

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kings Road and Princes Avenue
SCA Overlay	Kings Road and Princes Avenue
Survey Area Number(s)	12

PLEASE NOTE:

The Summary of Area Findings report for the Kings Road and Princes Avenue 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

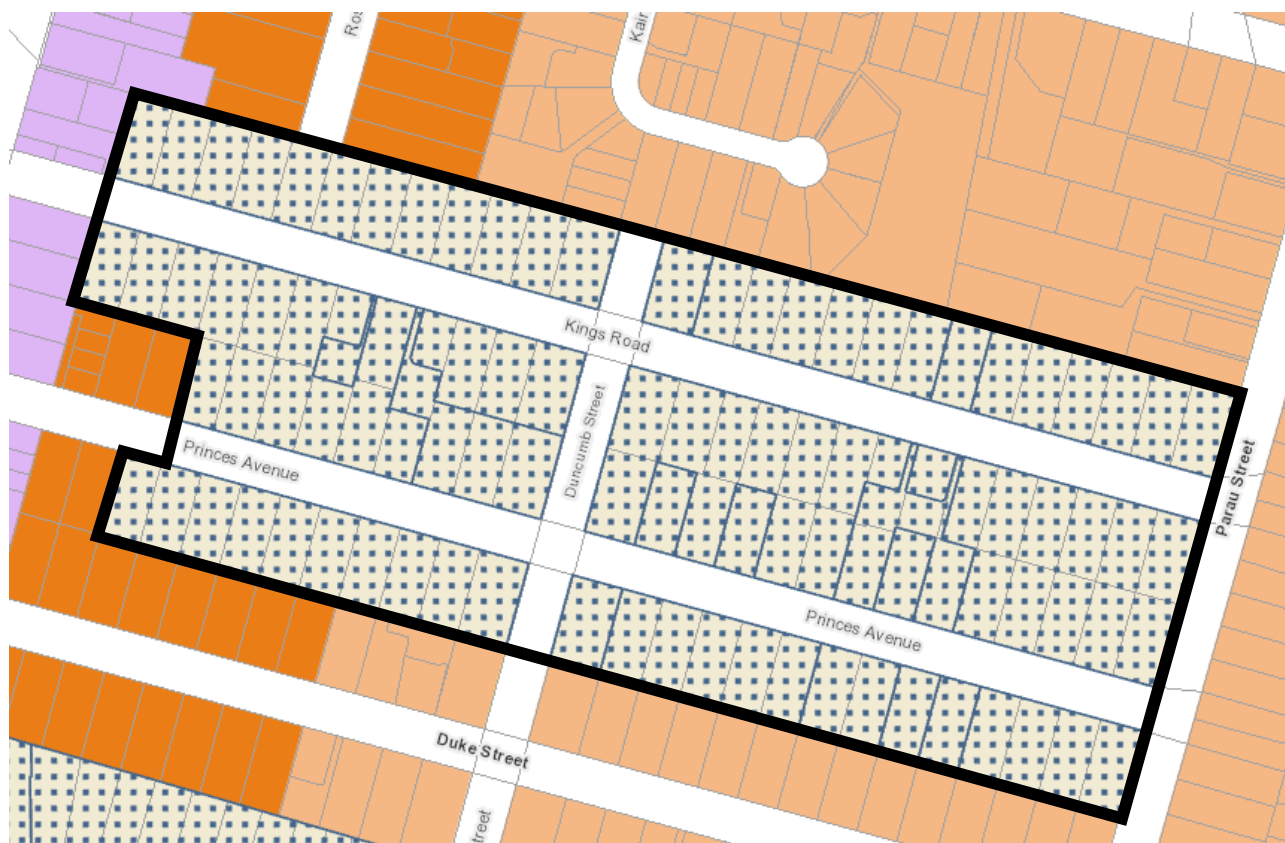


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kings Road and Princes Avenue
SCA Overlay	Kings Road and Princes Avenue
Survey Area Number(s)	12
NPS-UD priority^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential Single House
Area Description	The Kings Road and Princes Avenue report area includes part of one comprehensive subdivision that was completed in 1910 (DP 6822) as an extension to the "Town of Edendale". The area illustrates the type of residential expansion that occurred across the isthmus from the late 19th to the early 20th century in relation to the extension of the electric tram network. The accessibility of affordable public transportation meant workers could live further from the city in new suburban subdivisions, which were often developed to reflect the ideals of the Garden Suburb Movement. The area reflects Garden Suburb ideals through its wide roads and low-density development on larger lots arranged on a grid street pattern. Lot sizes on Kings Road and Princes Avenue are consistently 695m², aside from the corner sections addressing Duncumb Street, which are larger at around 870m². Houses are generally set toward the front of their sections and have a consistent setback. The subdivision pattern remains largely intact, with few subsequent subdivisions. The most prevalent architectural styles in the area include transitional villas (1910s-1920s), bungalows, and bungalow-cottages (1920s-1930s). Most houses in the area are modest in scale, however examples of modern infill houses, such as those along Princes Avenue, tend to be larger in terms of their size and massing. Housing from the period of significance generally has a high degree of physical integrity. Streets in the area have footpaths and are lined in bluestone kerbing. Both Kings Road and Princes Avenue have grass verges with street trees; Duncumb Street has been converted into a reserve. Individual lots tend to be highly vegetated, with many mature trees, hedges and plantings. Houses would originally have had low fencing or hedges (around 1.2m), however many properties now have 1.8m fences, basalt walls or overgrown hedges, which disrupt their contribution and connection to the streetscape. Most houses have introduced some form of off-street car-parking, though this tends to be located at the side or rear and is not prominent in the streetscape.
	

Key survey data

Survey date(s)	May 2021		
Level of survey	Field survey		100%
	Desk top survey		NA
Number of properties	123		
Individual property scores	Score	Number of properties	Percentage ¹
	6	46	44%
	5	35	33%
	4	9	9%
	3	9	9%
	2	2	2%
	1	3	3%
	0	1	<1%
	Rear/vacant	18	NA



Overall findings	The Kings Road and Princes Avenue 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 77% of individual properties scoring either 5 or 6.
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¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Kings Road and Princes 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) ³
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/ Rārangi Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA



Report dated: 19 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 Kings Road and Princes Avenue SCA

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby South
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 13 (part) and Area 16 (part)

PLEASE NOTE:

The Summary of Area Findings report for the Ponsonby South special character area was prepared in December 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 in Figure 1 below.

Dated: October 2025

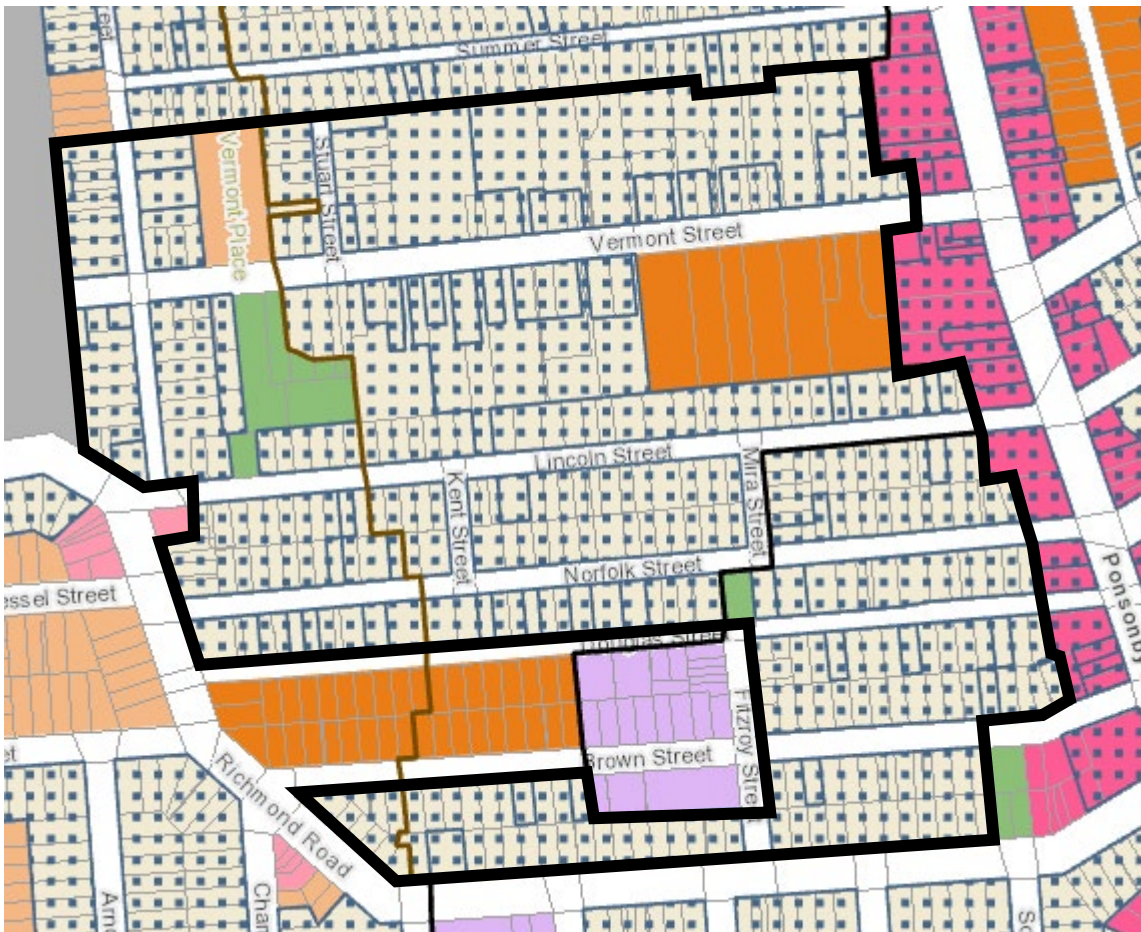


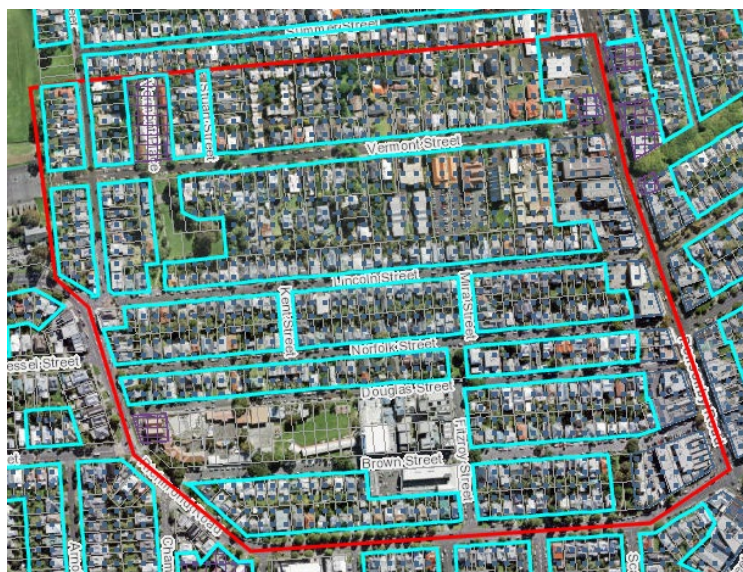
Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby South
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 13 (part) and Area 16 (part)
NPS-UD priority^{TBC}	Walkable catchment – City Centre
AUP (OIP) Zone(s)	Residential Single House
Area Description	The Ponsonby South report area encompasses three historic subdivisions dating to the 1860s (Deeds Blue U, Deeds Blue V, Deeds Blue W), and a 1908 extension to John Street (Deed P 17). The subdivision pattern apparent in the Vermont Street block is unique within the area. This block was subdivided as “Ponsonby Place” and includes significantly larger, irregular shaped lots – originally between 2000m² and 4000m². While most of these lots have since been subdivided, many are still larger and less densely developed than lots elsewhere in the area, which are more consistent in size and shape, ranging from 300m² to 500m². The roading pattern is primarily linear, with streets running perpendicular to Ponsonby Road, defining long, narrow blocks with few cross-streets. House setbacks and spacing are generally consistent, apart from Vermont Street, where there is more variation due to the larger lot sizes. The width of the Vermont Street block has also allowed for development behind street-facing properties; other blocks are narrow and have limited or no rear development. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s), with some examples of later styles. The area has limited modern infill and houses from the period of significance tend to retain a high degree of physical integrity. Most houses are visible behind low fences or have no boundary treatment. Streets in the area tend to be narrow and lined with bluestone kerbing and footpaths. Vermont Street is wider and includes grass verges and street trees. Individual properties have small front gardens, with more vegetation apparent at the rear. Densely spaced housing on narrow lots does not provide space for off-street parking, and some houses have a small carport or garage in front or excavated below. The area retains a distinctly historic urban character.



Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	415		
Individual property scores	Score	Number of properties	Percentage ¹
	6	241	62%
	5	80	21%
	4	18	5%
	3	6	2%
	2	25	6%
	1	11	3%
	0	6	2%
	Rear/vacant	28	NA



Overall findings	The Ponsonby 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 83% of individual properties scoring either 5 or 6.
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¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Ponsonby South 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	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: 8 December 2021

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

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Freemans Bay South
SCA Overlay	Isthmus A
Survey Area Number(s)	14

PLEASE NOTE:

The Summary of Area Findings report for the Freemans Bay South special character area was prepared in December 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. The proposed Plan Change 120 extent is shown in Figure 1.

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

In addition, 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.

Dated: October 2025

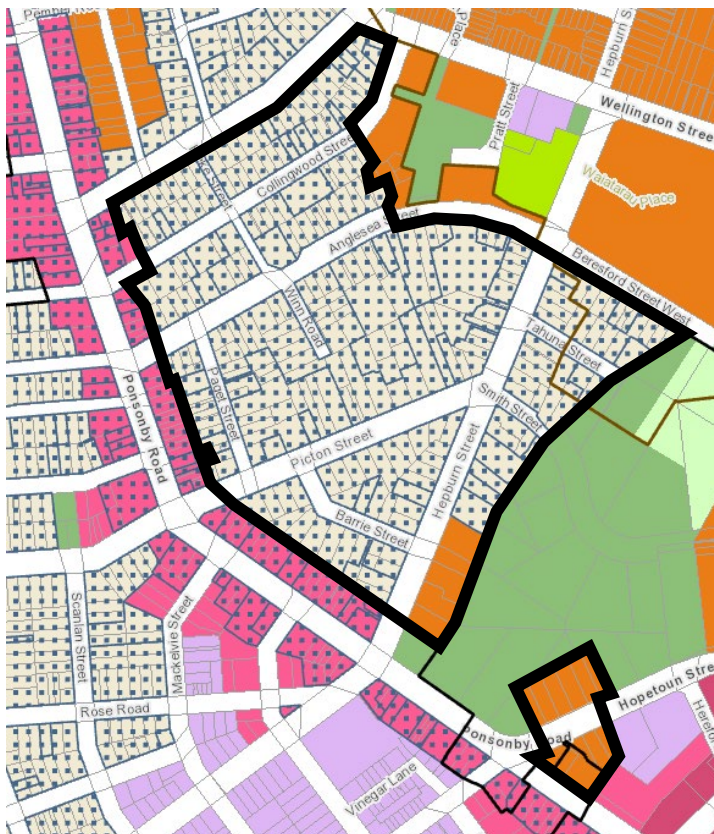


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Freemans Bay South
SCA Overlay	Isthmus A
Survey Area Number(s)	14
NPS-UD priority	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Freemans Bay South report area includes the southern half of the Freemans Bay suburb, which includes six main subdivisions dating from the 1860s¹. The area includes some of the oldest residential subdivisions in Auckland. Franklin Road was selected as a boundary between Freemans Bay North and South due to a change in subdivision, roading patterns and lot sizes. Freemans Bay South generally has larger lots, ranging from around 250m² on smaller streets up to 1500m² for the properties backing on to Western Park or those located in the wide block formed by Picton and Anglesea Streets. The wide streets generally follow a grid pattern with some variations due to the topography. Most houses in this area are densely developed and have a regular rhythm and consistent setback. Larger properties, including those adjacent to the park, have larger setbacks and lower density, but maintain a consistent rhythm. The most prevalent architectural styles in this area are cottages (1860s-1880s) and villas (1880s-1910s), including examples of grander two-storey villas. This area has one of the highest concentrations of Victorian housing in Auckland. Generally, period housing in this area retains a high degree of physical integrity. Modern infill, including multi-unit housing, is apparent in this area. Houses are typically visible behind low picket fences or hedges and have minimal front gardens (and larger rear yards). Most houses do not have off-street parking, though some houses have an excavated garage underneath and larger properties have parking to the side or rear. Steep but wide streets are generally lined in bluestone kerbing and have grass verges, footpaths and mature street trees. Individual properties have more vegetation than the Freemans Bay North report area due to the larger lot sizes. Overall, the area maintains a strong suburban character.
	

¹ Deed City 7/Deed AE (1860s); Deed Red AF (1860s); Deed City 40/Deed Red AG (1870s); Deed Red AH (1860s); DP 48857 (1958); SO 5 (1860s)

Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	307		
Individual property scores	Score	Number of properties	Percentage ²
	6	148	54%
	5	63	23%
	4	14	5%
	3	10	4%
	2	17	6%
	1	13	5%
	0	7	3%
	Rear/vacant	35	NA



Overall findings	The Freemans Bay 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 78% of individual properties scoring either 5 or 6.
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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 Freemans Bay 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)
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	NA
Sub-area of High-Quality Special Character	NA



Report dated: 6 December 2021

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

Appendix 1: Index map



Figure 1: 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	Fearon Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	15

PLEASE NOTE:

The Summary of Area Findings report for the Fearon Avenue special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, 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

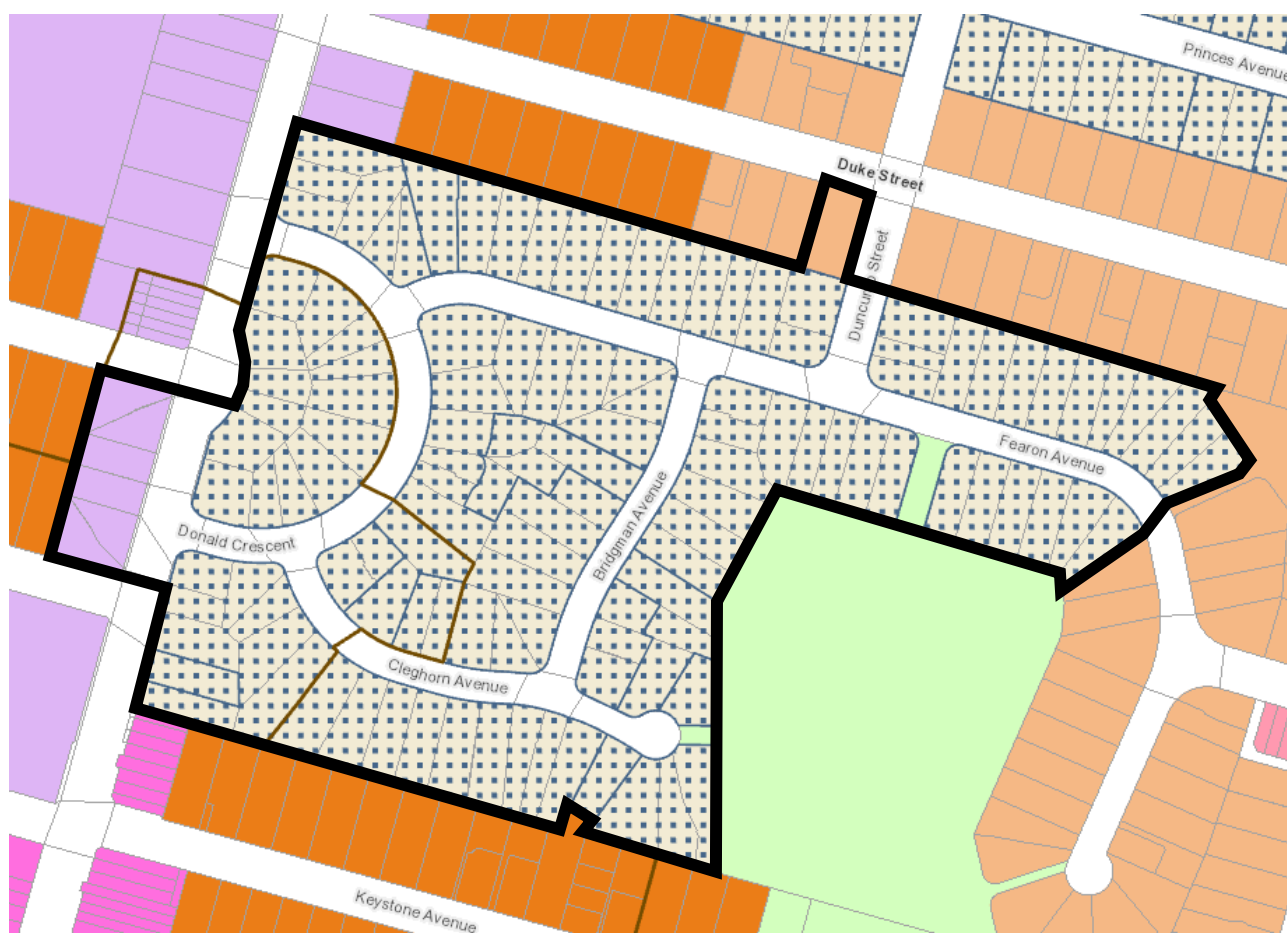


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Fearon Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	15
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Business - Mixed Use Residential - Single House
Area Description	The Fearon Avenue report area includes four historic subdivisions dating to 1940: DP 37700, DP 37699, SO 447662, and SO 432210. These subdivisions form part of the Wesley College Block (or Wesley Trust Estate), a comprehensive subdivision that was planned in the late 1930s to provide around 500 state houses. The roading pattern was designed to reflect the topography of the area to fit with the ideals of the Garden Suburb movement. Curvilinear streets and cul-de-sacs made this area distinct from surrounding subdivisions, which continued to use the traditional grid. The original subdivision pattern remains largely intact, with only a few instances of formal subdivision at the rear of some sites. Lot size is consistent at around 700m²-800m², but varies in shape, largely due to topography and the roading pattern which creates a number of triangular and curved sections. Housing set back and spacing is generally consistent, with houses positioned near the middle of their sections, allowing for generous front and rear yards. The most prevalent architectural style in the area is State Housing (1940-1950) - both single-unit houses and duplexes - and a few examples of modern replacement buildings. Housing from the period of significance retains a high degree of physical integrity, and a strong sense of cohesion due to similarities in age, planning and style. Houses are very visible from the public realm; many do not have any kind of front boundary treatment, and those that do tend to have a low timber fence or hedge. Garaging and carports are generally provided to the side or rear of houses, though there are examples where car-parking is located in front, which disrupts their relationship to the street. Streets are wide and lined with concrete kerbing, footpaths and grass verges. There are a few street trees in the area, but most vegetation is provided on private property. The landscape of the area is a key aspect of its character. When the subdivision was planned, special attention was paid to retaining and enhancing the volcanic features of the landscape, as well as retaining existing historic trees and structures.
	

Key survey data

Survey date(s)	October 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	135		
Individual property scores	Score	Number of properties	Percentage ¹
	6	81	63%
	5	27	21%
	4	8	6%
	3	4	3%
	2	4	3%
	1	1	1%
	0	0	0%
	Rear/vacant	6	NA



Overall findings	The Fearon Avenue Special Character Area –Residential Area 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 84% of individual properties scoring either 5 or 6.
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¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Fearon 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 / 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: 17 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.

Appendix 1: Index map



Figure 1: The Fearon Avenue SCA

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby Central
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 16 (part) Area 18 (part)

PLEASE NOTE:

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

Dated: October 2025

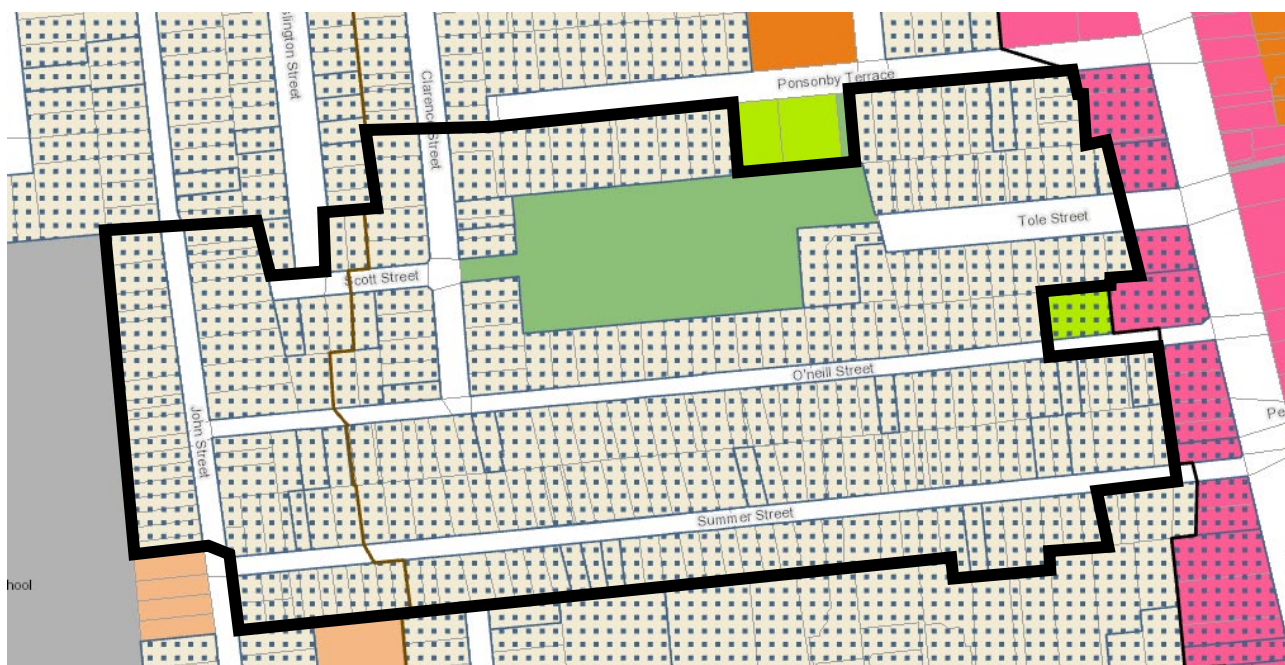
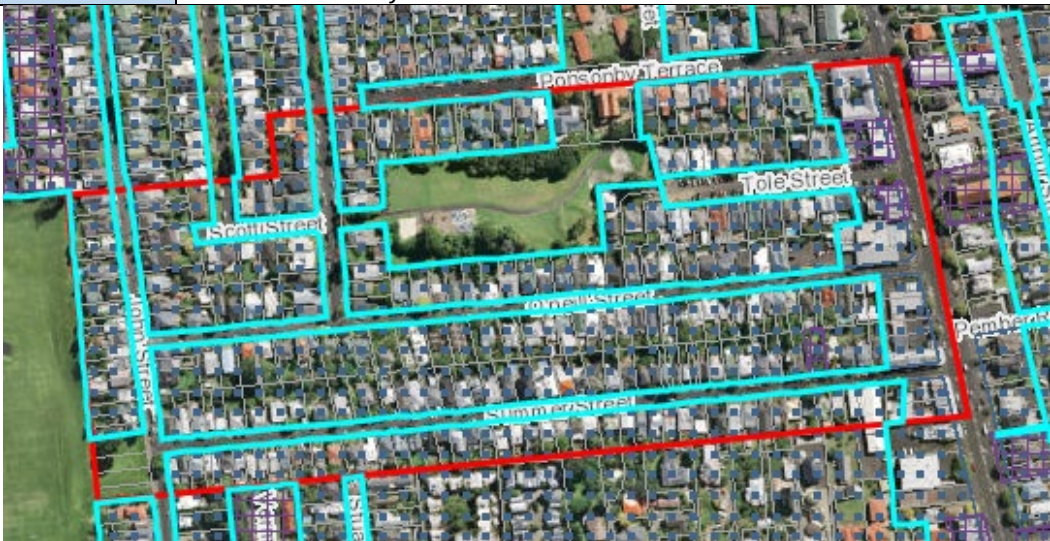


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ponsonby Central
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 16 (part) Area 18 (part)
NPS-UD priority ^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential – Single House Open Space - Community
Area Description	The Ponsonby Central report area includes five historic subdivisions that date from the 1850s-1880s (Deeds Blue M; Deed P14/A; Deed P2; Deed Blue I; DP 316). This area includes Tole Reserve, the largest public open space in Ponsonby, which contains one of the gullies that define the topography of this area. The roading pattern is primarily linear, with roads generally extending perpendicular from Ponsonby Road, defining long, narrow blocks with few cross-streets. Tole Street and Scott Street are both no-exit roads that terminate at Tole Reserve; Scott Street also terminates at the intersection of Islington Street. Lot sizes in the area tend to be consistent in shape and range in size from around 250m² up to 1100m². House setbacks and spacing are generally consistent. Many sites along O'Neill Street and Summer Street have angled parcel boundaries, meaning houses address the street at an angle, which creates a "sawtooth" effect when viewing facades along the street. Smaller lot sizes and narrow blocks mean there is very limited or no rear development in the area, which maintains the original grain of development. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s). Houses from the period of significance retain a high degree of physical integrity. There is a small amount of modern infill development located throughout the area; modern development tends to be multi-unit housing. Most houses are visible behind low fences or have no boundary treatment. Streets in the area are narrow and lined with bluestone kerbing. Tole Street is slightly wider and include grass verges as well as angled public parking. Individual properties have small front gardens, with more vegetation apparent at the rear. Densely spaced housing and narrow lots do not provide space for off-street parking and some houses have a small carport or garage in front or excavated below. The area retains a distinctly historic urban character.
	

Key survey data

Survey date(s)	June and July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	256		
Individual property scores	Score	Number of properties	Percentage ¹
	6	153	60%
	5	62	25%
	4	15	6%
	3	10	4%
	2	8	3%
	1	4	2%
	0	1	<1%
	Rear/vacant	3	NA



Overall findings	The Ponsonby Central 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 85% of individual properties scoring either 5 or 6.
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Recommendation

The Ponsonby Central 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

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.

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.

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: 12 January 2022

This aerial map shows a residential neighborhood in St. Louis, Missouri. A proposed development area is highlighted in pink, located between Taylor Street and Jackson Street. The area is bounded by a red line. The map includes numerous street names, such as Taylor Street, Jackson Street, and various residential streets. The surrounding area includes parks, commercial areas, and other residential streets.

Figure 1: The blue 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	Freemans Bay North
SCA Overlay	Isthmus A
Survey Area Number(s)	17

PLEASE NOTE:

The Summary of Area Findings report for the Freemans Bay North special character area was prepared in February 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) in this area. The proposed Plan Change 120 extent is shown in Figure 1 below.

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

Dated: October 2025

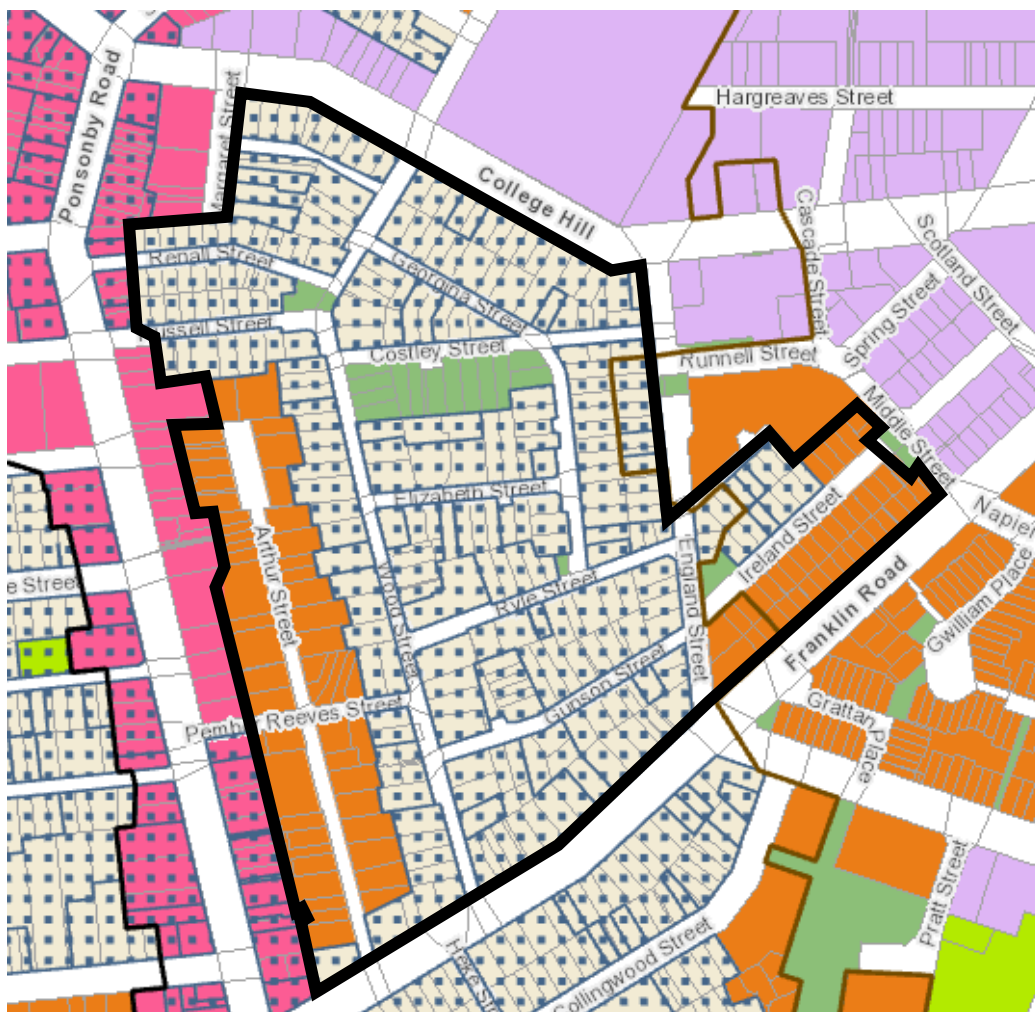


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SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Freemans Bay North
SCA Overlay	Isthmus A
Survey Area Number(s)	17
NPS-UD priority	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Freemans Bay North report area includes the northern half of the Freemans Bay suburb, which includes 18 subdivisions dating from the 1860s-1900s. The area includes some of the oldest residential subdivisions in Auckland. Franklin Road was selected as a boundary between Freemans Bay North and South due to a change in subdivision and roading patterns and lot sizes (the southern area generally has larger lots, wider streets and grass verges). The roading pattern generally follows an orthogonal grid with some variations due to the steep topography. Lot sizes range from around 250m² up to 1000m². Houses in this area are densely developed and have a regular rhythm and consistent setback. The most prevalent architectural styles in this area are cottages (1860s-1880s) and villas (1880s-1910s). This area has one of the highest concentrations of Victorian housing in Auckland. Generally, period housing in this area retains a high degree of physical integrity. Modern infill, especially multi-unit housing, is apparent throughout the area. Houses are typically visible behind low picket fences or hedges and have minimal front gardens (and larger rear yards). Most houses do not have off-street parking, though some houses have an excavated garage underneath. Streets are steep and narrow and lined with footpaths and bluestone kerbing. A lack of grass verges and street trees further contribute to the urban character of the streetscape.



Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	372		
Individual property scores	Score	Number of properties	Percentage ¹
	6	162	45%
	5	76	21%
	4	27	8%
	3	33	9%
	2	26	7%
	1	24	7%
	0	9	3%
	Rear/vacant	15	NA



Overall findings	The Freemans Bay North SCA 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 67% of individual properties scoring either 5 or 6.
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¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Freemans Bay North 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.

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
Freemans Bay North	NA

Potential HHAs and High-Quality Special Character areas

Number of places / areas currently scheduled	4 (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 for potential historic heritage areas are being considered.

Appendix 1: Index map



Figure 1: The red 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	Islington Street
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 18 (part) and 19 (part)

PLEASE NOTE:

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

Dated: October 2025

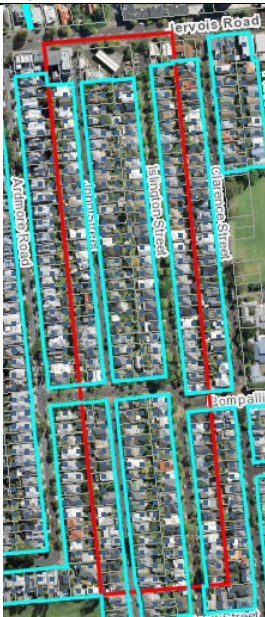


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Islington Street
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 18 (part) and 19 (part)
NPS-UD priority^{TBC}	All Other Areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Islington Street report area includes two historic subdivisions. One (Deed Blue M) includes the northern part of John Street and dates to the 1880s, and the other (DP 7073) covers Islington Street and dates to 1911. The roading pattern in the area is linear, with long streets extending perpendicular from Jervois Road and defining narrow blocks. Pompallier Terrace is the only cross-street in this area. Lot size and shape is very consistent along Islington Street, with all lots being around 300m². Lots on John Street are deeper and narrower than those along Islington Street, and there is some variation between the eastern side of the street, where lots are larger (around 400m²) and the western side of the street where lots are smaller (around 300m²). The small lot sizes in this area have prevented rear subdivision and development, retaining the original subdivision pattern and grain of development. House setback and spacing is particularly consistent along Islington Street, and generally consistent along John Street, with houses on the larger lots on the eastern side of the road having a larger setback. The rhythm of development is a particular defining feature of this report area. The most prevalent architectural styles include villas (1880s-1910s). Houses from the period of significance tend to retain a high degree of integrity, and there is little modern infill. Most housing in the area is visible behind low fences or hedges. The small lot sizes in this area do not allow for off-street car-parking and some houses have a carport or garage in front or excavated below. Islington and John Streets have a markedly different streetscape character. Islington Street is wide and lined with footpaths, grass verges and street trees. John Street is very narrow and has footpaths with no verges or street trees. Consequently, Islington Street has a more vegetated suburban character, while John Street is more urban.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	187		
Individual property scores	Score	Number of properties	Percentage ¹
	6	129	72%
	5	37	21%
	4	4	2%
	3	7	4%
	2	3	2%
	1	0	0%
	0	0	0%
	Rear/vacant	7	NA

Overall findings	The Islington Street 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 92% of individual properties scoring either 5 or 6.
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¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Islington Street 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	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: 12 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.
Islington Street SCA: Summary of Area Findings | FINAL |

The map shows the proposed layout of the new Westwood Terrace High School. The school site is highlighted in pink and is bounded by Jewell Road to the north, Westwood Terrace to the east, and the existing school grounds to the south. The map includes labels for various streets such as Lawrence Street, Westwood Terrace, Jewell Road, and others. A green line indicates the boundary of the school's catchment area.

Figure 1: 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	Ponsonby North
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 18 (part) and Area 19 (part)

PLEASE NOTE:

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

Dated: October 2025

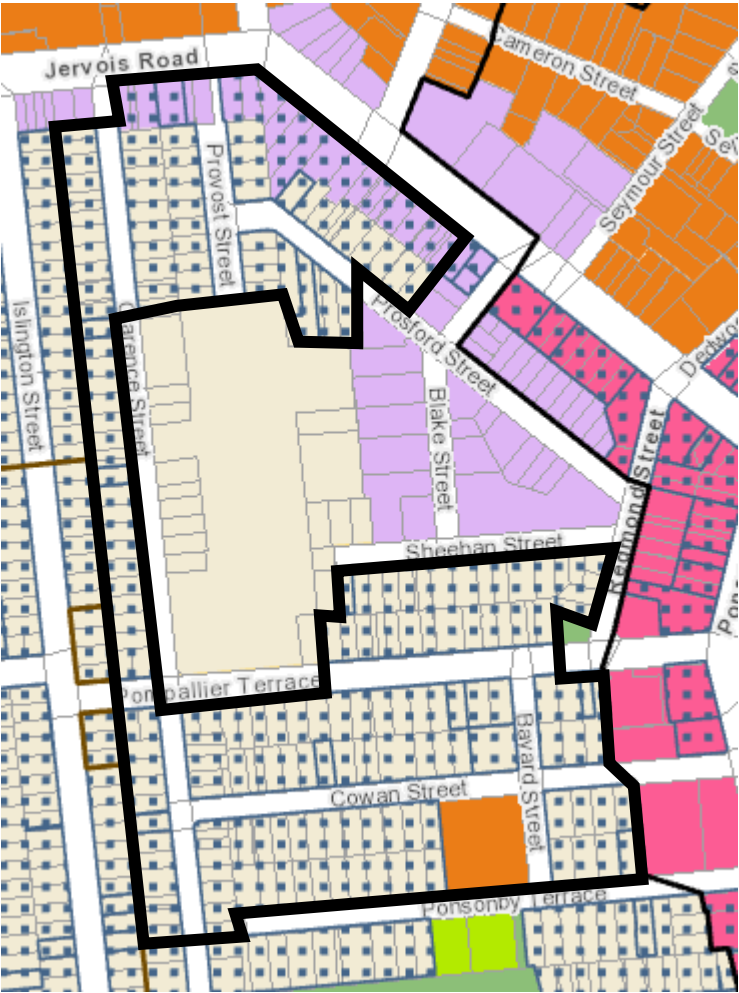


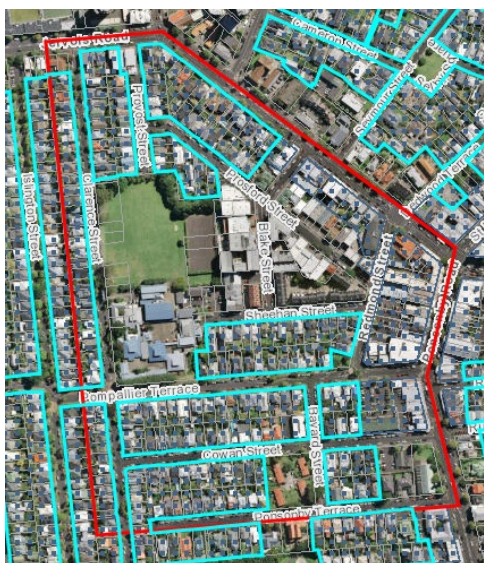
Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

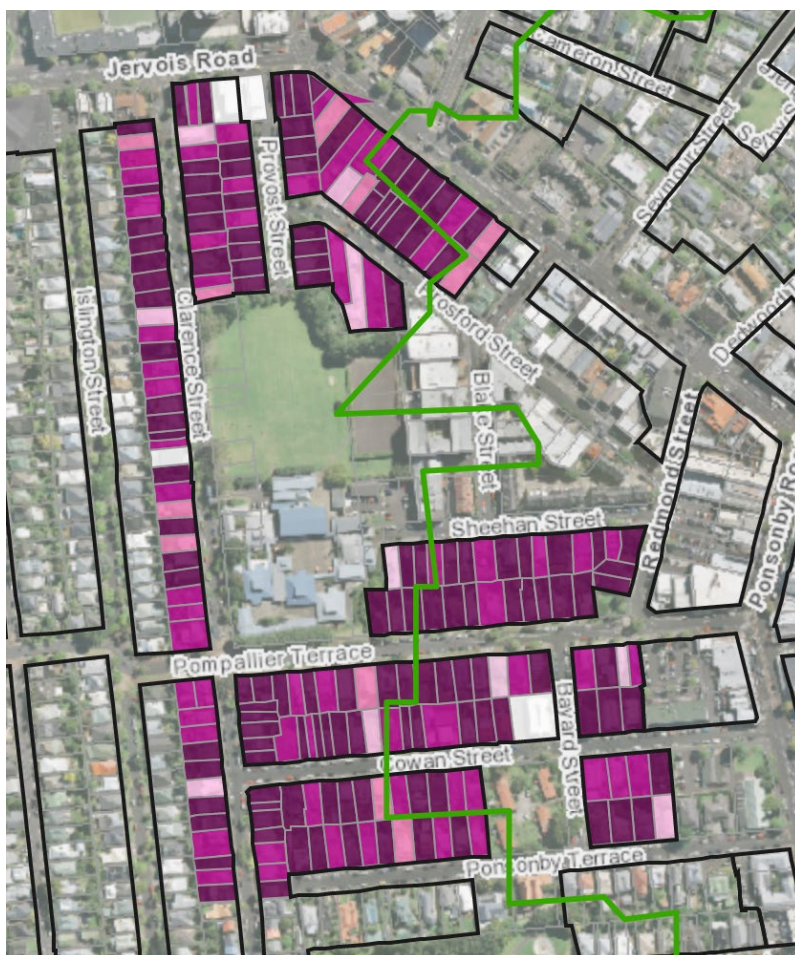
Area details

Name	Ponsonby North
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 18 (part) Area 19 (part)
NPS-UD priority^{TBC}	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House Business - Mixed Use
Area Description	The Ponsonby North report area includes three historic subdivisions dating from the 1860s to the 1880s (Deeds Blue I; Deeds P16; Deed Blue M). This residential area, associated with the Three Lamps commercial area around the corner of Ponsonby and Jervois Roads, includes the earliest subdivisions in Ponsonby. The roading pattern is primarily linear, with roads generally extending perpendicular from Ponsonby Road or Redmond Street, defining long, narrow blocks. There are several no-exit roads that terminate at Ponsonby Intermediate, which opened in 1976 on the site of a historic brick works. Another no-exit road, Ponsonby Terrace, terminates as a result of abutting subdivisions. Lot sizes in the area are very consistent in size and shape at around 275-450m². House setback and spacing are generally consistent. Smaller lot sizes and narrow blocks mean there is very limited or no rear development in the area, which maintains the original grain of development. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s). Provost Street is an anomaly in the area as it was developed later and is lined with bungalows (1920s-1930s). Houses from the period of significance retain a high degree of physical integrity. There is a small amount of modern infill development located throughout the area; modern development tends to be multi-unit housing. Most houses are visible behind low fences or have no boundary treatment. Streets in the area tend to be narrow and lined with bluestone kerbing. Pompallier Terrace and Provost Street are slightly wider and include grass verges and some street trees. Individual properties have small front gardens, with more vegetation apparent at the rear. Densely spaced housing and narrow lots do not provide space for off-street parking and some houses have a small carport or garage in front or excavated below. The area retains a distinctly historic urban character.



Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	221		
Individual property scores	Score	Number of properties	Percentage ¹
	6	134	61%
	5	62	28%
	4	11	5%
	3	7	3%
	2	3	1%
	1	2	<1%
	0	1	<1%
	Rear/vacant	1	NA



Overall findings	The Ponsonby North 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 89% of individual properties scoring either 5 or 6.
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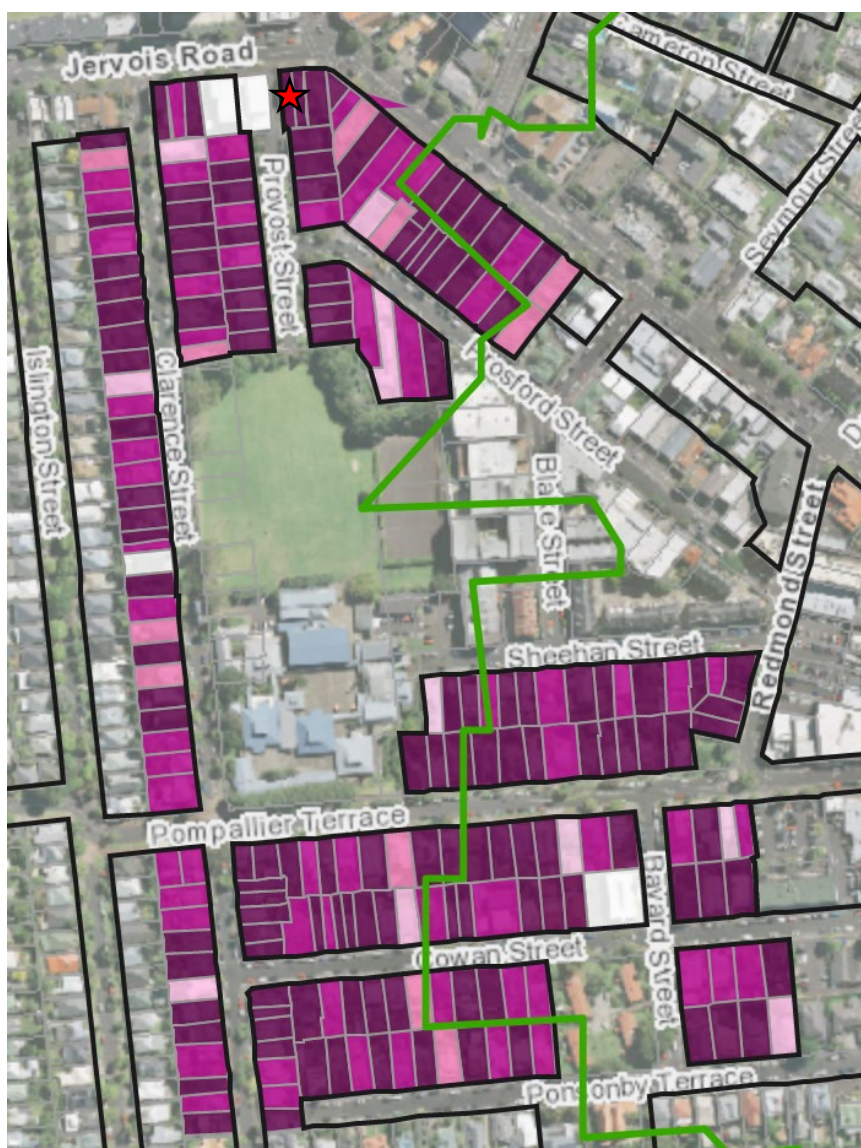
¹ Properties that are vacant or that were unable to be seen from the public realm at the time of survey are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Ponsonby North 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: 12 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.

Figure 1: 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	St Marys Bay
SCA Overlay	Isthmus A
Survey Area Number(s)	20

PLEASE NOTE:

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

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

Dated: October 2025

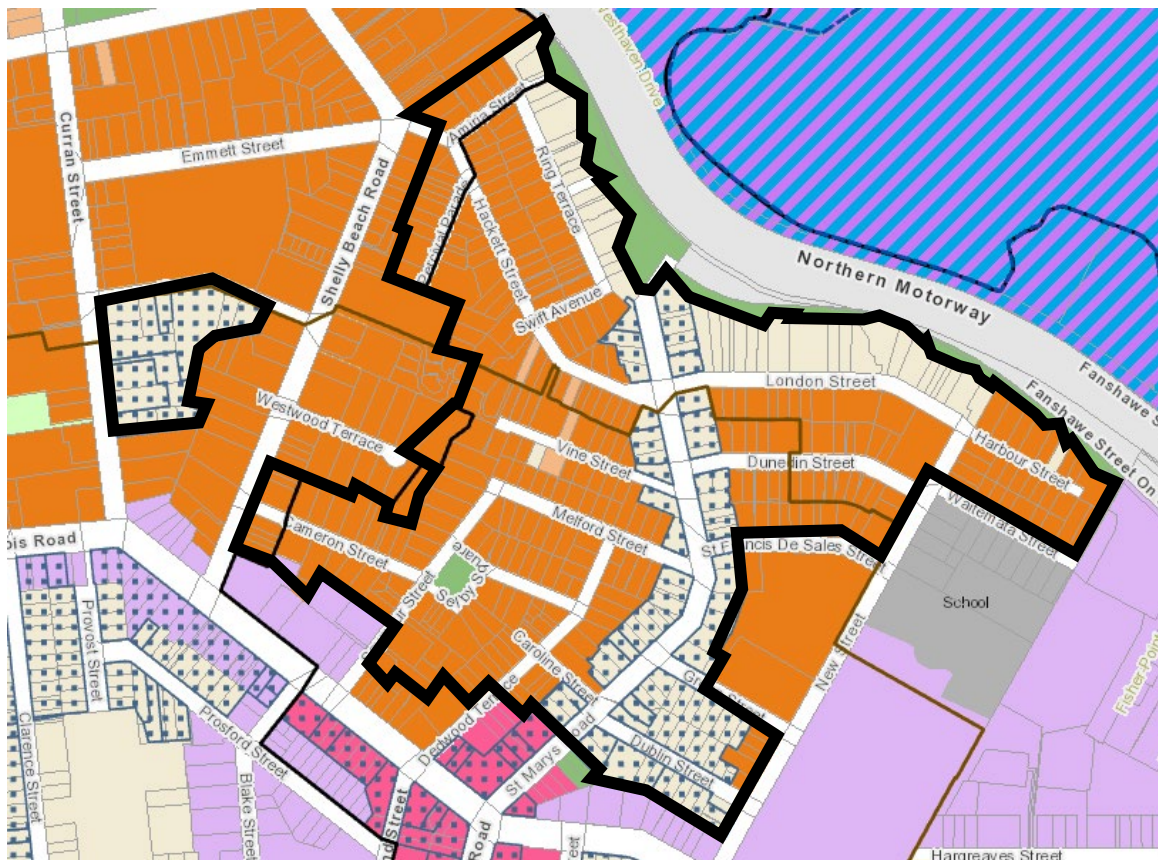


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	St Marys Bay
SCA Overlay	Isthmus A
Survey Area Number(s)	20
NPS-UD priority	Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House Business – Mixed Use
Area Description	The St Marys Bay report area includes six historic subdivisions dating from the 1860s to the 1900s¹. Along with the Freemans Bay report areas, St Marys Bay includes some of the earliest residential subdivision in the city. This area also includes part of the adjacent extensive Roman Catholic landholding, which is reflected in the names of some of the streets in the area, such as St Francis de Sales Street. The roading pattern generally follows a grid pattern, though there is some variation due to topography as the land slopes down from Jervois Road to the Waitematā Harbour. Lot shapes and sizes also vary because of the topography, ranging from around 200m² up to over 2500m². Housing in the area generally varies in terms of setback, rhythm, and density, which is largely due to variation in site shapes and sizes as well as modern redevelopment. The most prevalent architectural styles in the area include villas (1880s-1910s), including a few very grand examples, as well as some bungalows and English Cottages (1920s-1930s). The area includes significant modern infill development and redevelopment. In some areas, such as Yarborough Street and St Francis de Sales Street, every house on the street is a modern building, constructed within the past 30 years. Many period houses have significant alterations, with relatively few maintaining a high degree of physical integrity. Most houses are visible behind low fences or hedges, though many also have high walls with little or no visual permeability. St Marys Road is wide and primarily lined with bluestone kerbing, footpaths, grass verges and spartan/inconsistent street trees. Most other streets are narrow and do not have grass verges or street trees, lending a distinctly urban character to the area. Individual properties tend to be moderately vegetated, including hedges and small front gardens. Most lots in the area are not wide enough to accommodate off-street parking at the side or rear, and many houses have garages or carports located in front of, or excavated below, the house. In some cases, the parking structure obscures a significant portion of the front of the house. Overall, the area includes a mix of modern and period houses of varying integrity and consistency.
	

¹ Deed Blue E (1860s); Deed Blue F (1860s-1870s); Deed Blue G (1860s); DP 20314 (1926); Deed Blue I (1860s); Deed Blue 78 (1914)

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	409		
Individual property scores	Score	Number of properties	Percentage ²
	6	107	28%
	5	119	31%
	4	59	15%
	3	26	6%
	2	60	16%
	1	6	2%
	0	9	2%
	Rear/vacant	23	NA



Overall findings	The St Marys Bay SCA 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 59% of individual properties scoring either 5 or 6.
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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 St Marys Bay SCA survey data indicates 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 Areas (HHAs) ³
St Marys Bay	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ★ on maps)
Potential: Historic Heritage Area	0 (marked)
Sub-area of high-quality Special Character	1 (marked)



Report dated: February 2022

³ At this stage, only potential historic heritage areas are being considered. No flags on potential individual historic heritage places are being considered.

Appendix 1: Index map



Figure 1: 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	Herne Bay East
SCA Overlay	Isthmus A
Survey Area Number(s)	21

PLEASE NOTE:

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

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

Dated: October 2025

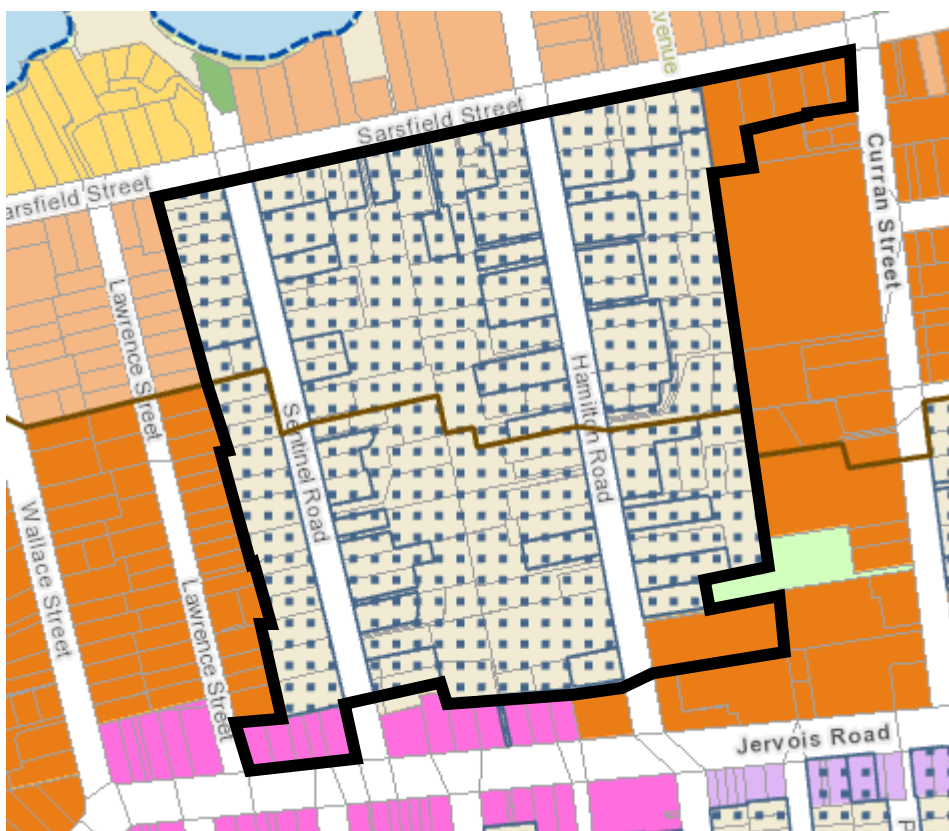


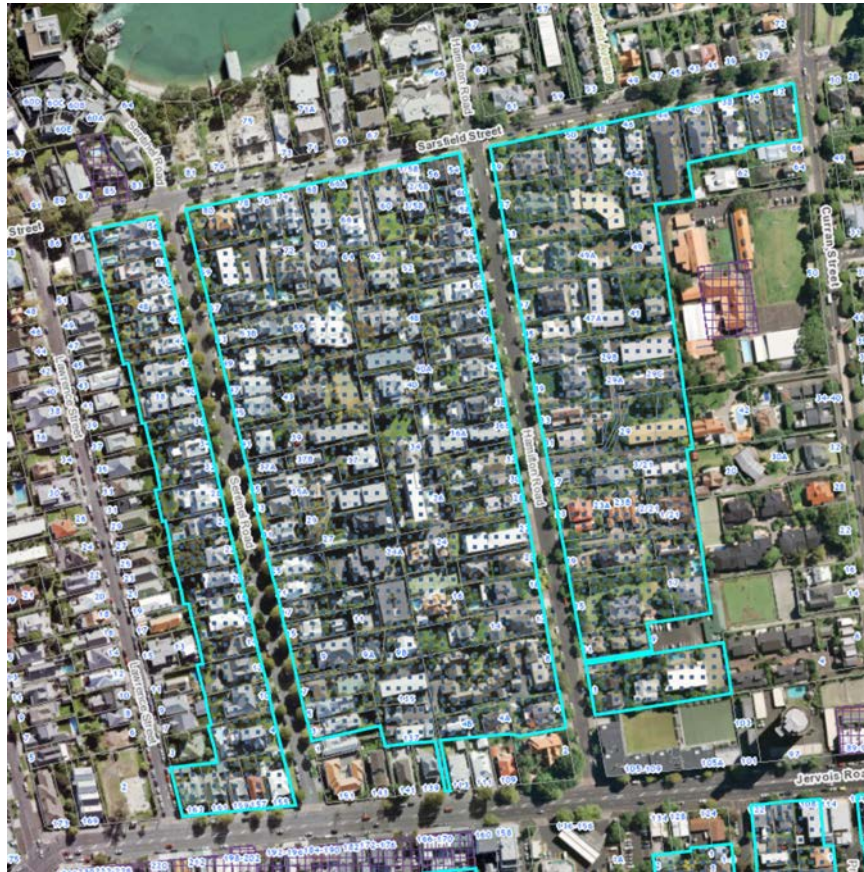
Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Herne Bay East
SCA Overlay	Isthmus A
Survey Area Number(s)	21
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Herne Bay East report area encompass dwellings along in the Sentinel and Hamilton Roads blocks. The area was one of the earliest areas of residential development in Tāmaki Makaurau outside of the city centre, with the associated Deed dated 1857 (DEED Blue I and D). The sites however were not auctioned until April 1874 as part of the Campbell Ville subdivision and were not built on until after this date. The area retains a linear roading pattern with blocks stretching between Sarsfield Street to the north and Jervois Road to the south. The topography of the land slopes down from Jervois Road to the Waitematā. The original 3000-4000m² lots of Campbell Ville have been subsequently subdivided into smaller, but still generous lots with original dwellings now located centrally within the blocks on irregular shaped sites. Street facing lot sizes in the area are generally more regular and consistent in shape and size, ranging from 450m² to 700m². Street facing housing in the area has a consistent rhythm, setback, and density of development – particularly along the west side of Sentinel Road. The most prevalent architectural styles are late-Victorian and Edwardian villas (1880s-1910s) of modest to large scale. A number of the original large-scale dwellings, now located on rear sites, remain partially visible from the streetscape. Dwellings from within the period of significance maintain a high degree of physical integrity. Houses are visible behind low picket fences and hedging and have smaller front gardens. The wide, straight streets provide open views down to the Waitematā Harbour and are lined in bluestone kerbing, have grass verges and mature street trees. Most houses have some provision for off-street parking, generally to the side or front, as permitted by the larger lot sizes. There is some variability in the character of the area due to the modern infill development throughout, with a number of multi-storied-terrace-units and apartment blocks that are located on both street facing and rear sites.



Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey ¹	N/A	
Number of properties	157		
Individual property scores	Score	Number of properties	Percentage ²
	6	36	36%
	5	32	32%
	4	10	10%
	3	3	3%
	2	15	15%
	1	4	4%
	0	1	1%
	Rear/vacant	56	NA

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.



Overall findings

The Herne Bay East 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 68% of individual properties scoring either 5 or 6.

Recommendation

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

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

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

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	NA
Sub-area of high-quality Special Character	2 (marked ) 



Report dated: 19 January 2022

Appendix 1: Index map



Figure 1: The green line is the City Centre walkable catchment

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn West
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 22 (part)

PLEASE NOTE:

The Summary of Area Findings report for the Grey Lynn West 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 proposed Plan Change 120 extent is shown in Figure 1 below.

In addition, 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.

Dated: October 2025

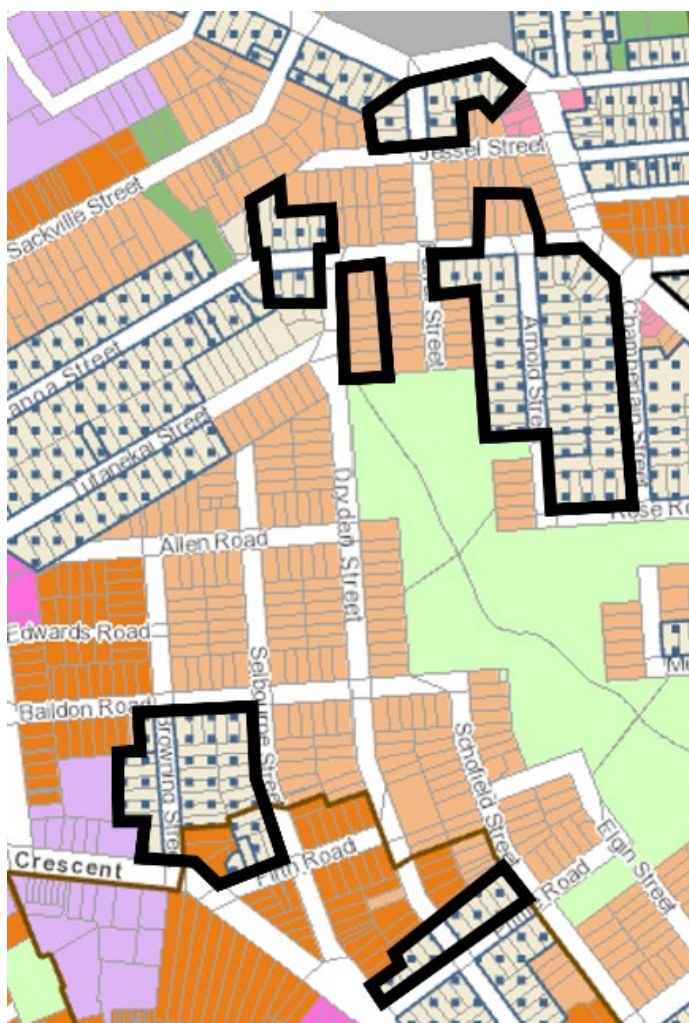


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Grey Lynn West
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 22 (part)
NPS-UD priority^{TBC}	All Other Areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Grey Lynn West report area includes several small portions of residential development within one historic subdivision (DP 1720) extending from Surrey Crescent to Richmond Road, completed in 1886. This subdivision (in addition to Areas 9 and 10/13, 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 both within and adjacent to the overlay. 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. Selbourne Street and Browning Street are lined with significant stands of plane trees. 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, this area maintains a well-established suburban character.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey ¹	100%	
Number of properties	136		
Individual property scores	Score	Number of properties	Percentage ²
	6	105	77%
	5	22	16%
	4	5	4%
	3	1	1%
	2	1	1%
	1	1	1%
	0	1	1%
	Rear/vacant	0	NA



Overall findings	The Grey Lynn West Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 93% of individual properties scoring either 5 or 6.
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¹ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

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

Recommendation

The Grey Lynn West 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	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: 12 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.
Grey Lynn West SCA: Summary of Area Findings | FINAL |

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	Westmere
SCA Overlay	Isthmus A
Survey Area Number(s)	22 (part) and 23

PLEASE NOTE:

The Summary of Area Findings report for the Westmere 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) in this area. The report for this special character area was reviewed in August 2025 and the overall findings confirmed. This area is proposed to be retained in the Special Character Areas Overlay.

Dated: October 2025

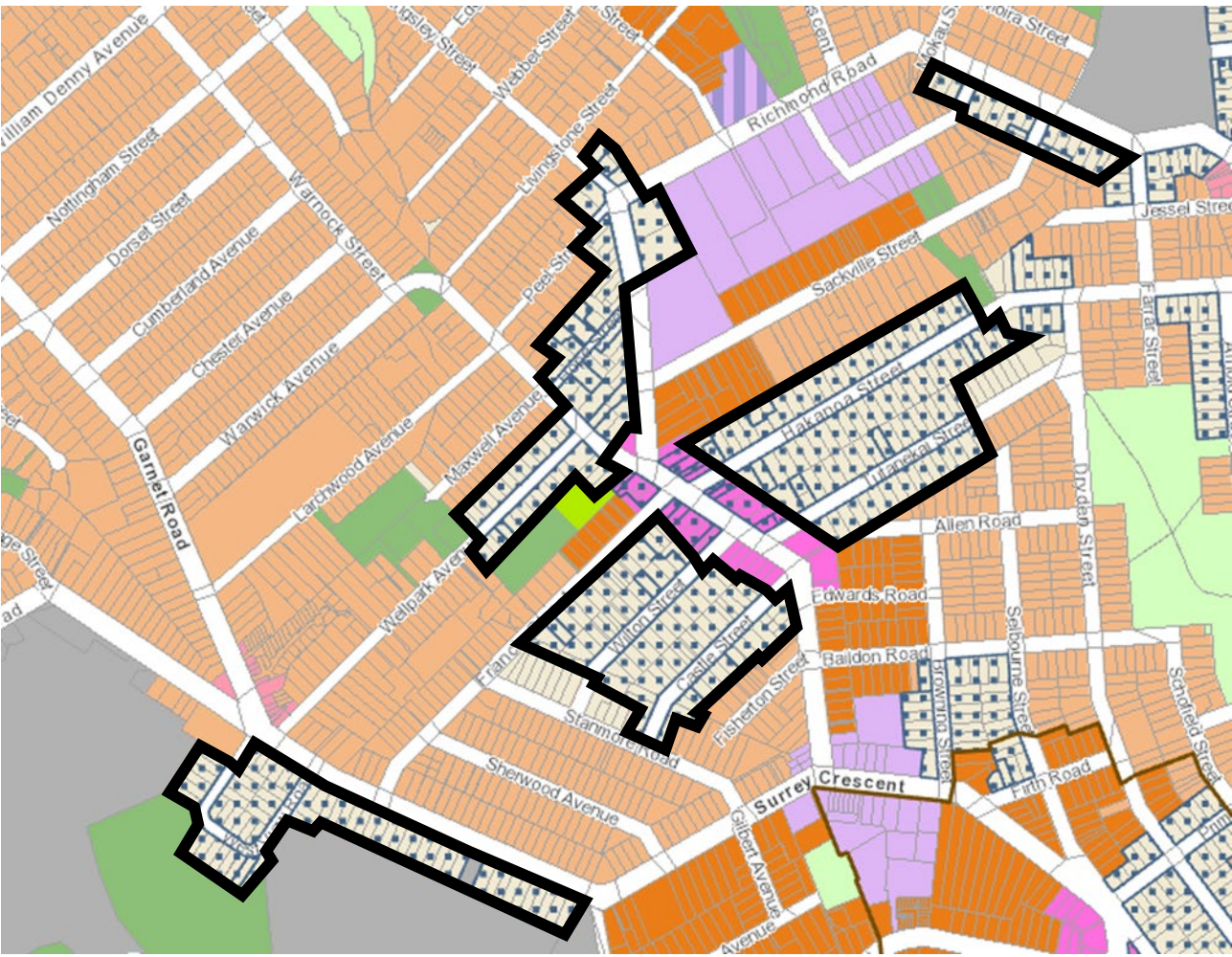


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Westmere
SCA Overlay	Isthmus A
Survey Area Number(s)	22 (part) and 23
NPS-UD priority^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential Single House
Area Description	The Westmere report area is made up of eight historic subdivisions dating from 1880 to 1923¹. This area is adjacent to the north and west to the Surrey Hills Estate subdivision, and includes an intact grouping of early council-funded housing along Old Mill and West View Roads. The subdivision pattern in this area is primarily based on a grid, with some variation where adjoining subdivisions abutt. Lots are regular in shape and size, ranging from around 500-800m². There is particular consistency within DP 3147 (1904) Hakanoa and Tutanekai Street and within DP 322 (1884) Francis, Wilton and Castle Streets. The subdivision pattern is highly intact, with only a few instances of subsequent subdivision. Houses are generally consistent in spacing and setback, with houses positioned toward the front boundary. The most prevalent architectural styles in the area include villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity. Infill and replacement housing is limited in this area. Most houses are visible behind low timber or brick fences. Apart from Hope Street (which only has footpaths), streets in this area are lined with bluestone kerbing, footpaths, grass verges and street trees. Hakanoa, Francis and Castle Streets are especially notable for their groupings of London Plane Trees. Individual sites are generally well-vegetated, despite small front and side yards. Most houses have some provision for off-street parking at the side, rear or excavated beneath, however some have garaging or carports located in the front yard, which can disrupt the relationship with the street. This area retains a strong association the Grey Lynn commercial centre, and overall retains a strong suburban character.

¹ DP 254 (1880); DP 265 (1884); DP 322 (1884); DP 2797 (1902); DP 3147 (1904); DP 6717 (1910); DEEDS 809 (1923); DP 938A (n.d.); Deeds Reg Blue 55 (n.d.)
Westmere SCA: Summary of Area Findings | FINAL |



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	339		
Individual property scores	Score	Number of properties	Percentage ²
	6	230	71%
	5	64	20%
	4	10	3%
	3	9	3%
	2	9	3%
	1	1	<1%
	0	0	0%
	Rear/vacant	16	NA

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



Overall findings

The Westmere 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.

Recommendation

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

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

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



Report dated: January 2022

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 Kingsland and Mt Eden Train Stations

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kelmarna Avenue and Surrounds
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 24

PLEASE NOTE:

The Summary of Area Findings report for the Kelmarna Avenue and Surrounds 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.

Updated: October 2025

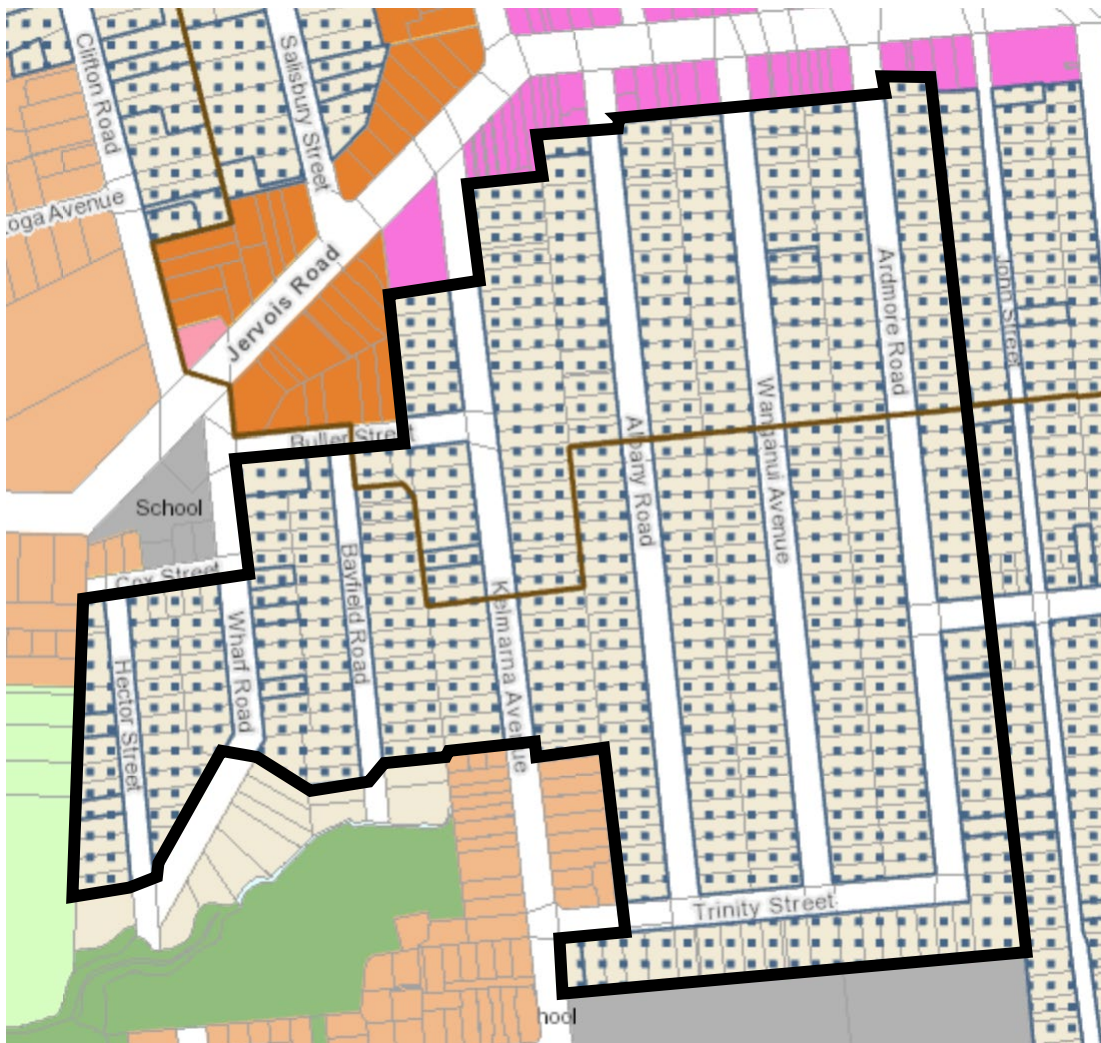


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kelmarna Avenue and Surrounds
SCA Overlay	Isthmus A
Survey Area Number(s)	Area 24
NPS-UD priority ^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential
Area Description	The four principal roads in this area (Ardmore Road, Wanganui Avenue, Albany Road and Kelmarna Avenue) run perpendicular to Jervois Road. Commencing at Jervois Road, each road enters into a long, pronounced descent, then bottoms out and finishes with a short ascent to a common terminus at Trinity Street. Bayfield and Wharf Roads are both no-exit roads, as well as Hector Street, which all terminate at Hukanui Reserve. A large part of the area corresponds to what was effectively a single subdivision of some 250 lots, including Ardmore Road, Wanganui Avenue, and Albany Road, created between 1903 and 1906 in the name of the Jervois Estate Syndicate. The streets of bay villas were largely built over a period of two years by an American who employed labourers from ships in port during their periods of loading and unloading. The western part of the report area (Kelmarna Avenue) includes historic subdivisions subdivided around the same time period including the full extent of DP 3365 (1905) and DP 7172 (1911). Overall, the most prevalent architectural style is villas (1880s-1910s). Houses from the period of significance retain a high degree of physical integrity. Throughout the area, houses generally have a common alignment square to the site boundaries. There is consistency of lot size, width and building set-back in any one part, a strong repetition of building style and form (notably the gabled bay, particularly in Ardmore Road, Wanganui Avenue and Albany Road), and strong consistency of roof form and slope. These features form strong elements of group character and, in particular, have combined to create striking sequences of buildings in parallax. The steepness of the roads allows the character of the housing to be appreciated more fully than on a level road, such that each building plays an increased role in the visual composition of the streetscape. Lot sizes in the area tend to be consistent in shape (generally rectangular) and range in size from around 400m² up to 700m²,² aside from those on the western side of Hector Street and the southern part of Wharf Road which are more triangular and range in size from 250m² up to 600m². Many sites along Hector Street and Wharf Road have angled parcel boundaries, although the houses are still parallel to the street. Smaller lot sizes and narrow blocks mean there is very limited or no rear development in the area, which maintains the original grain of development. Most houses are visible behind low fences or have no boundary treatment. Streets in the area are narrow and lined with bluestone kerbing. Individual properties have small front gardens, with more vegetation apparent at the rear. Most properties have provision for off street parking although more densely spaced housing, especially along Hector Street, does not always provide space for off-street parking. The area retains a distinctly 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	400		
Individual property scores	Score	Number of properties	Percentage ¹
	6	268	67%
	5	90	23%
	4	27	7%
	3	5	1%
	2	1	<1%
	1	5	1%
	0	3	<1%
	Rear/vacant	1	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.
 Kelmarua Avenue and Surrounds SCA: Summary of Area Findings | FINAL |



Overall findings

The Kelmarina Avenue and Surrounds 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 90% of individual properties scoring either 5 or 6.

Recommendation

The Kelmarina Avenue and Surrounds 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

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.
Kelmarina Avenue and Surrounds SCA: Summary of Area Findings | FINAL |

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	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA



Report dated: January 2022

Appendix 1: Index map



Figure 1: 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	Herne Bay West
SCA Overlay	Isthmus A
Survey Area Number(s)	25

PLEASE NOTE:

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

Updated: October 2025

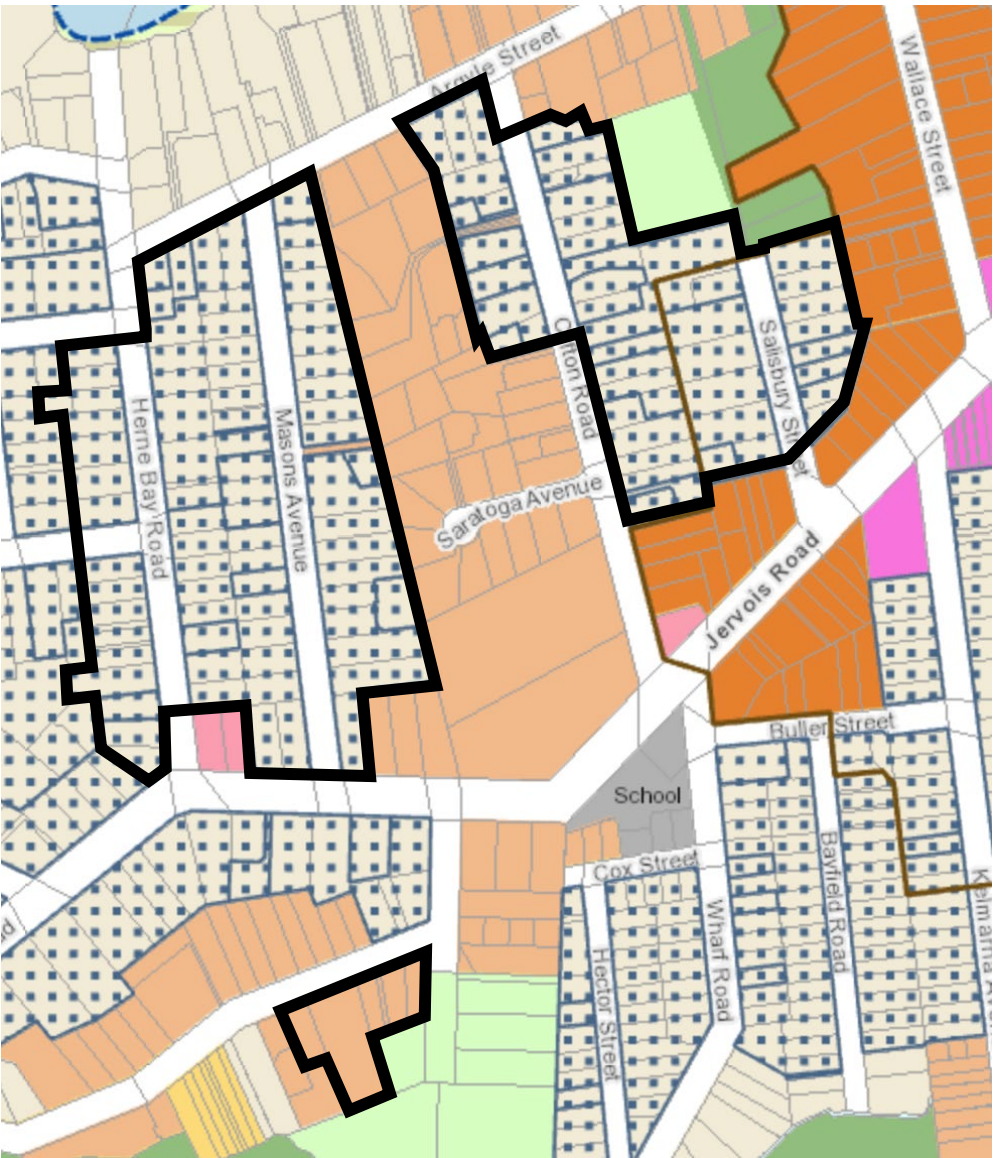


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Herne Bay West
SCA Overlay	Isthmus A
Survey Area Number(s)	25
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Herne Bay West report area encompass dwellings along Mason Avenue, Clifton Road and Salisbury Street, the Herne Bay Road Historic Heritage Area, and a small strip of West End Road to the south. The area was one of the earliest sections of residential development in Tāmaki Makaurau outside of the city centre, beginning in the late 1880s and continuing until the 1910s (ALLOT 1 SEC 3&8 Suburbs AUCKLAND; DP 277 – 1882; DP 1877 – 1897; DP 2477 – 1901; DEED 147 – 1919). The area retains a linear roading pattern with blocks stretching between Argyle Street to the north and Jervois Road to the south. Lots are regular in shape, and range in size from 450-1200m². A small number of sites have been subdivided with rear lots. Street facing housing in the area has a consistent rhythm, setback, and density of development. The most prevalent architectural styles are early Victorian villas and Edwardian villas (1880s-1910s). A number of dwellings have been modified with rooftop and garage additions, however the majority of dwellings from within the period of significance maintain a high degree of physical integrity. There is modern infill development throughout the area. Houses are visible behind low picket fences and hedging and have smaller front gardens. The wide, straight streets provide open views down to the Waitematā Harbour and are lined in bluestone kerbing, have grass verges and mature street trees. Most houses have some provision for off-street parking, generally to the side or front, as permitted by the larger lot sizes. The area maintains the distinctly suburban character of an early affluent villa suburb.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	N/A	
	Desk top survey ¹	100%	
Number of properties	144		
Individual property scores	Score	Number of properties	Percentage ²
	6	62	50%
	5	36	29%
	4	4	3%
	3	7	6%
	2	12	10%
	1	2	2%
	0	0	0%
	Rear/vacant	21	NA

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.



Overall findings

The Herne Bay West Special Character Area – Residential **is of high quality** in terms of its special character values. 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 79% of individual properties scoring either 5 or 6.

Recommendation

The Herne Bay West SCA report area is of high quality. No further special character work is recommended in this area at this time.

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

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

Potential HHAs and High-Quality Special Character areas

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	NA



Report dated: 10 January 2022

Appendix 1: Index map



Figure 1: The green line to the east is the City Centre walkable catchment

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Herne Bay West
SCA Overlay	Isthmus B
Survey Area Number(s)	25a

PLEASE NOTE:

The Summary of Area Findings report for the Herne Bay West 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 of the overlay 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 Herne Bay West special character area is outside a walkable catchment and was reviewed in relation to the updated threshold.

Updated: October 2025



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Herne Bay West
SCA Overlay	Isthmus B
Survey Area Number(s)	25a
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The report area encompasses the Isthmus B section of residential development on the western peninsula of Herne Bay that fronts onto the Waitematā harbour. The area is one of the earliest sections of residential development in Tāmaki Makaurau outside of the city centre, with subdivision beginning in the late 1880s (DP 200 – 1882, DP 1898 – 1898, DP 303 – nd., Deeds Reg A BLUE, PT ALLOT 1 SEC 2 & 8 Suburbs AUCKLAND, Deeds Reg S120). Lots in the area vary in shape and size, conforming to the topography and curved roading layout that follows contour of the coastline. Lot sizes range from 450m² to 3000m². Some rear development has occurred within the central blocks. Rear development is also present on the eastern side of Marine Parade, that has long narrower sections that slope down to the water with mature trees along the harbour's edge. Due to irregular lot sizes and shapes, there is variation in the rhythm, setback and density of development. Greater consistency is present in the street-facing dwellings along Galatea Terrace, the southern portion of Marine Parade, and western end of Jervois Road. The most prevalent architectural styles are villas (1880s-1910s) with transitional villas, bungalows and substantial English Cottage style dwellings (1910s-1930s) also present. There are a number of large-scale early dwellings on generous lots which are reflective of the early high value of the land and desirable location. Just over half of the dwellings from within the period of significance maintain a high degree of physical integrity, with rooftop additions and other modifications evident. Modern infill development is present throughout the area but most prevalent in the west along Marine Parade. Houses are generally visible behind low boundary treatments or hedging and sites are well vegetated with mature plantings. The streets provide open views to the Waitematā Harbour and are lined in bluestone kerbing, have grass verges, and mature street trees. All sites have provision for off-street parking, generally to the side, as permitted by the larger lot sizes; however, there are instances of front yard and boundary garaging. The area maintains the distinctly suburban character of an early affluent suburb.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	N/A	
	Desk top survey ¹	100%	
Number of properties	170		
Individual property scores	Score	Number of properties	Percentage ²
	6	47	34%
	5	38	27%
	4	18	13%
	3	7	5%
	2	23	17%
	1	4	3%
	0	2	1%
	Rear/vacant	31	NA

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.



Overall findings

The Herne Bay West Special Character Area - Residential **is not of high-quality special character value**. An area of high-quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 61% of individual properties scoring either 5 or 6.

Recommendation

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

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ³
Herne Bay Southwest – Jervois Road and Marine Parade (in part)	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	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	1 (marked)

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



Report dated: January 2022

Appendix 1: Index map

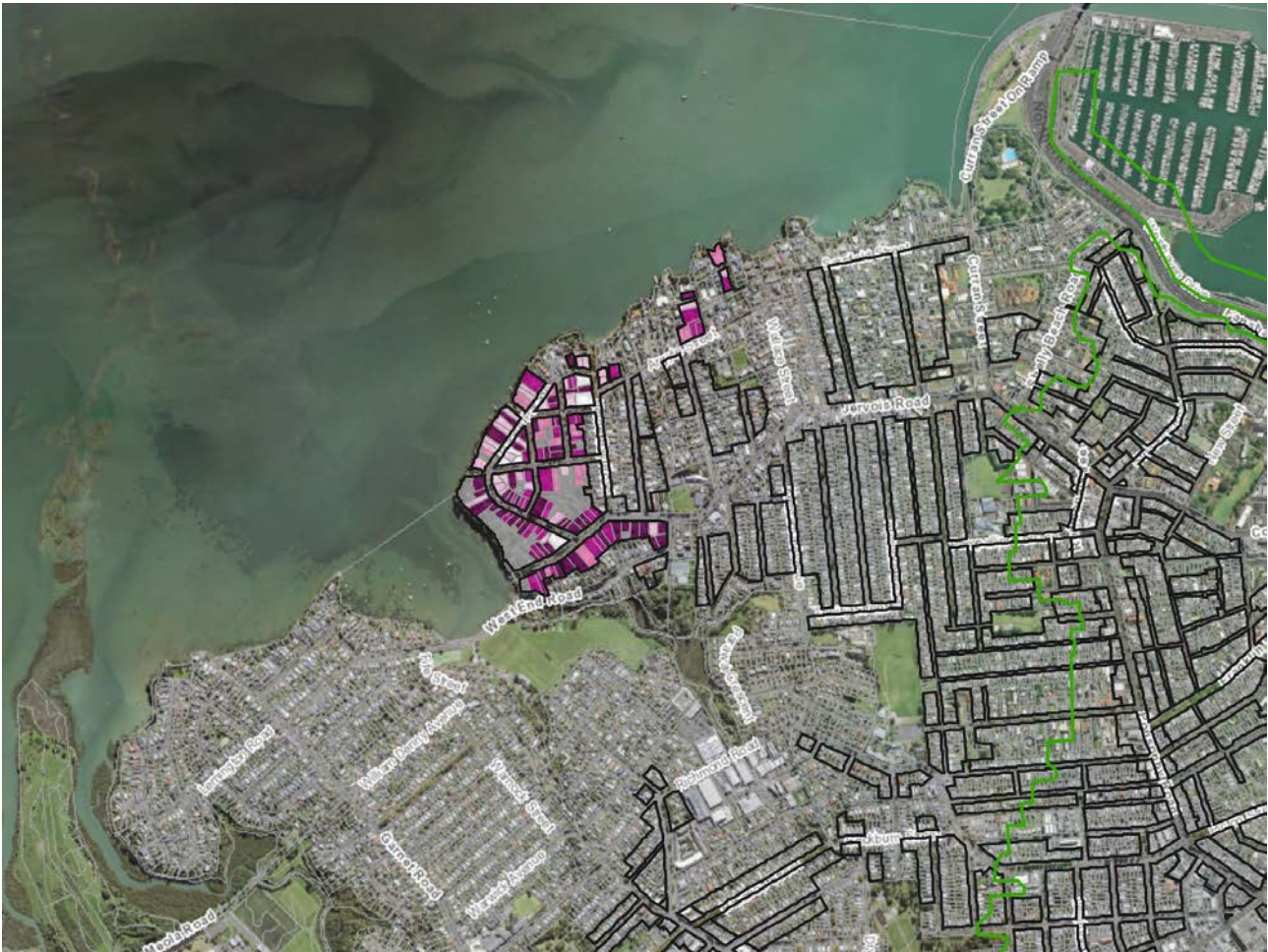


Figure 1: The green line to the east represents the City Centre walkable catchment

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell
SCA Overlay	Isthmus A
Survey Area Number(s)	26 (in part)

PLEASE NOTE:

The Summary of Area Findings report for the Parnell 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 proposed Plan Change 120 extent of the overlay is shown in Figure 1 below.

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.

Updated October 2025

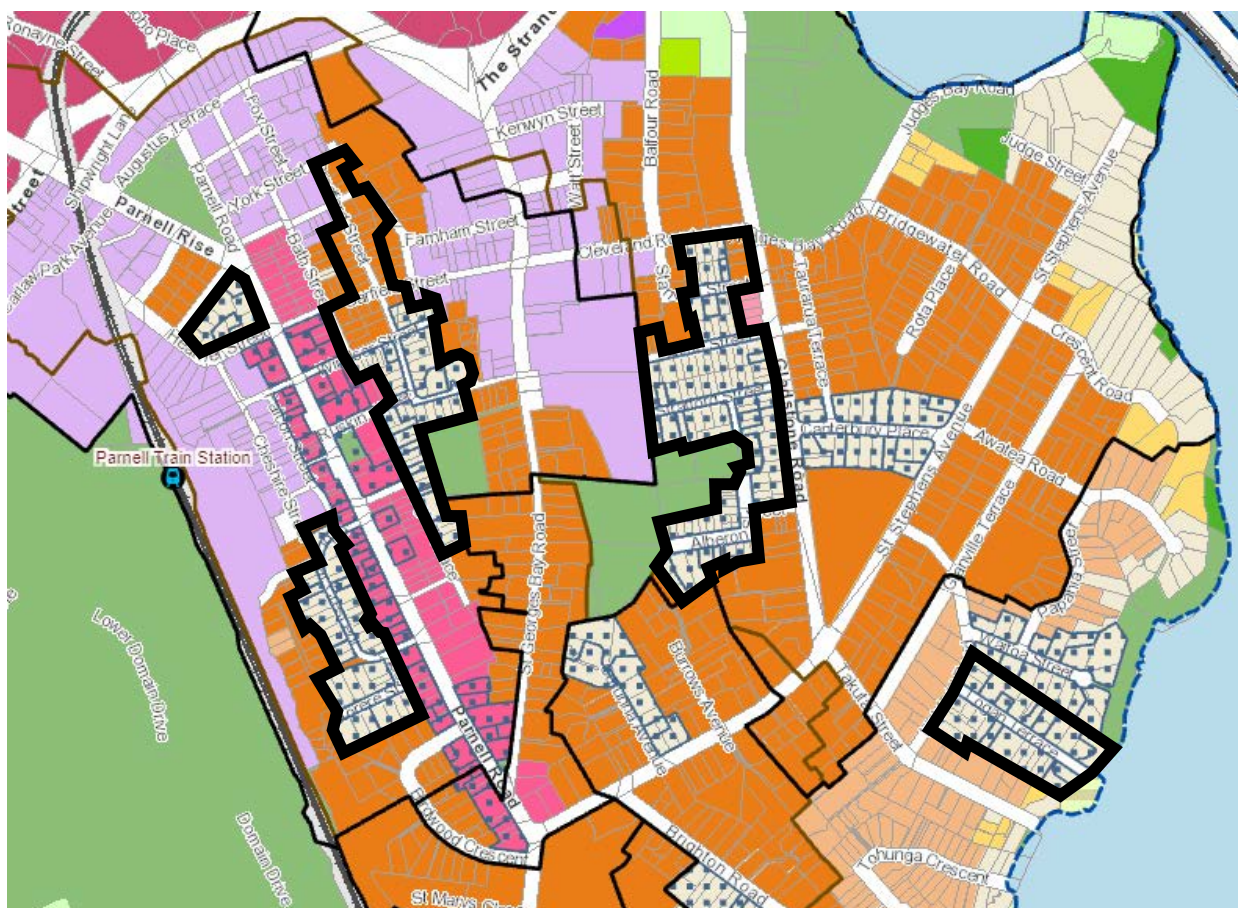


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell Isthmus A
SCA Overlay	Isthmus A
Survey Area Number(s)	26 (part)
NPS-UD priority ^{TBC}	Walkable catchment – Parnell Train Station Walkable catchment – City centre All other areas
AUP (OIP) Zone(s)	Residential Single House
Area Description	The Parnell Isthmus A report area is made up of over 30 small subdivisions dating from the 1840s to 1940s, with most occurring between the 1880s and 1920s. There are no large-scale or comprehensive subdivisions in this area, rather, all subdivision occurred at a small-scale in a more ad hoc fashion. Parnell was the first suburb developed outside of central Auckland and included important routes and connections to Great South Road. The area was also served as a residential and commercial hub for workers employed in Mechanics Bay. The pattern of development generally follows a grid, with narrow streets defining small blocks of development. Sections are small and regularly shaped at around 300m²-700m². House setbacks and spacing are generally consistent considering the piecemeal nature of subdivision and development. The rhythm and grain of development are somewhat affected by recent infill, replacement buildings of a different type (often multi-unit residential), and rear subdivisions, but most of the area maintains its original pattern of development. The most prevalent architectural styles in the area include cottages (1860s-1880s) and villas (1880s-1910s). Housing that dates to the period of significance generally retains a high degree of physical integrity. Most houses are visible behind low picket fences or hedges. Most streets in the area are lined in bluestone kerbing and footpaths. The northern side of Logan Terrace includes grass verges and street trees, as do a few properties along Litchfield Road and Alberon Street. Because of the small, narrow lots in this area, most sites do not allow for off-street car-parking, and consequently, there are instances where carports and garages are located in front of houses or excavated below. Individual properties have very small setbacks, which may include some landscaping. Vegetation is primarily provided at the rear of houses, lending the area a distinctly urban character. The topography of the area is also a key aspect of its character, with development occurring over a landscape of steep ridges and gullies, which provide views both toward the city and Hauraki Gulf.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100% ¹	
	Desk top survey	NA	
Number of properties	291		
Individual property scores	Score	Number of properties	Percentage ²
	6	146	53%
	5	59	22%
	4	15	5%
	3	13	5%
	2	24	9%
	1	16	6%
	0	0	0%
	Rear/vacant	18	NA



Overall findings	The Parnell Isthmus A 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 75% of individual properties scoring either 5 or 6.
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¹ Data has not been checked or 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 Parnell Isthmus A 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	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA



Report dated: 12 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

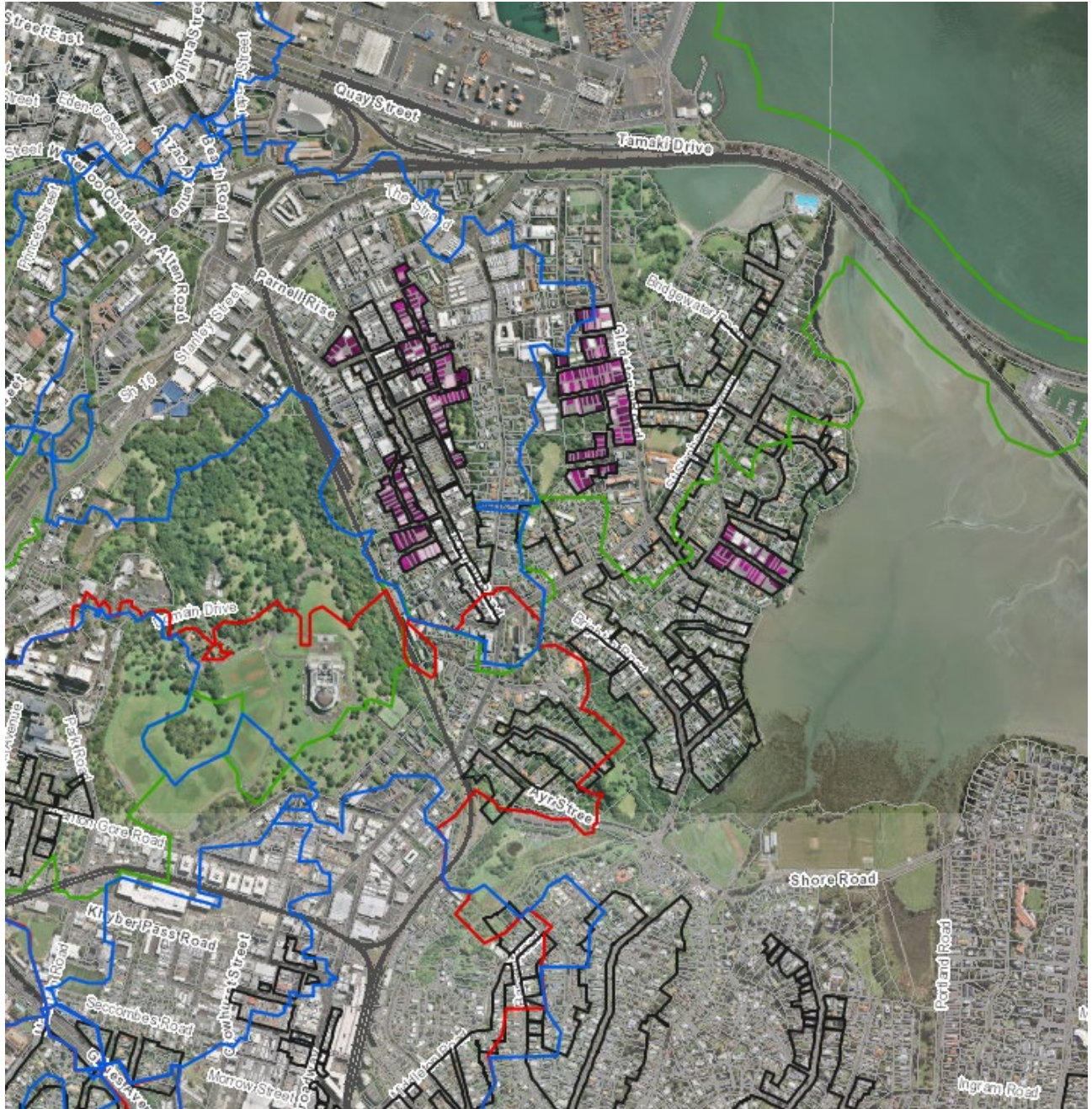


Figure 1: The blue line is the walkable catchment of the Parnell Train Station; the green line is the walkable catchment of the city centre; the red line is the walkable catchment of the Newmarket Metro Centre

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell Isthmus B
SCA Overlay	Isthmus B
Survey Area Number(s)	27

PLEASE NOTE:

The Summary of Area Findings report for the Parnell Isthmus B special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, some amendments have been proposed to the overlay in this area. The proposed Plan Change 120 extent is shown 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 Isthmus B is bisected by a walkable catchment boundary. The area outside the walkable catchment was reviewed in relation to the updated threshold.

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

Updated October 2025

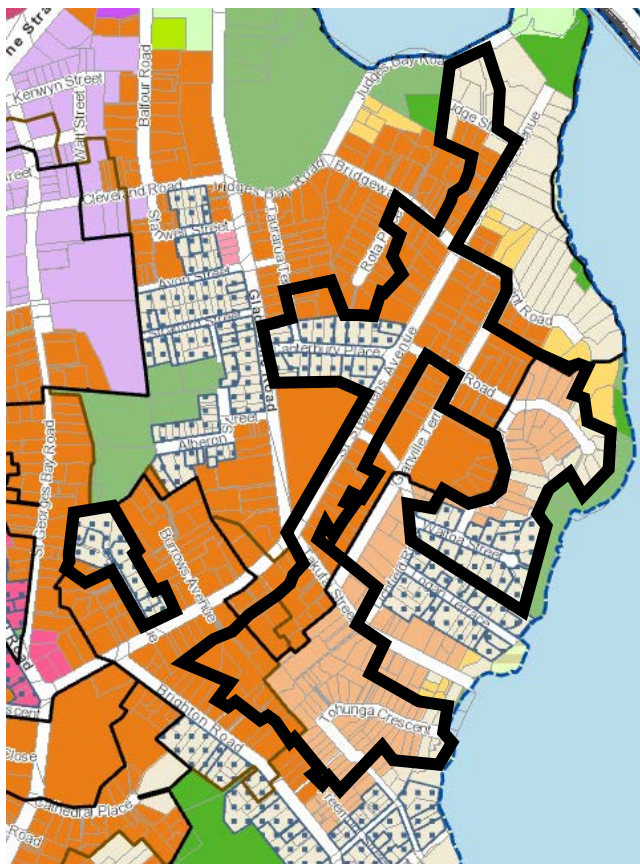


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Parnell Isthmus B
SCA Overlay	Isthmus B
Survey Area Number(s)	27
NPS-UD priority	Walkable Catchment – City Centre All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Parnell Isthmus B report area is made up of several small subdivisions, dating from the 1890s to 1960s, with most occurring during the inter-war period. There are a few larger-scale subdivisions, including Canterbury Place (DP 23319; 1930), Papahia Street (DP 21631; 1928 and DP 25015; 1934) and Tohunga Crescent (DP 9448; 1913), however most subdivisions occurred at a smaller scale and on a more ad hoc basis. The roading pattern in the area generally follows a grid that begins drops away closer to the coastline, where the pattern becomes more dictated by the topography of the area. Blocks tend to be narrow apart from the block bounded by Takutai Street, Brighton Road and St Stephen's Avenue, which is exceptionally wide, creating a significant number of rear lots. Lot shape and size is generally consistent, ranging from around 750m²-850m², with some variation due to the topography of the area. House setback and spacing varies throughout the area, with more consistency apparent in the larger-scale subdivisions. The most prevalent architectural styles in the area are English Cottages (1920s-1930s) and modern or contemporary housing (1970s-present). Houses that date to the period of significance tend to maintain a high degree of integrity, however there is significant modern redevelopment in this area. Many houses, especially those along main roads, have high fences or hedges which partially block visibility of the house. Although sections are large, many houses also have garaging or carports on the front boundary, which can impact the relationship of each place to the street. Streets are wide and lined with bluestone kerbing, footpaths, grass verges and street trees. Individual properties also tend to be highly vegetated, with large well-landscaped gardens in front and behind. The topography of the area is a key aspect of its character, with development occurring over a landscape of steep ridges and gullies, which provide views both toward the city and Haruaki gulf.
	

Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100% ¹	
	Desk top survey	NA	
Number of properties	269		
Individual property scores	Score	Number of properties	Percentage ²
	6	80	39%
	5	39	19%
	4	13	6%
	3	24	12%
	2	40	19%
	1	9	4%
	0	1	<1%
	Rear/vacant	63	NA



Overall findings	The Parnell Isthmus B Special Character Area - Residential is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 58% of individual properties scoring either 5 or 6.
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¹ This data has not been checked or 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 Parnell Isthmus B 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
Papahia Street/Waitoa Street	NA
Canterbury Place	
St Stephen's Avenue (north and south)	

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	3 (marked)



Report dated: 19 January 2022

³ At this stage, only flags for potential historic heritage areas are being considered.
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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 Parnell Train Station; the red line is the walkable catchment of the Newmarket Metro Centre