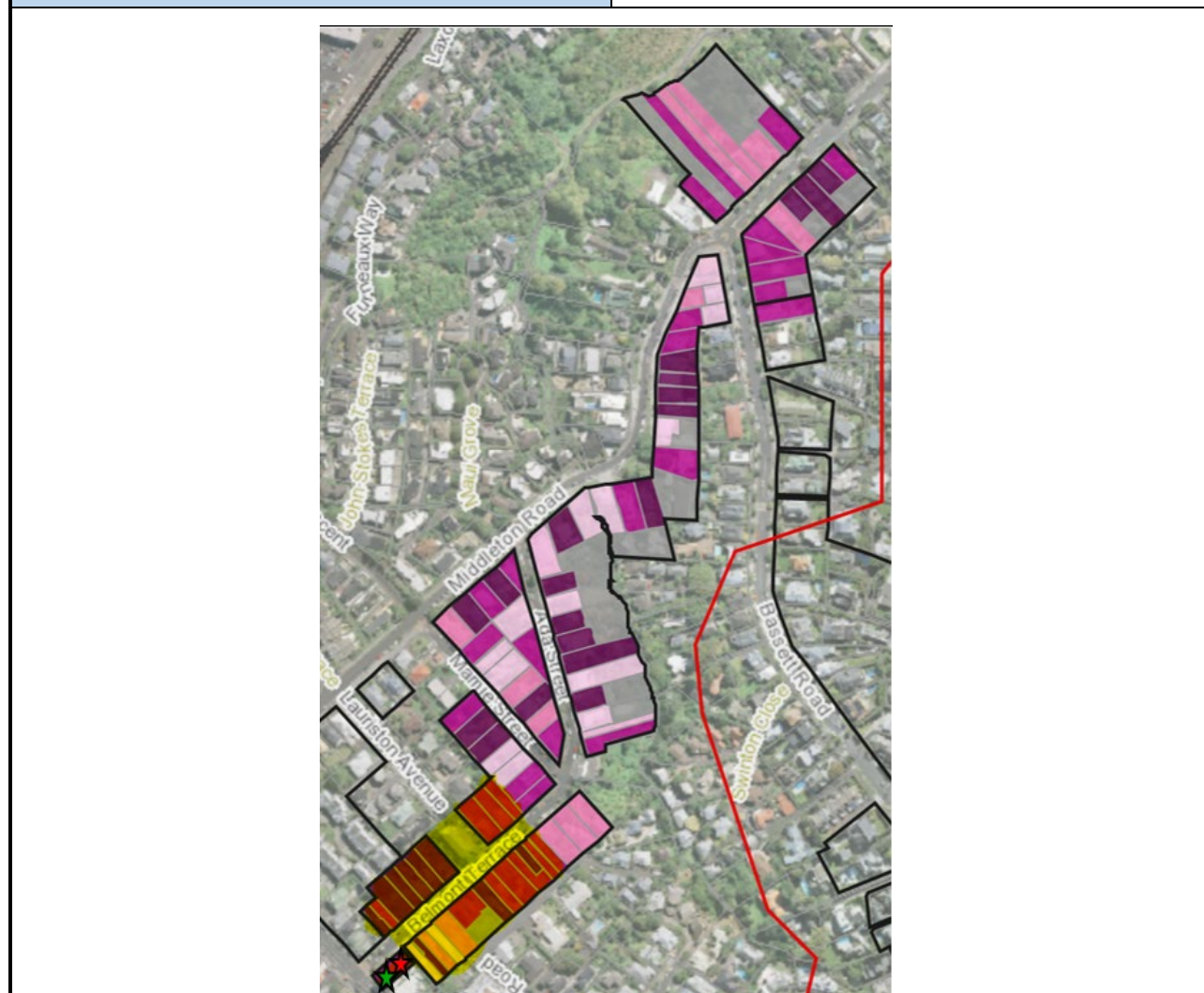
The Middleton Road SCA survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will be undertaken to confirm the values of the areas that are identified in the table below.

Note: the southern-most property on the eastern side of Bassett Road is incorrectly included in the Isthmus A overlay. This property is part of the Isthmus B overlay and is addressed in the 5b Bassett Road findings report.

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

Potential HHAs and high-quality special character areas

Number of places currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Potential: Historic Heritage Area	0 (marked)
Sub-area of High-Quality Special Character	1 (marked)



Report dated: February 2022

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

Appendix 1: Index map

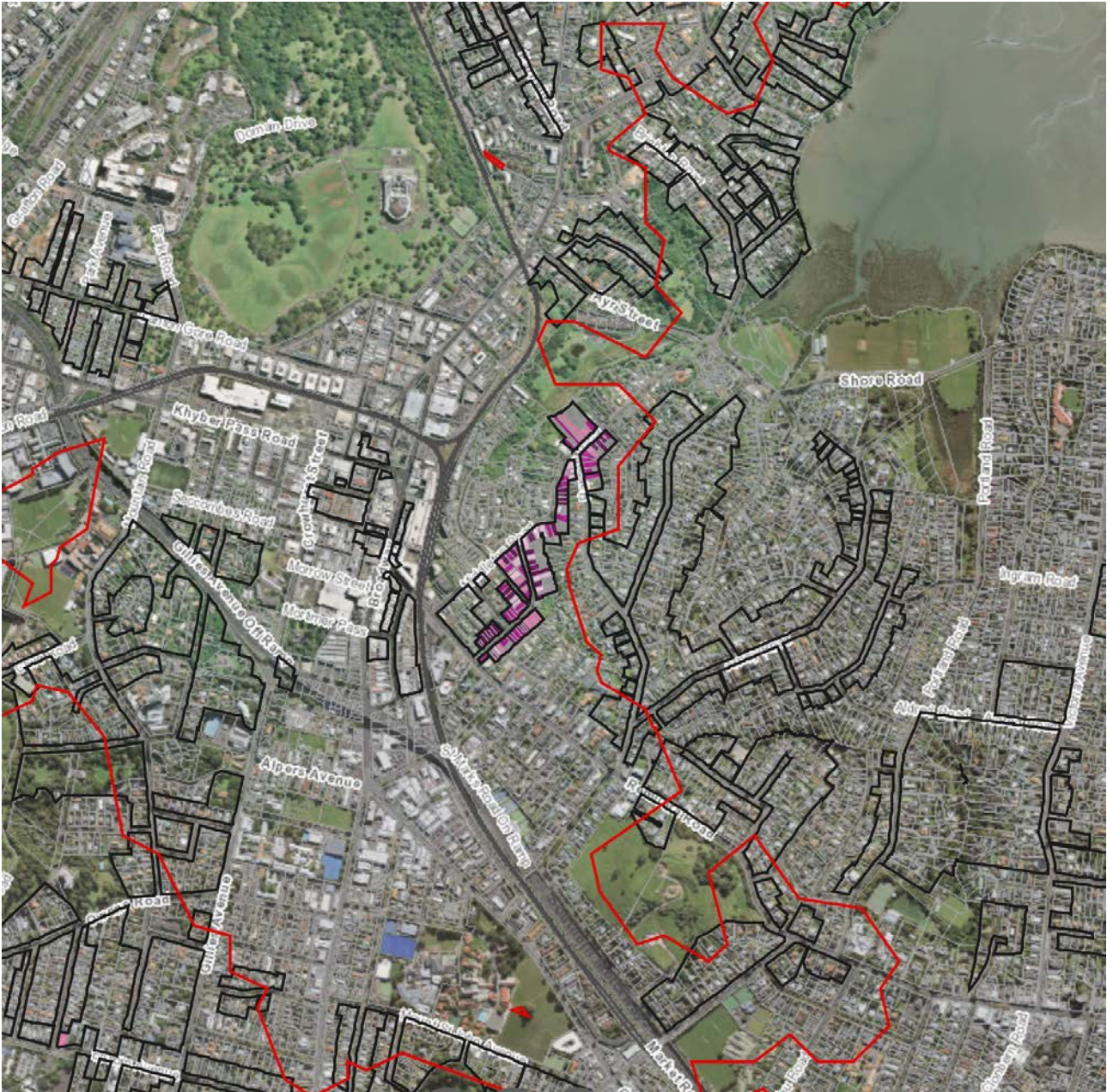


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Bassett Road
SCA Overlay	Isthmus B
Survey Area Number(s)	5b (being Isthmus B properties only)

PLEASE NOTE:

The Summary of Area Findings report for the Bassett Road special character area was prepared in November 2021. 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. The majority of the Bassett Road special character area is outside a walkable catchment and was reviewed in relation to the updated threshold.

Since completion of the report, direct discussions with submitters to Plan Change 78 sought amendments to this special character area. Review of feedback and information shared during direct discussions has resulted in some amendments being proposed to the scores of individual properties and the extent of the overlay which align with the special character values present in the area.

Dated: October 2025

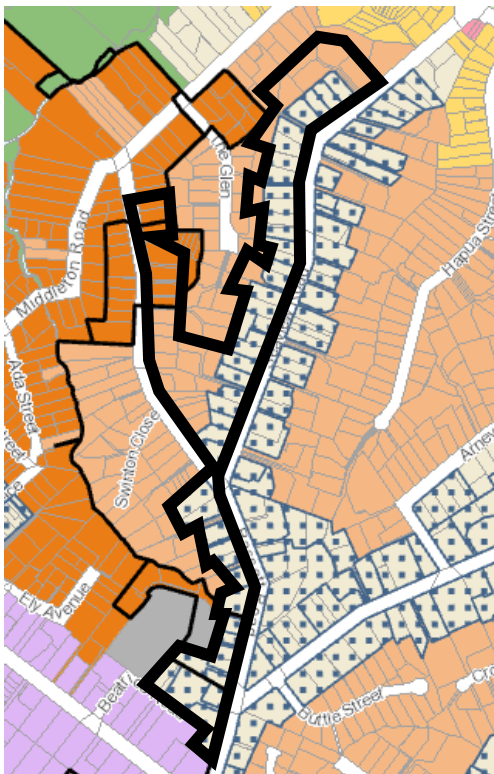


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

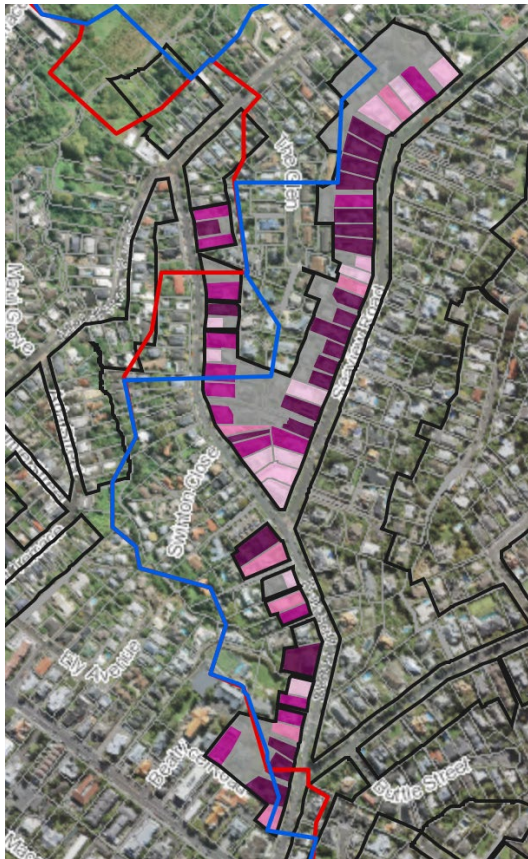
SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Bassett Road
SCA Overlay	Isthmus B
Survey Area Number(s)	5b (being Isthmus B properties only)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Newmarket Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Bassett Road report area includes historic subdivisions that make up the Town of Raynes Park (DP 467, 1886) and two extensions (DP 3884, 1906; DP 9192, 1914). The area also includes several fragmentary subdivisions down the southern end of Bassett Road that took place within the same time periods. The roading pattern is defined by two ridges along Bassett Road and Seaview Road, with development taking place along the ridges and in the gullies between. Because of the topography, the area includes a significant amount of development to the rear of street-facing properties, including housing from the period of development. Lot sizes vary in size and shape, ranging from around 550m² up to around 2000m². Housing density and rhythm varies throughout the area, though there is a greater degree of consistency in the northern area which formed part of a comprehensive residential subdivision. The most prevalent architectural styles include villas and transitional villas (1880s-1910s). The area includes some modern infill as well as modern and period development on rear sites. Houses from the period of development generally retain a high degree of physical integrity. Most houses in the area are visible behind low timber fences or hedges. The streets are primarily lined with bluestone kerbing and have both footpaths and street trees in grass verges. Most houses have off-street parking at the side or rear, though some houses, especially those on smaller sections, have carparking in front. The topography contributes to the character of the area, especially toward the top of Bassett and Seaview Roads, which have open views to the city and Hauraki Gulf. Overall, the area retains a strong suburban character.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	86		
Individual property scores	Score	Number of properties	Percentage ¹
	6	23	38%
	5	16	27%
	4	7	12%
	3	4	7%
	2	10	17%
	1	0	0%
	0	0	0%
	Rear/vacant	26	NA



Overall findings	The Bassett Road 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 65% of individual properties scoring either 5 or 6.
------------------	---

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 Bassett Road report area has not been found to be of overall high quality, however the survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will need to be undertaken to confirm the values of the areas that are identified in the table below.	
Areas of high-quality Special Character value	Flag: Historic Heritage Area (HHAs)²
Seaview Road	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	1 (marked ★ on maps)
Potential: Historic Heritage Area	0 (marked)
Sub-areas of High-Quality Special Character	1 (marked)



Report dated: 25 November 2021

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

Appendix 1: Index map

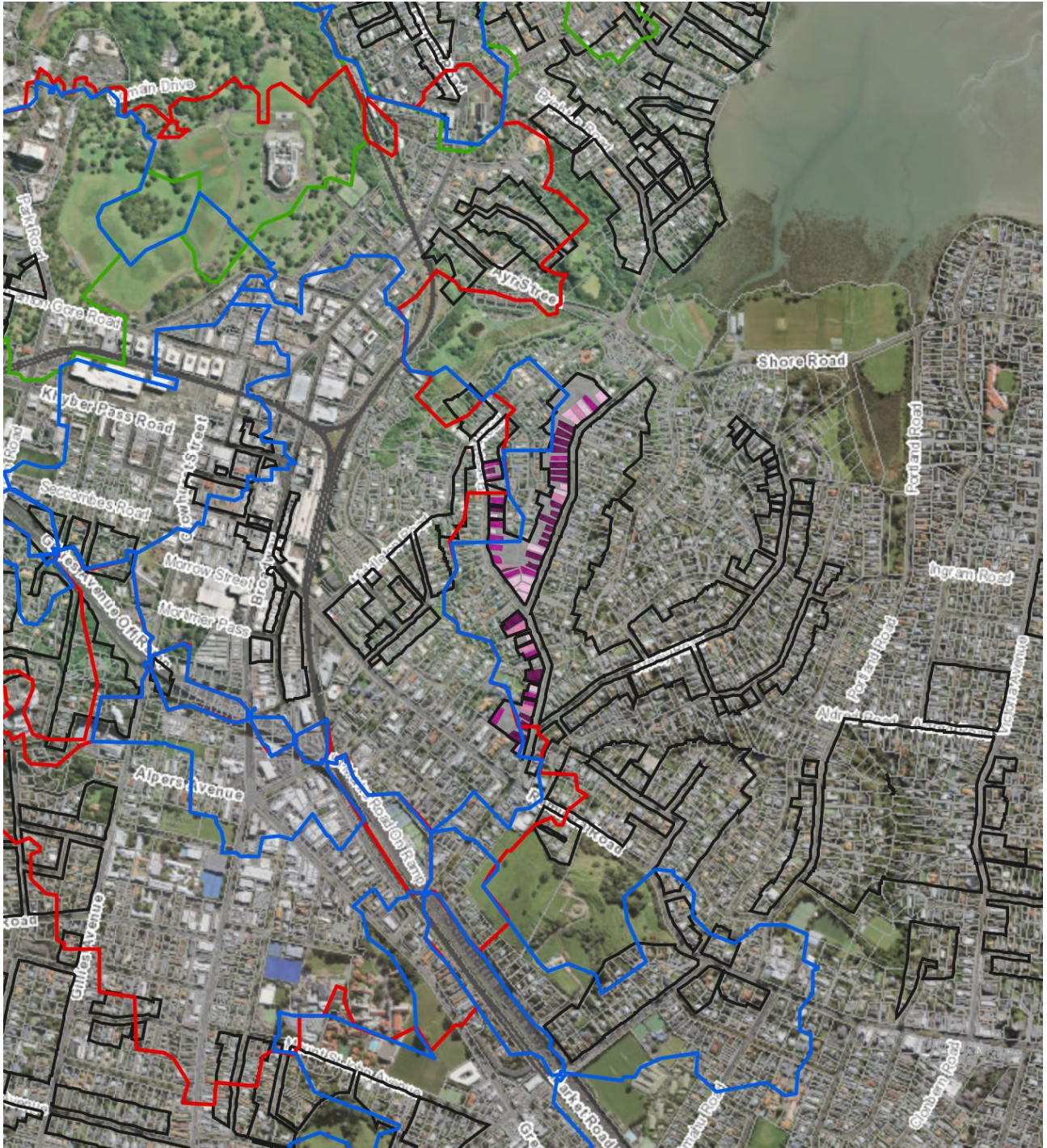


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Newmarket Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Arney Road
SCA Overlay	Isthmus B
Survey Area Number(s)	6 and part 56

PLEASE NOTE:

The Summary of Area Findings report for the Arney Road 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 shown in Figure 1.

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. The Arney Road special character area is outside a walkable catchment and was reviewed in relation to the updated threshold.

Since completion of the report, public feedback on the draft of Plan Change 78 sought amendments to this special character area.

Following the notification of Plan Change 78, direct discussions with submitters also sought amendments to this special character area. Review of feedback and information shared during direct discussions has resulted in amendments being proposed to the scores of individual properties and the extent of the overlay which align with the special character values present in the area.

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 Plan Viewer or Schedule 15, the Plan Viewer and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Arney Road
SCA Overlay	Isthmus B
Survey Area Number(s)	6 and part 56
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Newmarket Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Arney Road report area generally encompasses three historic subdivisions: DP 141 (1880); DP 222 (1880) and DP 3552 (1904). The area spans two major ridgelines at Seaview Road and Arney Road and the gully between, as well as the ridge and gully between Arney Road and Portland Road. The roading pattern in the area is largely governed by the topography, with long roads running along the ridgelines or through the gullies, and very few roads running across the gullies. Historic development is primarily located along or just behind the ridgelines with more modern development taking place in the gullies. Lot size and shape varies according to topography. Most sites are between 600m² and 1000m², however there are also some much larger properties in the area, up to around 2500m². Housing setback and spacing are generally consistent, though some of the larger properties can affect this. There are also a large number of rear sites included in this area that have no street front presence. The most prevalent architectural styles in this area are bungalows and English Cottages (1920s-1930s) and there are also examples of villas and transitional villas (1880s-1910s). The area includes some modern infill, but most period houses tend to retain a degree of physical integrity. Most houses have hedges, stone or brick walls or timber fences, some of which are tall enough to obscure visibility of the house. Streets are lined in a mix of bluestone and concrete kerbing, and have footpaths, grass verges and street trees. Individual properties tend to be highly vegetated, often with mature trees and formal gardens. Dense vegetation can also obscure visibility of houses in this area. Most houses have garaging at the side or rear, however, there are a few houses where car-parking is in front of the house. The topography of the area contributes to its character, especially for houses located along the ridgelines, which have views across the gullies to the city centre. Overall, the area maintains a strong suburban character.
	

Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	42% (108 properties)	
	Desk top survey ¹	58% (148 properties)	
Number of properties	256		
Individual property scores	Score	Number of properties	Percentage ²
	6	51	27%
	5	30	16%
	4	42	22%
	3	20	11%
	2	16	9%
	1	28	15%
	0	1	<1%
	Rear/vacant	68	NA



Overall findings	The Arney Road 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.
------------------	---

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 Arney Road 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.

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

Potential HHAs and high-quality special character areas

Number of places currently scheduled	9 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	8 (marked ★ on maps)
Potential: Historic Heritage Area	0 (marked)
Sub-area of high-quality Special Character	0 (marked)



Report dated: 17 January 2022

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

Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Newmarket Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Arch Hill
SCA Overlay	Isthmus A
Survey Area Number(s)	7

PLEASE NOTE:

The Summary of Area Findings report for the Arch Hill special character area was prepared in November 2021. 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

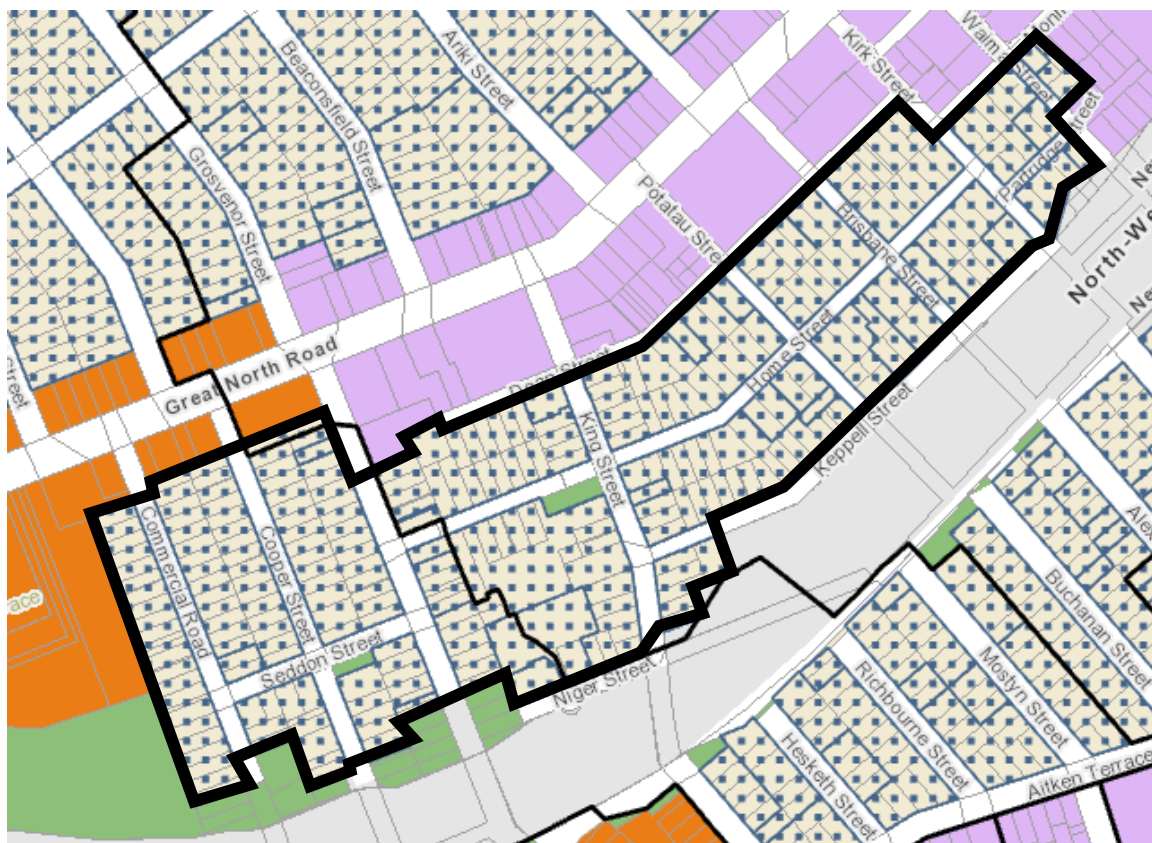


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Arch Hill
SCA Overlay	Isthmus A
Survey Area Number(s)	7
NPS-UD priority ^{TBC}	Walkable Catchment – City Centre Walkable Catchment – RTN – Kingsland Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Arch Hill report area includes three historic subdivisions dating from the 1860s. Streets in this area are narrow and laid out in a grid pattern. The area is characterised by small lot sizes of between 300-350m², with some larger sites up to 500m². Throughout the report area, there is a high degree of consistency in subdivision pattern, lot size, lot width, house setback and house spacing. Houses in this area include some of the earliest residential development outside of Auckland city centre. Houses are very densely developed on narrow sections, often occupying nearly the full width of their lots. The most prevalent architectural styles are cottages (1860s-1880s) and villas (1880s-1910s). Houses address the street and often have a verandah across the full frontage. Generally housing maintains a high degree of physical integrity. Most houses are visible behind low fences and have small setbacks. Most houses do not have off-street parking, though the topography provides opportunities to develop spaces underneath many houses. The steeply sloping topography is significant to the streetscape character of the area, providing open views to Eden Terrace. Narrow streets are lined in bluestone kerbing and have no grassed verges or street trees. Footpaths are adjacent to property boundaries, reinforcing the dense urban character of this area.
	

Key survey data

Survey date(s)	June 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	316		
Individual property scores	Score	Number of properties	Percentage ¹
	6	193	66%
	5	63	22%
	4	11	4%
	3	18	6%
	2	6	2%
	1	2	1%
	0	0	0%
	Rear/vacant	23	NA



Overall findings	The Arch Hill Special Character Area - Residential has been found to be of high quality in terms of its character values. This determination is based on 87% of individual properties within the area scoring either 5 or 6.
------------------	---

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 Arch Hill report area is of high quality. No further special character work is recommended in this area at this time.²

Areas of high-quality special character value	Flag: Potential Historic Heritage Area (HHAs) ³
NA	NA

Potential HHAs and high-quality special character areas⁴

Number of places / areas currently scheduled	1 (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	



Report dated: November 2021

² High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

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

⁴ The identification of potential 'flags of historic heritage' has not been undertaken due to this area being of high quality.

Appendix 1: Index Map



Figure 1: The red line represents the walkable catchment

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Eden Terrace
SCA Overlay	Isthmus A
Survey Area Number(s)	8

PLEASE NOTE:

The Summary of Area Findings report for the Eden Terrace 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 the Special Character Areas Overlay (overlay) in this area to give effect to the Government's 2025 amendment of the Resource Management Act 1991. This amendment requires greater building heights and densities to be enabled within at least the walkable catchments of the Maungawhau (Mount Eden), Kingsland and Morningside train stations. The special character areas within these walkable catchments, including the Eden Terrace special character area, were reviewed and areas of high quality special character were removed as a strategic planning response. The proposed Plan Change 120 extent is shown in the map in Figure 1 below.

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 Plan Viewer or Schedule 15, the Plan Viewer and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Eden Terrace
SCA Overlay	Isthmus A
Survey Area Number(s)	8
NPS-UD priority ^{TBC}	Walkable Catchment – City Centre Walkable Catchment – RTN - Mt Eden Train Station Walkable Catchment – RTN – Kingsland Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Eden Terrace report area includes five historic subdivisions dating from the 1860s to the early 1900s. The northern portion of the area (generally from Haslett Street to Virginia Avenue West) was subdivided first, which is reflected in its subdivision pattern. Streets in this area are narrower and lot sizes are smaller, usually around 300m². The southern portion of this area (generally from Bright Street to New Bond Street) was subdivided later and has wider streets and larger lots of around 350-400m². Throughout the report area, there is a high degree of consistency in lot size, lot width, house spacing and setback. Houses in this area are very densely developed and have a regular rhythm. The most prevalent architectural styles are modest Victorian and Edwardian villas (1880s-1910s), with a few examples of older cottages in the north (1860s-1880s) and later development toward the south (1930s-1940s) especially around Mostyn and King Street. Houses address the street and often have a verandah across the full frontage. Generally housing maintains a high degree of physical integrity. Most houses are visible behind low fences and have small setbacks (and larger rear yards). Most houses do not have off-street parking, though the topography provides opportunities to develop spaces underneath many houses. The steeply sloping topography is significant to the streetscape character of the area, providing open views to Arch Hill. The northern streets are narrow and have no grass verges or street trees; the southern areas have wider streets and street trees.
	

Key survey data

Survey date(s)	June 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	339		
Individual property scores	Score	Number of properties	Percentage ¹
	6	223	69%
	5	40	12%
	4	11	3%
	3	24	7%
	2	18	6%
	1	9	3%
	0	0	0%
	Rear/vacant	14	NA



Overall findings	The Eden Terrace 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 81% of individual properties scoring either 5 or 6.
------------------	---

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 Eden Terrace report area is of high quality. No further special character work is recommended in this area at this time.²

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

Potential HHAs and high-quality special character areas

Number of places / areas currently scheduled	0 (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	NA



Report dated: 1 November 2021

² High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

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

Appendix 1: Index Map



Figure 1: The green line represents the walkable catchment of the city centre; the blue lines are the walkable catchments of the Morningside, Kingsland and Mt Eden Train Stations

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn South
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 9

PLEASE NOTE:

The Summary of Area Findings report for the Grey Lynn South 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

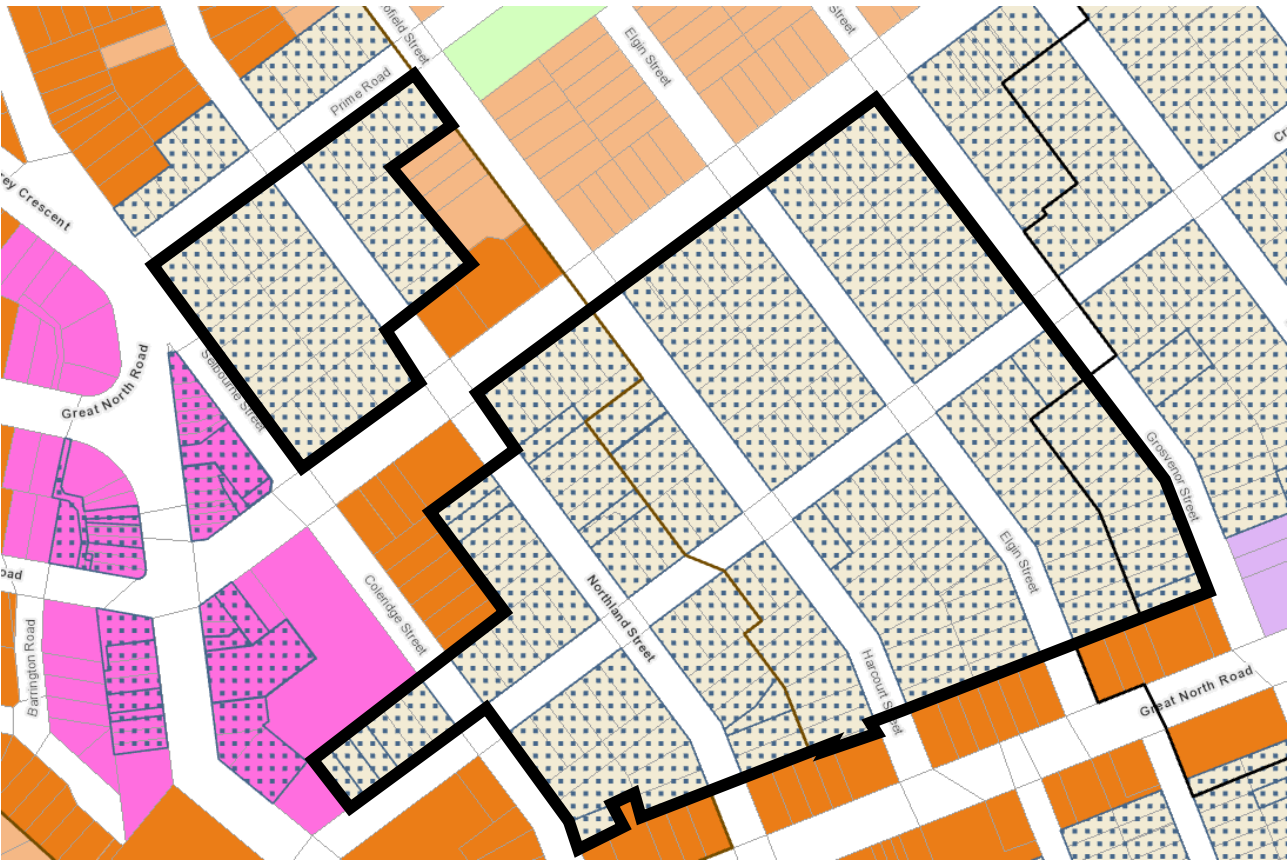


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn South
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 9
NPS-UD priority^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Grey Lynn South report area includes one historic subdivision (DP 329) extending from Great North Road to Prime Road, completed in 1884. This subdivision (in addition to Areas 10/13 and 22, included in separate reports), formed the Surrey Hills Estate, the region's largest Victorian-era residential subdivision. The area reflects the activities of suburban land development interests during the economic boom experienced during the late 1870s and early 1880s and is an important example of late nineteenth and early twentieth century residential development in Auckland. Streets are predominantly laid out in a radial grid pattern that defines regular rectangular blocks of lots with a consistent shape and size. Most lots in the area range from 400-500m². House setback and spacing provide well-articulated rhythms to the street. Limited rear development has maintained the grain of residential development in this area. The area generally reflects a historical pattern of development that progressively moves from east to west. This is evidenced in the workers cottages and Victorian villas being primarily located in the eastern part of the estate and transitional villas and bungalows located in the western part of the estate. The most prevalent architectural styles in the area include cottages and villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity, and there is limited modern infill. Elgin Road is recognised as a Historic Heritage Area. Most houses are visible behind low stone walls or picket fences. Most streets in the area are narrow and lined with footpaths, grass verges, street trees and bluestone kerbing. The principal radial streets, including Williamson Avenue and Crummer Road, are wider. Individual sites tend to have small front gardens and larger, well-vegetated rear gardens. Densely spaced housing on narrow lots does not provide for off-street parking, and some houses have a small carport or garage in front or excavated below. The area's pronounced topography of ridges and valleys contributes to the views both within the area and beyond. Overall, the area maintains a well-established suburban character.



Key survey data

Survey date(s)	May June and September 2021		
Level of survey	Field survey	80% (168 properties)	
	Desk top survey ¹	20% (42 properties)	
Number of properties	210		
Individual property scores	Score	Number of properties	Percentage ²
	6	148	73%
	5	40	20%
	4	6	3%
	3	3	1%
	2	2	<1%
	1	1	<1%
	0	3	3%
	Rear/vacant	7	NA



Overall findings	The Grey Lynn South 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 93% of individual properties scoring either 5 or 6.
------------------	--

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 Grey Lynn South 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	1 (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	NA



Report dated: 11 January 2022

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.

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre; the blue line is the walkable catchment of the Morningside, Kingsland and Mt Eden train stations

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn East
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 10 and Area 13 (part)

PLEASE NOTE:

The Summary of Area Findings report for the Grey Lynn 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

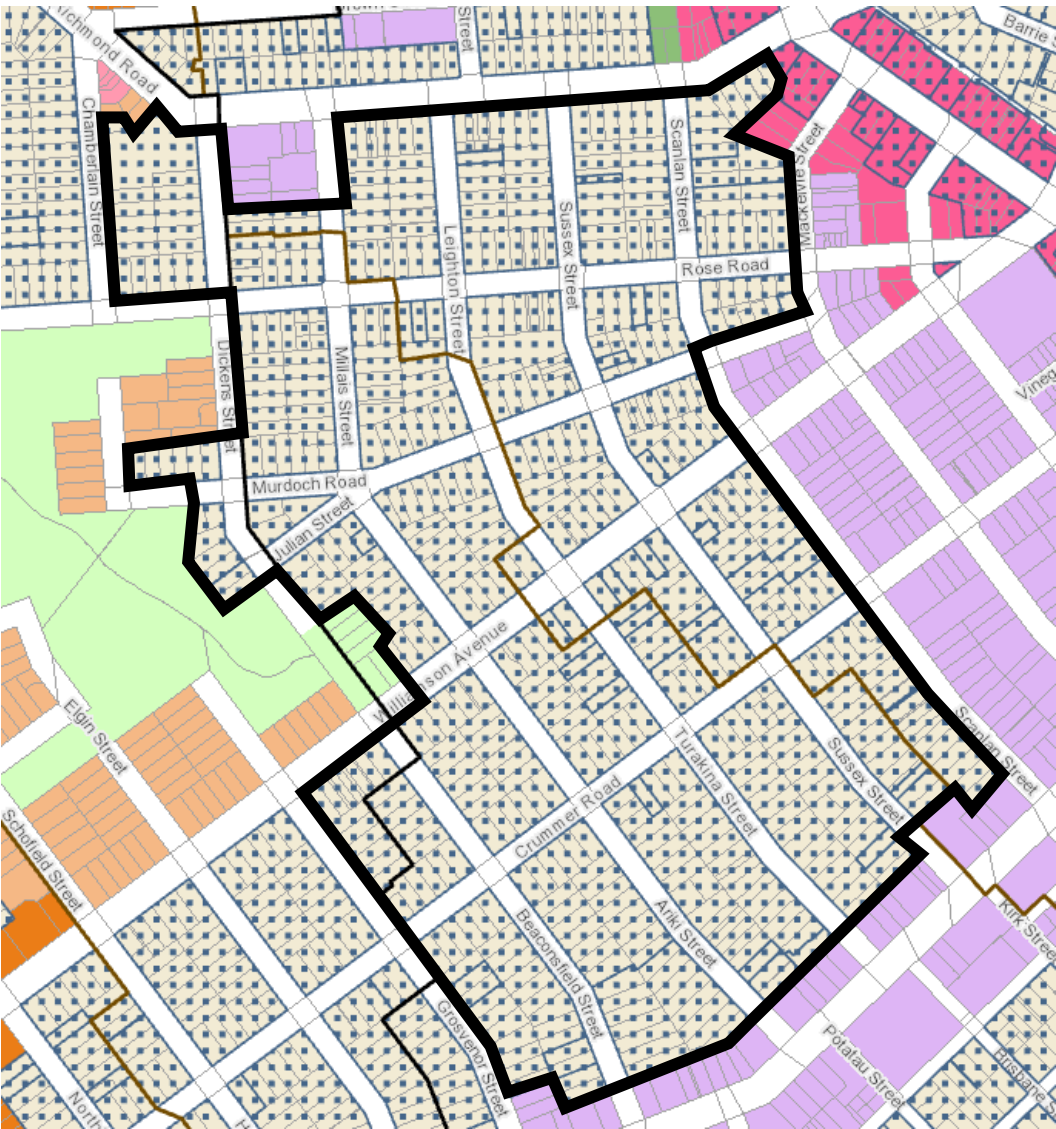


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn East
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 10 and Area 13 (part)
NPS-UD priority^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Grey Lynn East report area includes one large historic subdivision (DP 282) extending from Great North Road to Richmond Road, completed in 1884. The area also includes a small area of residential development between Mackelvie and Scanlan Streets, which was originally part of an adjacent subdivision (DP 242), which was also completed in 1884, but is now primarily commercial and mixed-use land. Together, these two subdivisions (in addition to Areas 9 and 22, included in separate reports), formed the Surrey Hills Estate, the region's largest Victorian-era residential subdivision. The area reflects the activities of suburban land development interests during the economic boom experienced during the late 1870s and early 1880s and is an important example of late nineteenth and early twentieth century residential development in Auckland. Streets are predominantly laid out in a radial grid pattern that defines regular rectangular blocks of lots with a consistent shape and size. Most lots in the area range from 400-500m². House setback and spacing provide well-articulated rhythms to the street. Limited rear development has maintained the grain of residential development in this area. The area generally reflects a historical pattern of development that progressively moves from east to west. This is evidenced in the early cottages and villas located in the eastern portion of the estate, which would have been a desirable location for both homeowners and developers owing to its easy access to the horse trams that ran along Ponsonby Road. The most prevalent architectural styles in the area include cottages and villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity, and there is limited modern infill. Most houses are visible behind low stone walls or picket fences. Most streets in the area are narrow and lined with footpaths, grass verges, street trees and bluestone kerbing. The principal radial streets, including Williamson Avenue and Crummer Road, are wider. Individual sites tend to have small front gardens and larger, well-vegetated rear gardens. Densely spaced housing on narrow lots does not provide for off-street parking, and some houses have a small carport or garage in front or excavated below. The area's pronounced topography of ridges and valleys contributes to the views both within the area and beyond, particularly toward the city centre. Overall, the area maintains a well-established suburban character.



Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	614		
Individual property scores	Score	Number of properties	Percentage ¹
	6	432	72%
	5	111	19%
	4	23	4%
	3	9	2%
	2	16	3%
	1	7	1%
	0	2	<1%
	Rear/vacant	14	NA



Overall findings	The Grey Lynn East 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 91% of individual properties scoring either 5 or 6.
------------------	---

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 Grey Lynn East report area is of high quality. No further special character work is recommended in this area at this time.²

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

Potential HHAs and high-quality special character areas

Number of places currently scheduled	1 (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	NA



Report dated: 11 January 2022

² High-quality special character areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

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

Appendix 1: Index map



Figure 1: The green line is the walkable catchment of the City Centre; the blue line is the walkable catchment of the Morningside, Kingsland, and Mt Eden Train Stations

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	McCullough Avenue, Three Kings
SCA Overlay	Isthmus C
Survey Area Number(s)	11

PLEASE NOTE:

The Summary of Area Findings report for the McCullough Avenue, Three Kings 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 Special Character Areas Overlay (overlay) to align with the special character values present in the area. The proposed Plan Change 120 extent of the overlay is shown in Figure 1 below.

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 Plan Viewer or Schedule 15, the Plan Viewer and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	McCullough Avenue, Three Kings
SCA Overlay	Isthmus C
Survey Area Number(s)	11
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The overlay area is significant for its physical and visual qualities as it demonstrates a significant period of residential development that occurred primarily during the 1940s. McCullough Avenue was formed in 1939 (DP 28851), with subdivision taking place in the early 1940s (DP 37712, DP 37702) and some later development during the early 1960s (DP 51256, DP 53938). State houses (1940s) are the predominant housing style of this area and are of a compact English Cottage style. The roofs are typically tiled, mostly hipped or gabled, with minimal eaves and a typical pitch of 30 degrees. Windows are casement type with high sills, divided horizontally into three panes. The houses are mostly clad in brick veneer or weatherboard. Within the overlay area, the relationship to volcanic landforms contributes strongly to the character of the streetscape. McCullough Avenue also follows the volcanic landform, curving to follow the contours at base of the Three Kings Reserve. Houses are viewed stepping up hillsides or along terraced roads on the sloping topography. Views to and from these elevated positions are an important feature of the area and building forms are viewed in relation to these significant landforms. Larger sections with wider roads allowed for the development of private gardens and street tree planting which is a dominant aspect of these areas consistent with the Garden Suburb design ideals. Setbacks range from around four metres to over 12 metres. Sections sizes of around 600-800m² allow for houses to be set well back and generously spaced with a subsequent lower development density. An abundance of planting is generally evident throughout many parts of the area, with variety in terms of vegetation and landscape characteristics. Front yards often incorporate trees and shrubs. Grassed berms and street trees are present throughout the area and contribute to an impression of a well-vegetated character.
	

Key survey data

Survey date(s)	October 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	273		
Individual property scores	Score	Number of properties	Percentage ¹
	6	48	76%
	5	9	14%
	4	5	8%
	3	0	0%
	2	1	2%
	1	0	0%
	0	0	0%
	Rear/vacant	8	NA



Overall findings	The McCullough Avenue SCA 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 90% of individual properties scoring either 5 or 6.
------------------	---

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 McCullough Avenue report area is of high quality.

No further special character work is recommended in this area at this time.²

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

Potential HHAs and high-quality special character areas

Number of places currently scheduled	1 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA ³
Sub-area of High-Quality Special Character	NA ⁴



Report dated: 10 January 2022

² High-quality special character sub-areas and potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

³ Potential historic heritage areas are only flagged in areas that do not meet the 75% threshold.

⁴ Potential high-quality special character is only flagged in areas that do not meet the 75% threshold.

Appendix 1: Index map



Figure 1: The McCullough Avenue SCA