

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden West
SCA Overlay	Isthmus A
Survey Area Number(s)	28

PLEASE NOTE:

The Summary of Area Findings report for the Mount Eden West special character area was prepared in November 2021. The report is attached to this cover sheet. Since completion of the report, some amendments have been made to the overlay to give effect to the Government's 2025 amendment of the Resource Management Act 1991. This amendment requires greater building heights and densities to be enabled within at least the walkable catchments of the Maungawhau (Mount Eden), Kingsland and Morningside train stations. The special character areas within these walkable catchments, including Mount Eden West, were reviewed and areas of high quality special character were removed as a strategic planning response.

The proposed change to the Mount Eden West special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor. The proposed Plan Change 120 extent is shown in the map in Figure 1 below.

Updated: October 2025

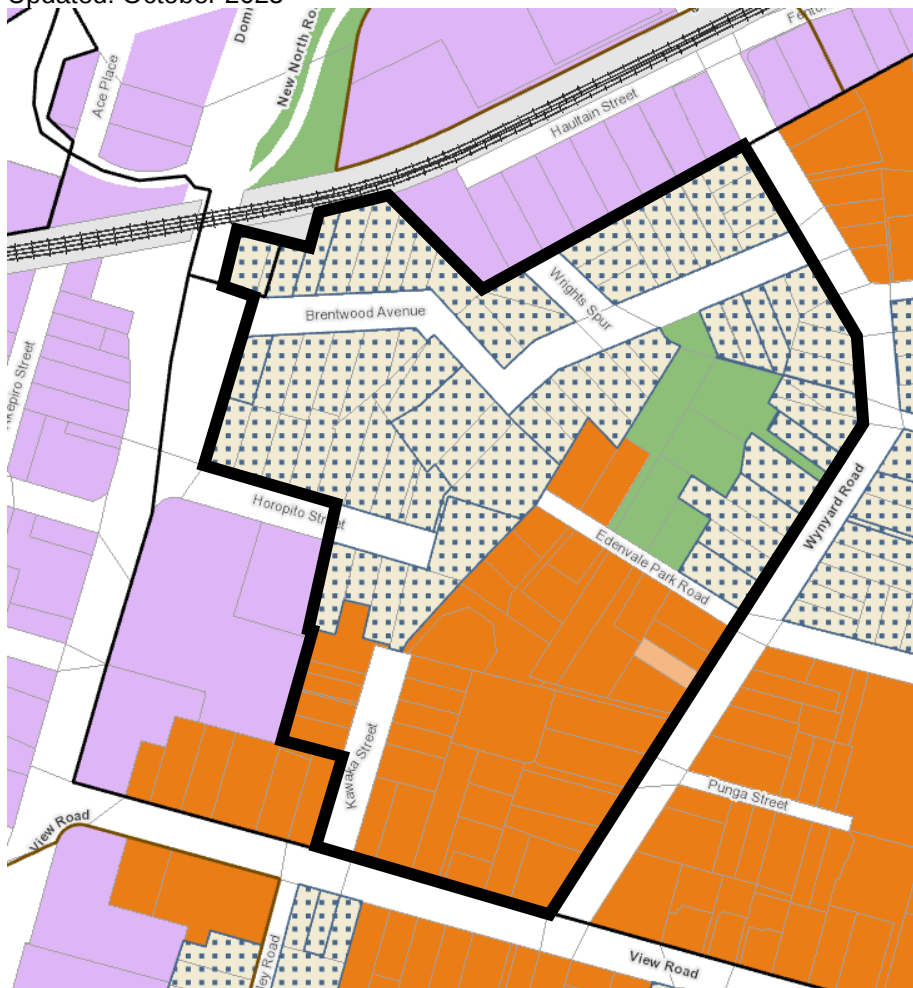


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden West
SCA Overlay	Isthmus A
Survey Area Number(s)	28
NPS-UD priority ^{TBC}	Walkable Catchment – RTN – Mount Eden Train Station Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Mount Eden West report area covers the western portion of the Stonyhurst Estate subdivision, dating to 1879. Lot sizes in the area range from around 250m² to around 1500m², and few are regular in shape. Following the irregular roading pattern, many parcels have tapering or angled boundaries; a few are triangular. Houses in this area are generally oriented toward the street and positioned toward the front boundary. In some cases, this causes discrepancy in setbacks, especially where the front boundary of a lot is angled, such as along Wynyard Road and Brentwood Avenue. The most prevalent architectural styles are villas and transitional villas (1880s-1910s) and bungalows (1920s-1930s). There are also examples of both early and more recent apartment buildings, which gained popularity in Mount Eden after World War I as the area became denser to address the post-war housing shortage. Generally, housing maintains a high degree of physical integrity. Most houses are visible behind low fences or stone walls and have small setbacks, with larger side and rear yards. Most houses have some form of off-street parking, typically at the side or rear of the house. All streets in the area have footpaths and the streets are primarily lined in bluestone kerbing. Most of the streets have grass verges and street trees, and individual lots tend to be highly vegetated. Edendale Park is a highly vegetated recreation reserve located in the gully to the rear of houses on Brentwood Avenue, Edenvale Park Road and Wynyard Road. Overall, the character reflects an early suburban subdivision.
	

Key survey data

Survey date(s)	June 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	108		
Individual property scores	Score	Number of properties	Percentage ¹
	6	57	60%
	5	18	19%
	4	2	2%
	3	5	5%
	2	6	6%
	1	1	1%
	0	6	6%
	Rear/vacant	13	NA



Overall findings	The Mount Eden 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 79% 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 Mount Eden West report area is of high quality. No further special character work is recommended in this area at this time.²

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

Potential HHAs and high-quality special character areas

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



Report dated: 1 November 2021

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

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

Appendix 1: Index Map

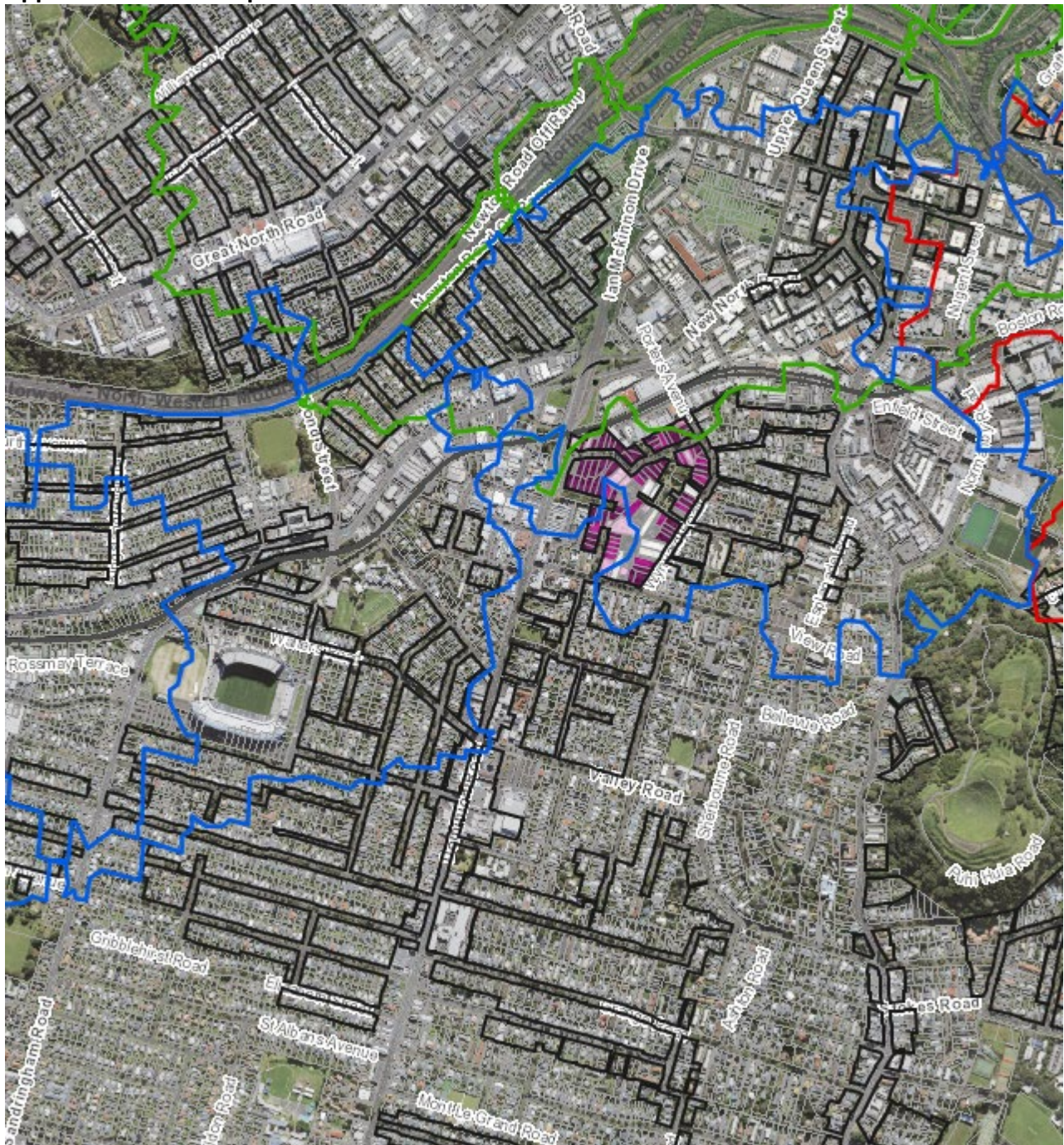


Figure 1: The blue line represents the walkable catchments of the Morningside, Kingsland and Mt Eden Train Stations; the green line is the walkable catchment of the city centre

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden East
SCA Overlay	Isthmus A
Survey Area Number(s)	29

PLEASE NOTE:

The Summary of Area Findings report for the Mount Eden East special character area was prepared in November 2021. The report is attached to this cover sheet. Since completion of the report, some amendments have been made to the overlay to give effect to the Government's 2025 amendment of the Resource Management Act 1991. This amendment requires greater building heights and densities to be enabled within at least the walkable catchments of the Maungawhau (Mount Eden), Kingsland and Morningside train stations. The special character areas within these walkable catchments, including Mount Eden East, were reviewed and areas of high quality special character were removed as a strategic planning response. The proposed Plan Change 120 extent is shown in the map in Figure 1 below.

The proposed change to the Mount Eden East special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor. The proposed Plan Change 120 extent is shown in the map in Figure 1 below.

Updated October 2025

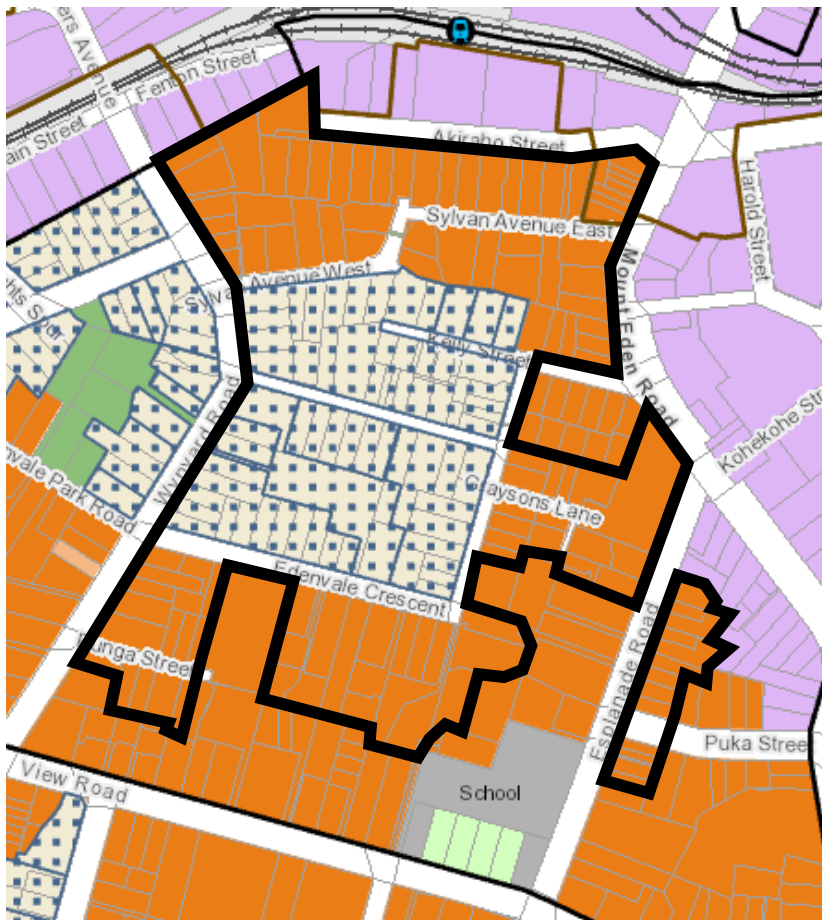


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

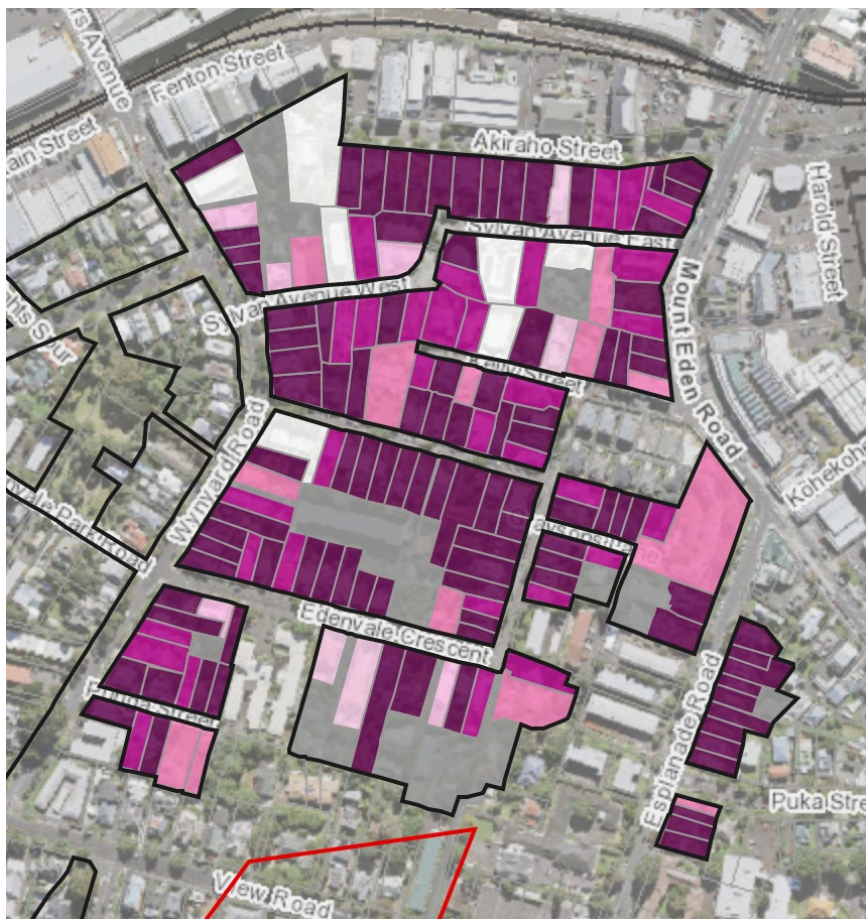
SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden East
SCA Overlay	Isthmus A
Survey Area Number(s)	29
NPS-UD priority ^{TBC}	Walkable Catchment – RTN – Mount Eden Train Station Walkable Catchment – City Centre
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Mount Eden East report area covers the eastern portion of the Stonyhurst Estate subdivision, dating to 1879. Lot sizes in the area range from around 250m² to around 1500m², and few are regular in shape. Following the irregular roading pattern, many parcels have tapering or angled boundaries; a few are triangular. Wide street blocks mean there are often large rear sites occupying the centre of each block, such as the apartment building located at the centre of the block surrounded by Edenvale Crescent. In other cases land at the centre of these wide blocks is accessed by small cul-de-sac roads, such as Punga Street, Kelly Street and Graysons Lane. Houses in this area are generally oriented toward the street and positioned toward the front boundary. In some cases, this causes discrepancy in setbacks, especially where the front boundary of a lot is angled, such as along Wynyard Road. The most prevalent architectural styles are villas and transitional villas (1880s-1910s) and bungalows (1920s-1930s). There are also examples of both early and more recent apartment buildings, which gained popularity in Mount Eden after World War I as the area became denser to address the post-war housing shortage. Generally, housing maintains a high degree of physical integrity. Most houses are visible behind low fences or stone walls and have small setbacks, with larger side and rear yards. Most houses have some form of off-street parking, typically at the side or rear of the house. All streets in the area have footpaths and the streets are primarily lined in bluestone kerbing. None of the streets have grass verges or street trees (there are trees located in traffic chicanes), but individual lots tend to be highly vegetated.
	

Key survey data

Survey date(s)	June 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	185		
Individual property scores	Score	Number of properties	Percentage ¹
	6	101	62%
	5	32	20%
	4	13	8%
	3	5	3%
	2	4	2%
	1	1	1%
	0	6	4%
	Rear/vacant	23	NA



Overall findings	The Mount Eden East Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 82% 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 Mount Eden East report area is of high quality. No further special character work is recommended in this area at this time.²

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

Potential HHAs and high-quality special character areas

Number of places / 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: 1 November 2021

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

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

Appendix 1: Index Map

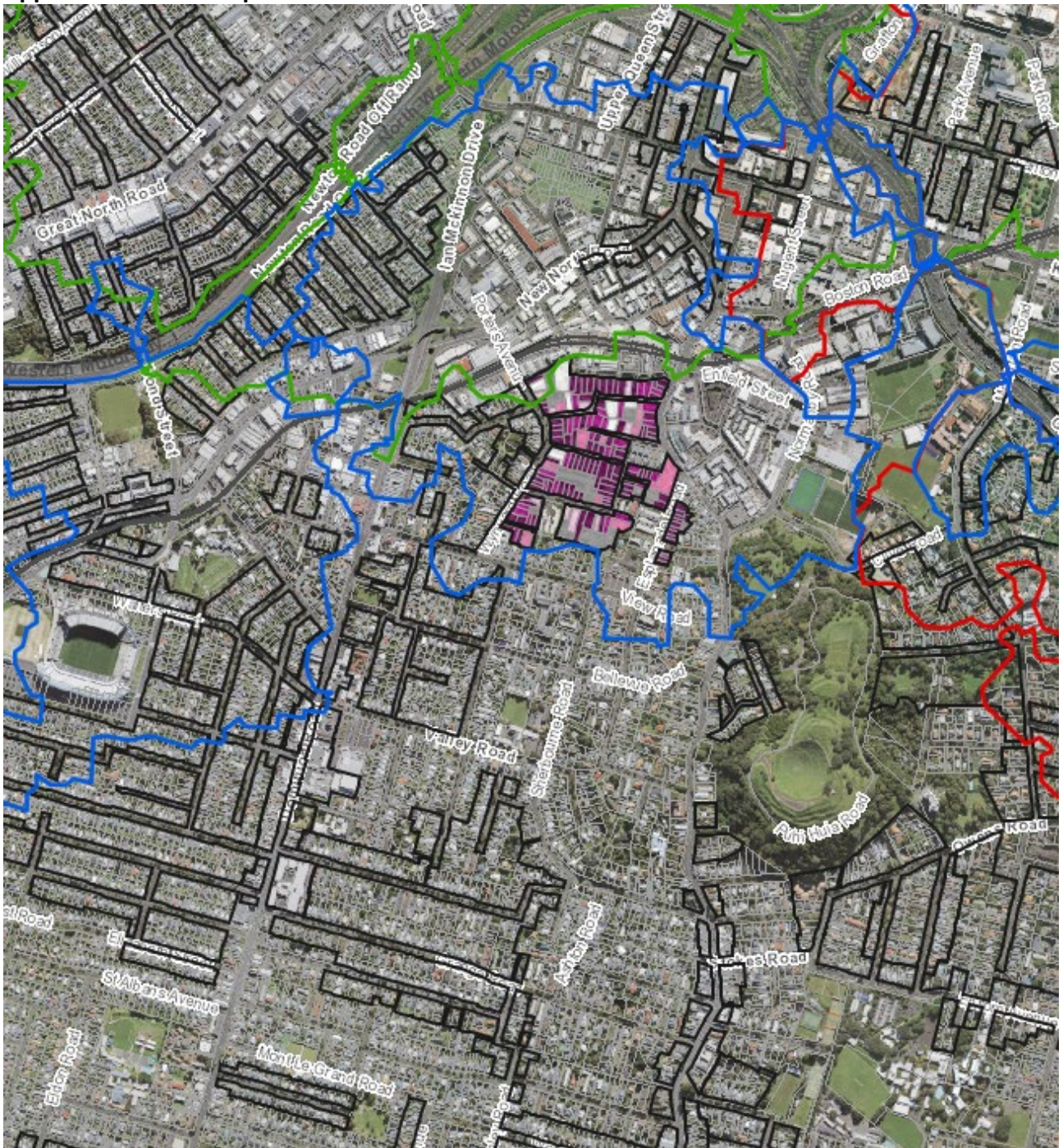


Figure 1: The blue line represents the walkable catchments of the Kingsland, Mt Eden and Grafton Train Stations; the green line is the walkable catchment of the city centre

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden South
SCA Overlay	Isthmus A
Survey Area Number(s)	30 (Isthmus A only) and 32

PLEASE NOTE:

The Summary of Area Findings report for the Mount Eden South special character area was prepared in November 2021. The report is attached to this cover sheet. Since completion of the report, some amendments have been made to the overlay to give effect to the Government's 2025 amendment of the Resource Management Act 1991. This amendment requires greater building heights and densities to be enabled within at least the walkable catchments of the Maungawhau (Mount Eden), Kingsland and Morningside train stations. The special character areas within these walkable catchments, including Mount Eden South, were reviewed and areas of high quality special character were removed as a strategic planning response.

The proposed change to the Mount Eden South special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor. The proposed Plan Change 120 extent is shown in the map in Figure 1 below.

Updated: October 2025

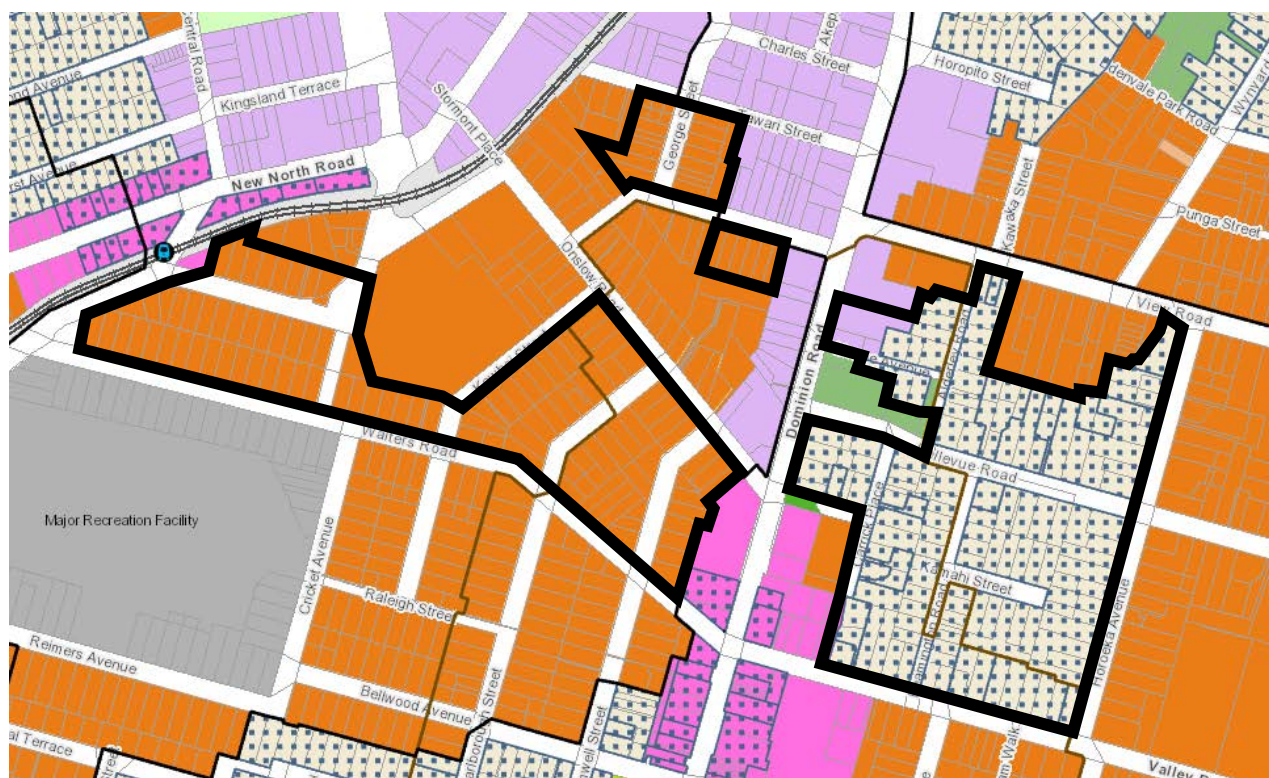


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden South
SCA Overlay	Isthmus A
Survey Area Number(s)	30 (Isthmus A only) and 32
NPS-UD priority^{TBC}	Walkable Catchment – RTN – Kingsland Train Station Walkable Catchment – RTN – Mount Eden Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Mount Eden South report area encompass several historic subdivisions dating from the 1880s to around 1910s. The area to the west of Dominion Road contains two comprehensive subdivisions (DP 196, DP 3513), which is reflected in the strong roading pattern and consistent lot sizes. The area to the east of Dominion Road was subdivided in a more piecemeal manner, which is reflected in the more irregular roading pattern and roading widths, mix of lots sizes and wider blocks. Lot sizes in this area range from 300m² to 450m². Housing setback, rhythm and density vary across the area, however setback is generally consistent in that houses are typically located close to the front property boundary. The most prevalent architectural styles in this area are villas (1880s-1910s), and houses generally occupy nearly the full width of their sites. There are also examples of both early and more recent apartment buildings, which gained popularity in this area after World War I as the area became denser to address the post-war housing shortage. Generally, housing maintains a high degree of physical integrity. Houses are generally visible behind low picket fences or stone walls and have small front yards and larger rear yards. Some houses have off-street parking where lot widths have allowed this to be developed along the side of the house. Most streets are wide and have grass verges and street trees, however, there are several narrower streets east of Dominion Road, including Leamington Road and Lisnoe Avenue.



Key survey data

Survey date(s)	July and August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	272		
Individual property scores	Score	Number of properties	Percentage ¹
	6	135	55%
	5	75	30%
	4	17	6%
	3	9	4%
	2	4	2%
	1	2	<1%
	0	4	2%
	Rear/vacant	26	NA



Overall findings	The Mount Eden 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 85% 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 Mount Eden 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) ³
NA	NA

Potential HHAs and high-quality special character areas ⁴

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: 24 November 2021

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

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

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

Appendix 1: Index map

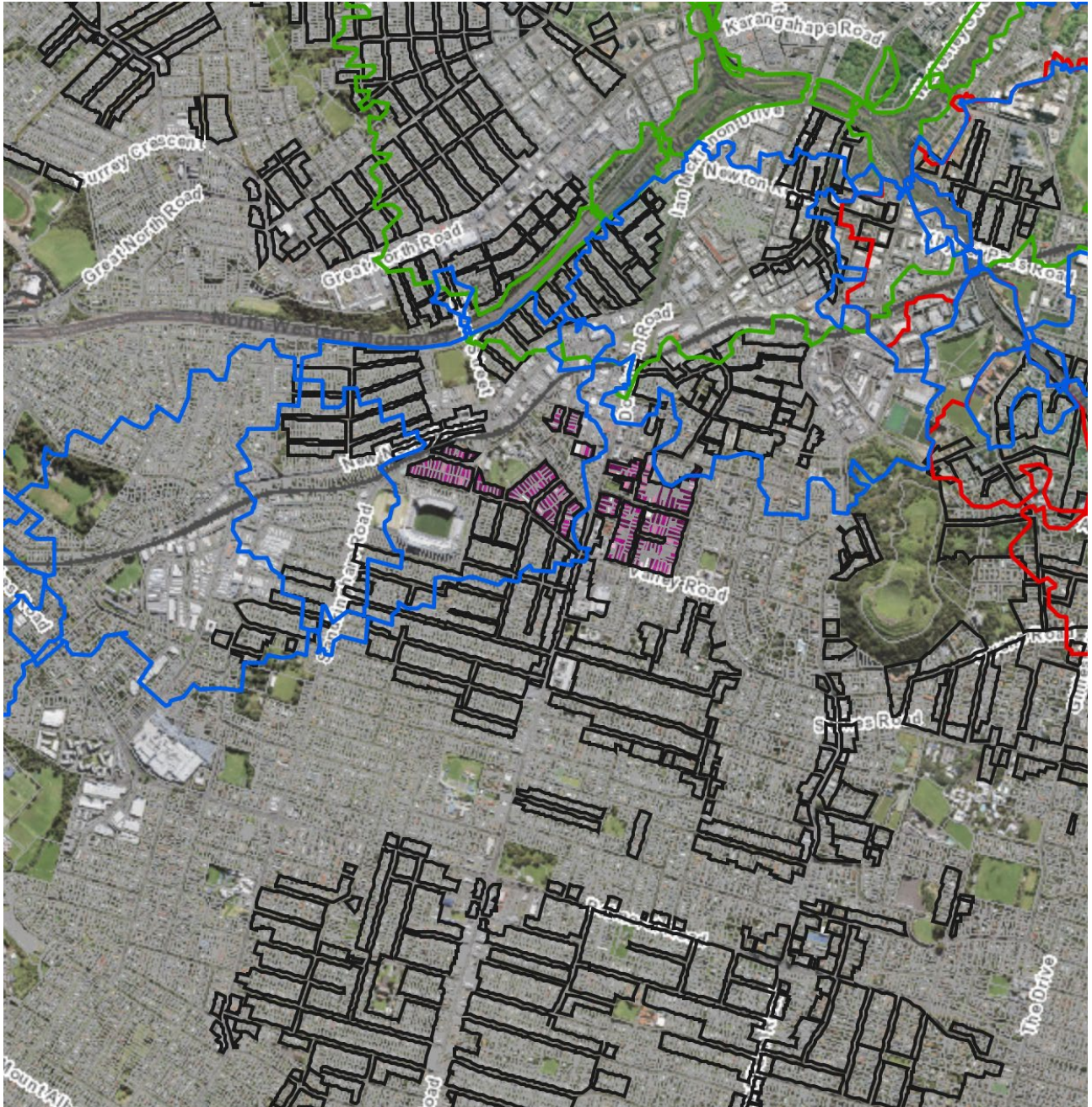


Figure 1: The blue lines are the walkable catchments of (L to R) Morningside Train Station, Kingsland Train Station and Mt Eden Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Hillside South
SCA Overlay	Isthmus C
Survey Area Number(s)	30c

PLEASE NOTE:

The Summary of Area Findings report for the Hillside South special character area was prepared in June 2022. The report is attached to this cover sheet. Since completion of the report, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes to the scores of individual properties, but not to the spatial extent that was originally identified in following the survey of this area.

The proposed changes to the Hillside South special character area were not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor. The proposed Plan Change 120 extent is shown in the map in Figure 1 below.

Updated: October 2025

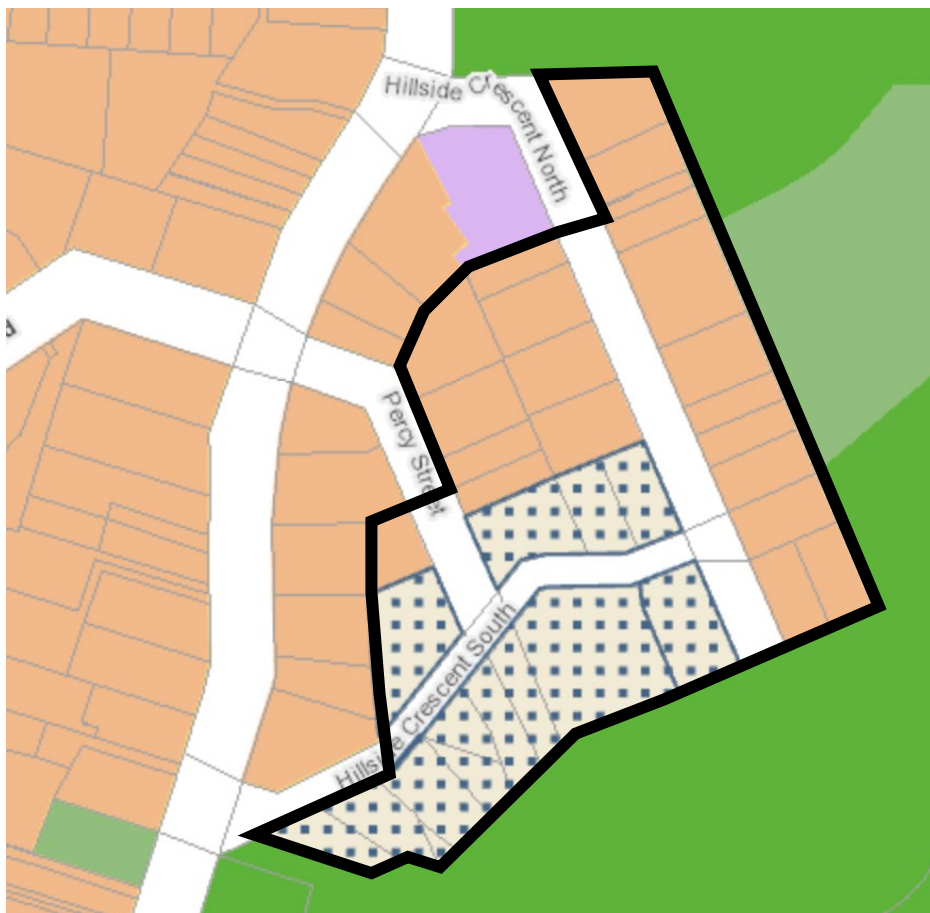


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Hillside South
SCAR Overlay	Isthmus C
Survey Area Number(s)	30c
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House Residential – Mixed Housing Suburban
Area Description	The Hillside South report area includes a small area of residential development on the slopes of Maungawhau/Mount Eden first subdivided in 1864 (Deeds Plan 46 Blue) with road re-alignment taking place circa 1880 (SO 2276). There is some variation in lot sizes and shapes, primarily due to the sloping topography of the landform and subsequent roading pattern which generally follows the topography. Lot sizes vary ranging from around 300m² up to over 1600m². Housing in the area generally varies in terms of setback, rhythm and density, which is largely due to variation in site shapes and sizes. Architectural styles in the area include cottages (1860s-1880s), villas (1880s-1910s) including a few very grand examples, transitional villas (1910s), as well as some bungalows and pre-second world war flats (1920s-1930s). The area also includes some modern infill development. To the northern end of the report area, many the dwellings are more modern and constructed outside of the period of significance. Some period houses have significant alterations, whilst others maintain a high degree of physical integrity. Most houses are visible behind low fences or hedges, although some also have high walls. Hillside Crescent South and Percy Streets have a narrow carriageway and are lined with bluestone kerbing with no verges or street trees, lending a distinctly denser 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, and many houses have garages or carports located in front of, or excavated below, the house. Overall, the area contains houses from the period of significance with varying integrity and consistency as well as some more modern houses. Maungawhau/Mount Eden is not included in the SCAR area but is a dominant feature in the backdrop of houses in this area and the suburban character influenced by the unique topography of the maunga.



Key survey data

Survey date(s)	July 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	31		
Individual property scores	Score	Number of properties	Percentage ¹
	6	13	43%
	5	1	3%
	4	6	20%
	3	3	10%
	2	0	0%
	1	3	10%
	0	4	13%
	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.



Overall findings

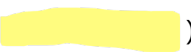
The Hillside South SCA is **not of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 47% of individual properties scoring either 5 or 6.

Recommendation

The Hillside South 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 Area (HHAs) ²
Hillside Crescent South	NA

Potential HHAs and high-quality special character areas

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

² 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 blue line is the walkable catchment of the Mount Eden Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kingsland Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	31

PLEASE NOTE:

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

Some amendments have been made to the overlay to give effect to the Government's 2025 amendment of the Resource Management Act 1991. This amendment requires greater building heights and densities to be enabled within at least the walkable catchments of the Maungawhau (Mount Eden), Kingsland and Morningside train stations. The special character areas within these walkable catchments, including Kingsland Avenue, were reviewed and areas of high quality special character were removed as a strategic planning response. The proposed Plan Change 120 extent is shown in the map in Figure 1 below.

Updated: October 2025

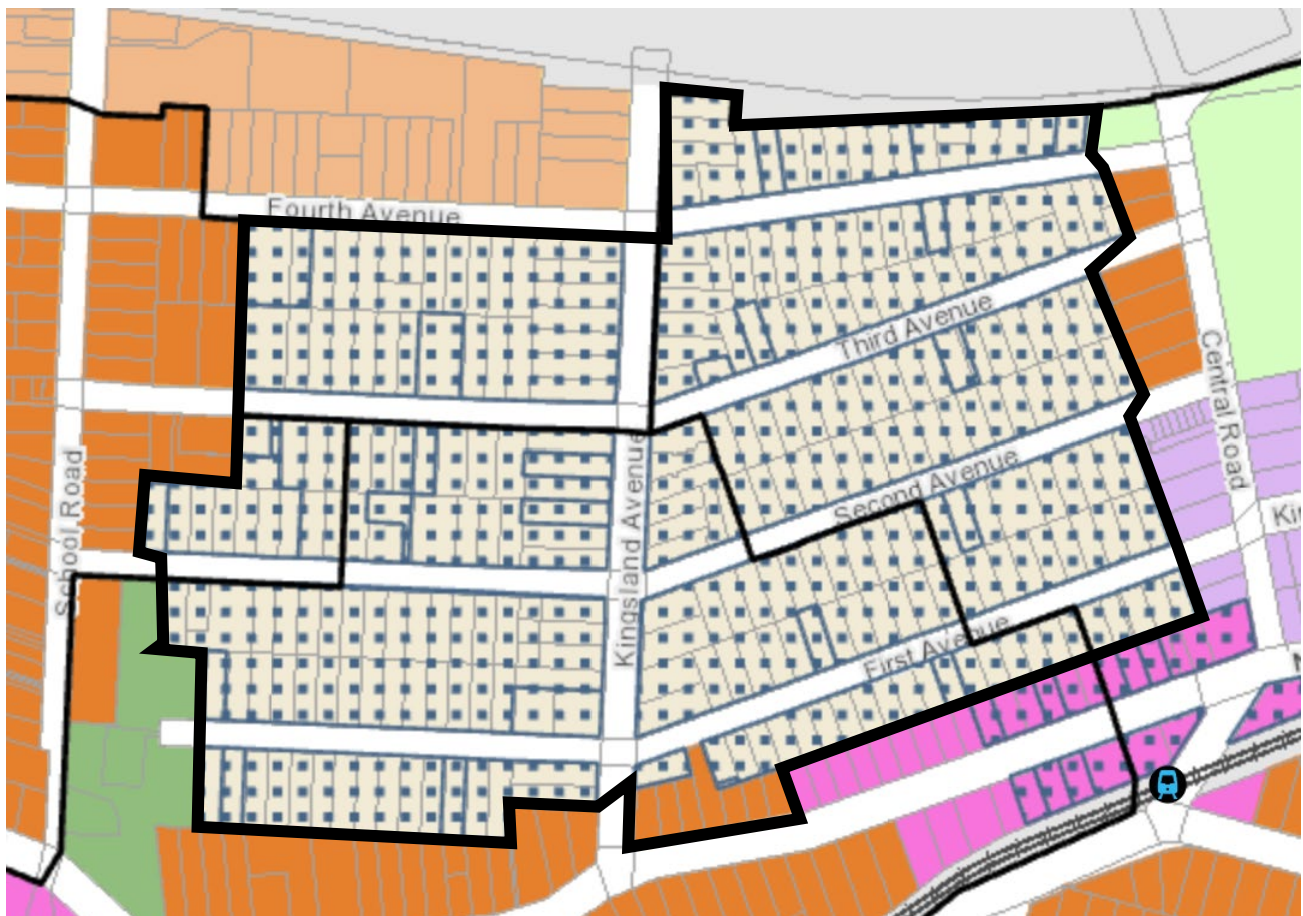


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kingsland Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	31
NPS-UD priority	Walkable Catchment – RTN – Kingsland Train Station Walkable Catchment – RTN – Morningside Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Kingsland Avenue report area encompass a complete historic subdivision undertaken in 1882 (DP 171). The area was subdivided along an orthogonal grid pattern, with lot sizes ranging from around 300m² to 650m². Houses in this area have a regular rhythm and consistent setback. The most prevalent architectural styles in this area are villas (1880s-1910s) and transitional villas and bungalows (1910s-1930s). Generally, housing in this area retains a high degree of physical integrity. Houses are typically visible behind low picket fences or hedges and have small front gardens (and larger rear yards). Most houses have some provision for car parking, which is often to the side or rear of each house. Streets are relatively wide and lined with bluestone kerbing. Footpaths and grass verges with street trees further contribute to the suburban character of the streetscape.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	306		
Individual property scores	Score	Number of properties	Percentage ¹
	6	177	60%
	5	76	26%
	4	19	6%
	3	12	4%
	2	11	4%
	1	0	0%
	0	0	0%
	Rear/vacant	11	NA



Overall findings	The Kingsland 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 86% 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.

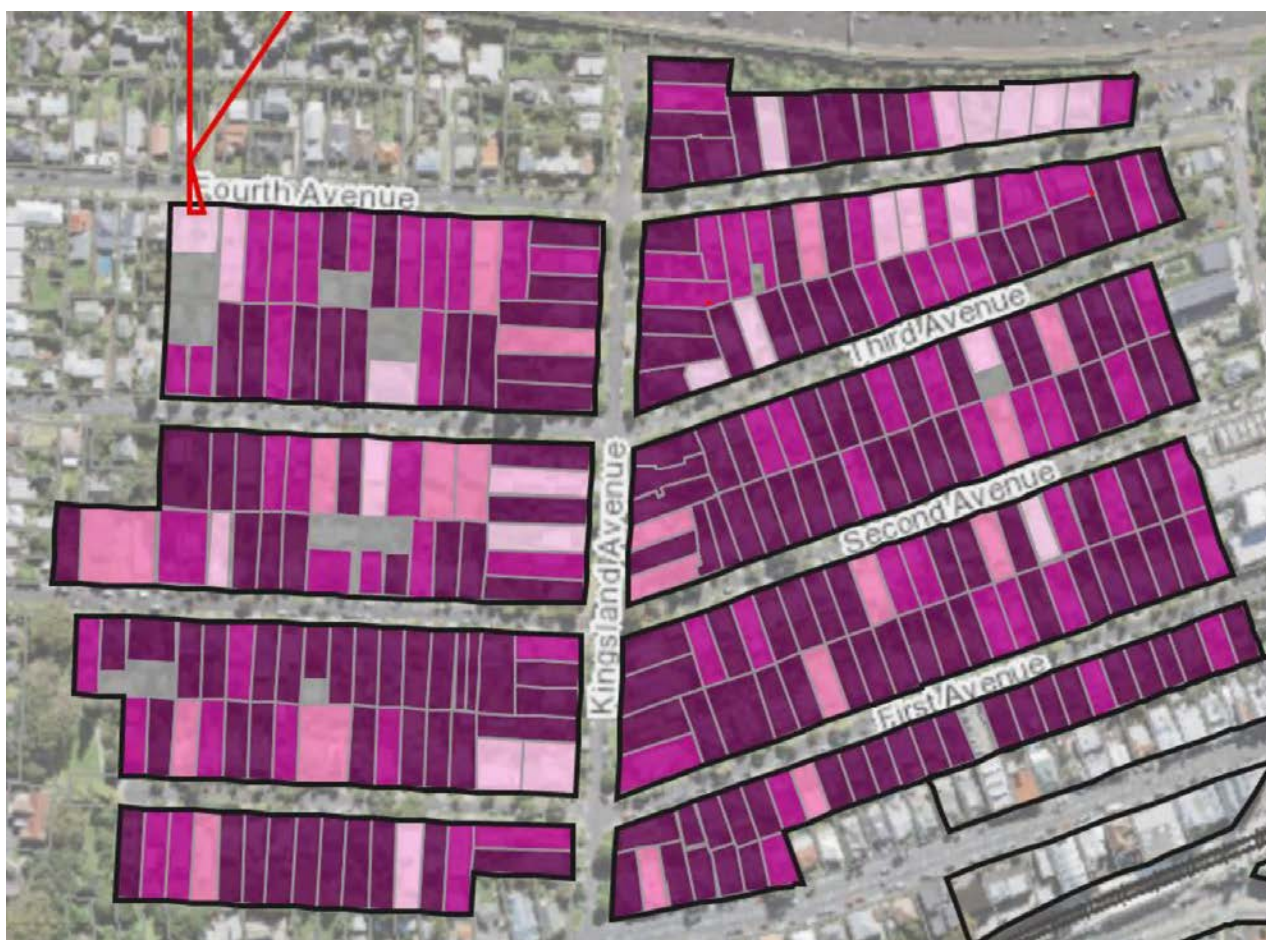
Recommendation

The Kingsland 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 areas⁴

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: 1 November 2021

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

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

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

Appendix 1: Index Map



Figure 1: The blue lines represent the walkable catchments of the Morningside and Kingsland Train Stations

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Marlborough Street
SCA Overlay	Isthmus A
Survey Area Number(s)	33

PLEASE NOTE:

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

In 2023, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes to scores of individual properties, but not to the spatial extent of the overlay.

Some amendments have been made to the overlay to give effect to the Government's 2025 amendment of the Resource Management Act 1991. This amendment requires greater building heights and densities to be enabled within at least the walkable catchments of the Maungawhau (Mount Eden), Kingsland and Morningside train stations. The special character areas within these walkable catchments, including Marlborough Street, were reviewed and areas of high quality special character were removed as a strategic planning response.

Updated: October 2025

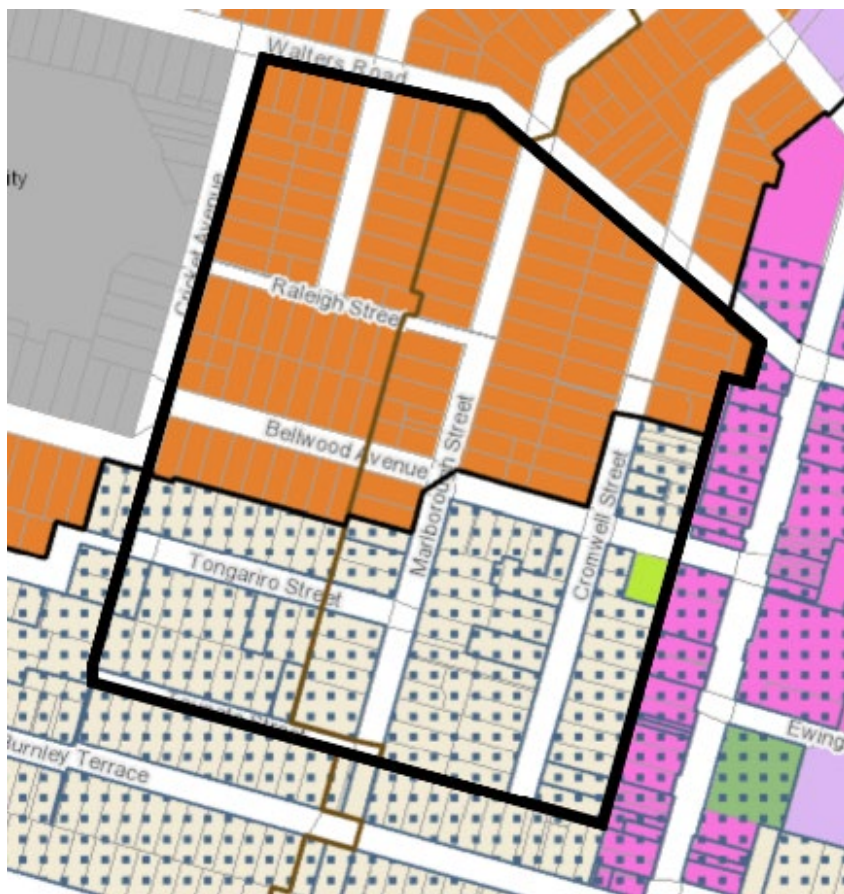


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

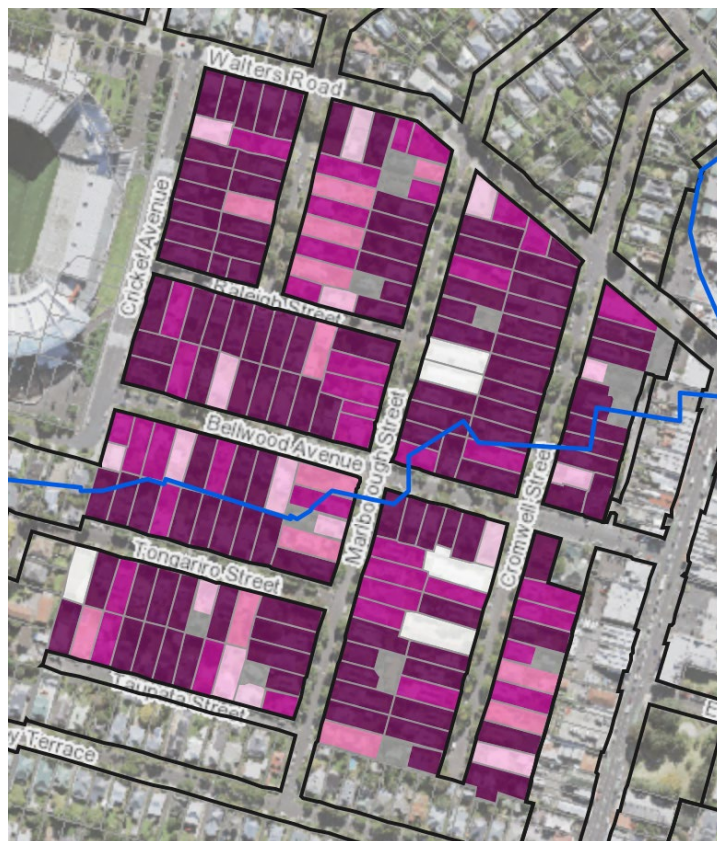
SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Marlborough Street
SCA Overlay	Isthmus A
Survey Area Number(s)	33
NPS-UD priority ^{TBC}	Walkable Catchment – RTN – Kingsland Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Marlborough Street report area encompass two subdivisions dating to 1882 (DP 174) and 1898 (DP 1927), and part of another subdivision dating to 1905 (DP 3513). The roading pattern in the area generally follows a grid pattern, though there is some variation where neighbouring subdivisions abut. Lot sizes in the area are generally consistent and range from around 450m² to 600m². Housing in the area has a consistent rhythm, setback and density of development. The most prevalent architectural styles are later Victorian villas and Edwardian villas (1880s-1910s). Generally, housing maintains a high degree of physical integrity. Houses are generally visible behind low picket fences or stone walls, and have smaller front gardens, and wider yards to the side and rear. Wide, straight streets provide open views both down and across streets. The streets are primarily lined in bluestone kerbing and have grass verges and street trees. Most houses have some provision for off-street parking, generally to the side or rear, as permitted by the larger lot sizes. The area maintains a distinctly suburban character.
	

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	52% (105 properties)	
	Desk top survey ¹	48% (98 properties)	
Number of properties	203		
Individual property scores	Score	Number of properties	Percentage ²
	6	116	61%
	5	40	21%
	4	13	7%
	3	11	6%
	2	5	3%
	1	3	2%
	0	2	1%
	Rear/vacant	13	NA



Overall findings	The Marlborough 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 82% 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.

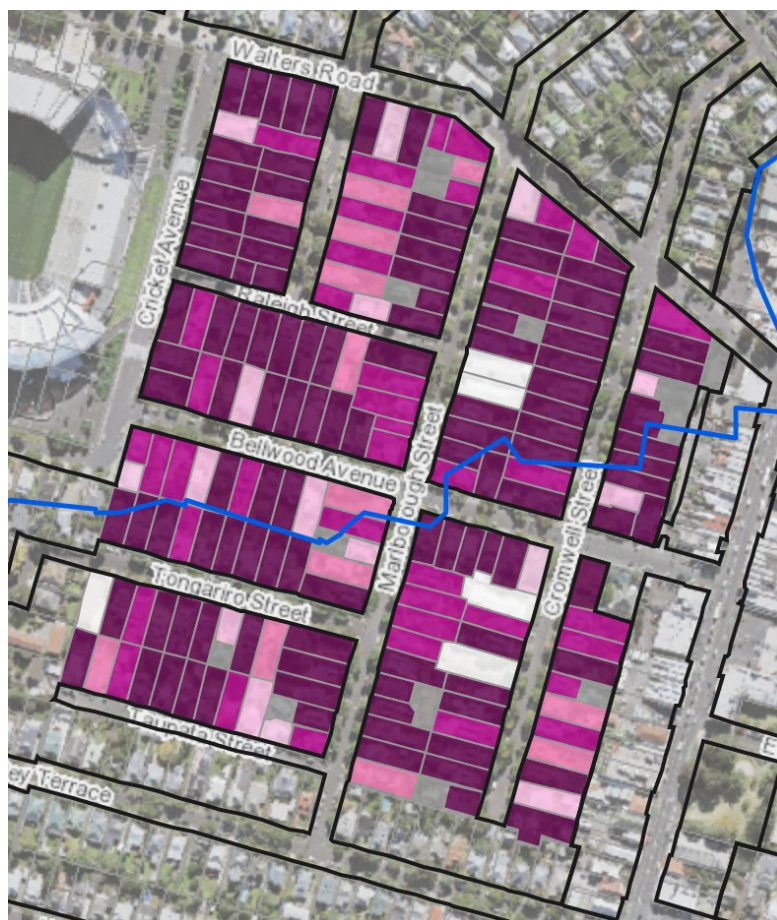
Recommendation

The Marlborough Street 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 ⁵

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: November 2021

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.

⁵ The identification of potential 'flags of historic heritage' has not been undertaken due to this area being of high quality.

Appendix 1: Index map



Figure 1: The blue line is the walkable catchment of the Kingsland Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Burnley Terrace
SCA Overlay	Isthmus A
Survey Area Number(s)	34

PLEASE NOTE:

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

Some amendments have been made to the overlay to give effect to the Government's 2025 amendment of the Resource Management Act 1991. This amendment requires greater building heights and densities to be enabled within at least the walkable catchments of the Maungawhau (Mount Eden), Kingsland and Morningside train stations. The special character areas within these walkable catchments, including Burnley Terrace, were reviewed and areas of high quality special character were removed as a strategic planning response.

Updated: October 2025

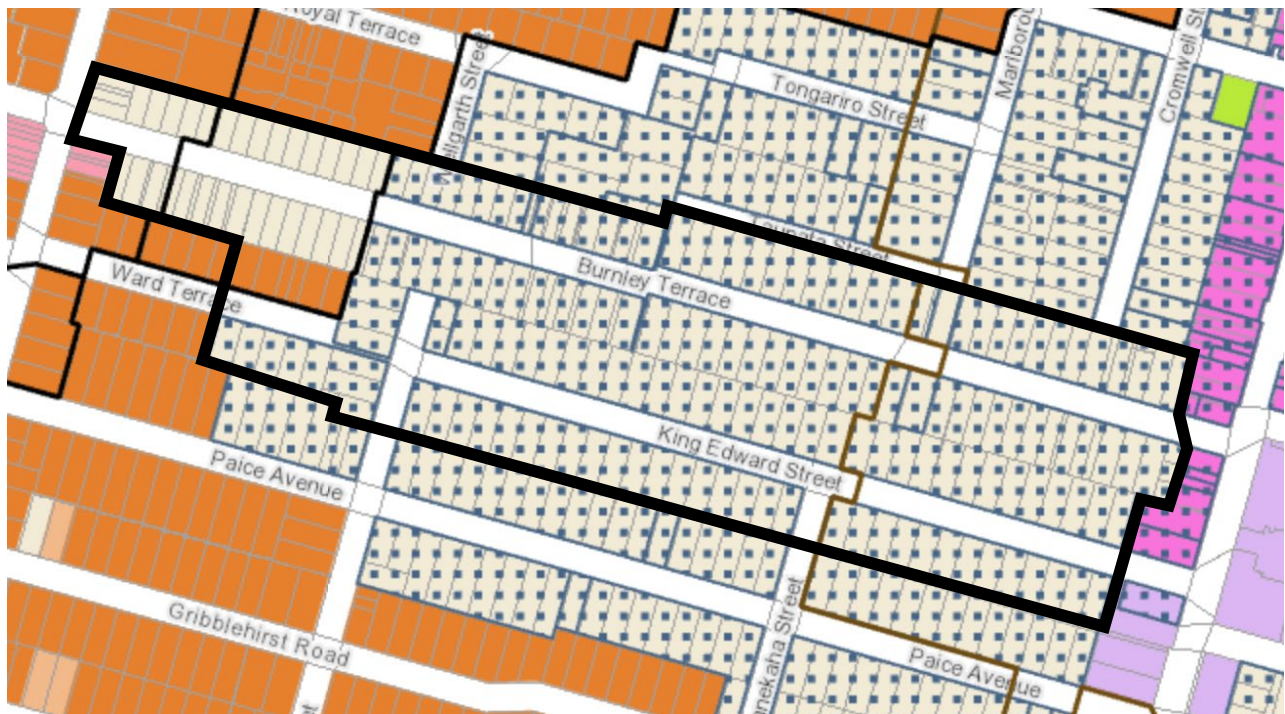


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Burnley Terrace
SCA Overlay	Isthmus A
Survey Area Number(s)	34
NPS-UD priority ^{TBC}	Walkable Catchment – RTN – Kingsland Train Station Walkable Catchment – RTN – Morningside Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Burnley Terrace report area encompass five historic subdivisions dating from 1885-1910. These include the eastern end of Burnley Terrace (1885, DP 397), western end of Burnley Terrace (1886, DP 441), eastern part of King Edward Street (1901, DP 3260), western end of King Edward Street (1905, DP 3671) and Ward Terrace (1910, DP 4855). The area retains a distinctly linear roading pattern with long blocks stretching between Dominion and Sandringham Roads with few cross-streets. Lot sizes in the area are generally consistent and range from around 450m² to 600m². Housing in the area has a consistent rhythm, setback and density of development. The most prevalent architectural styles are later Victorian villas and Edwardian villas (1880s-1910s). Generally, housing maintains a high degree of physical integrity. Houses are generally visible behind low picket fences, hedges or stone walls, and have smaller front gardens, and wider yards to the side and rear. Wide, straight streets provide open views both down and across streets. The streets are primarily lined in bluestone kerbing and have grass verges and street trees. Most houses have some provision for off-street parking, generally to the side or rear, as permitted by the larger lot sizes. The area maintains a distinctly suburban character and has identified heritage values, which are managed through the Historic Heritage Overlay.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	N/A	
Number of properties	199		
Individual property scores	Score	Number of properties	Percentage ¹
	6	149	77%
	5	33	17%
	4	4	2%
	3	2	1%
	2	4	2%
	1	0	0%
	0	1	<1%
	Rear/vacant	6	NA



Overall findings	The Burnley Terrace Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 94% 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.

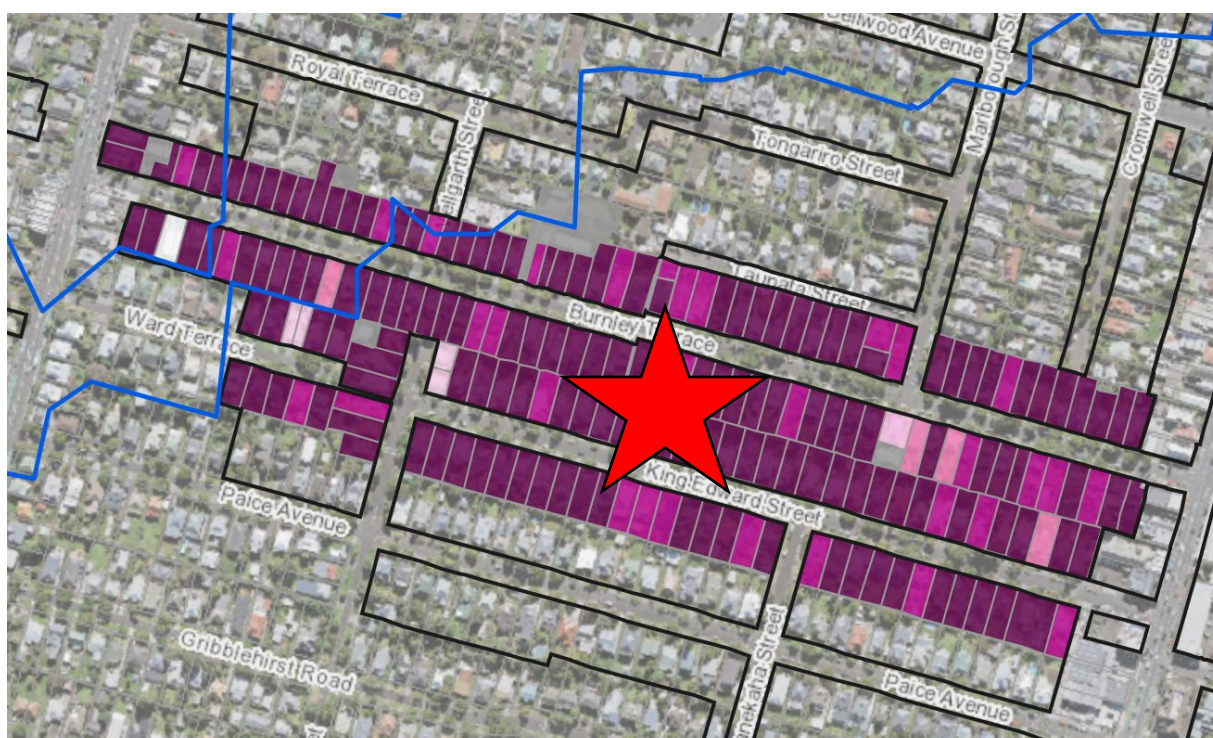
Recommendation

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

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

Potential HHAs and high-quality special character areas ⁴

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: 24 November 2021

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

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

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

Appendix 1: Index map



Figure 1: The blue lines are the walkable catchments of the Kingsland and Morningside Train Stations

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Royal Terrace
SCA Overlay	Isthmus A
Survey Area Number(s)	35

PLEASE NOTE:

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

Some amendments have been made to the overlay to give effect to the Government's 2025 amendment of the Resource Management Act 1991. This amendment requires greater building heights and densities to be enabled within at least the walkable catchments of the Maungawhau (Mount Eden), Kingsland and Morningside train stations. The special character areas within these walkable catchments, including Royal Terrace, were reviewed and areas of high quality special character were removed as a strategic planning response.

Updated October 2025



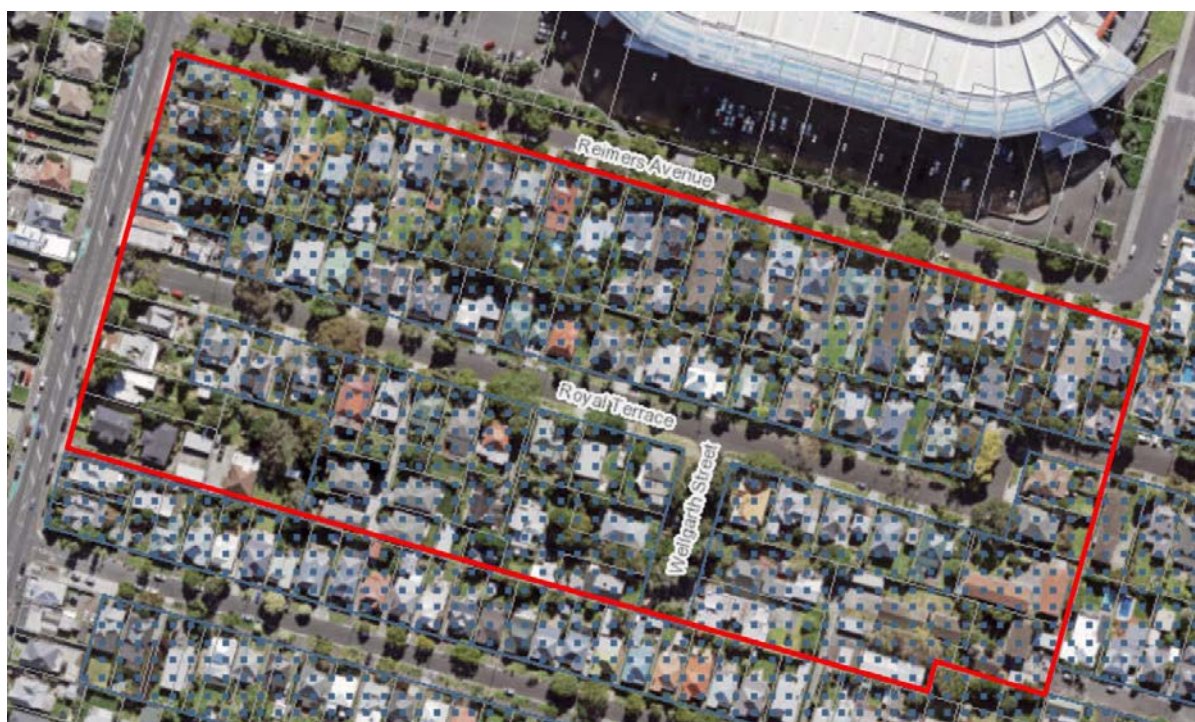
Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

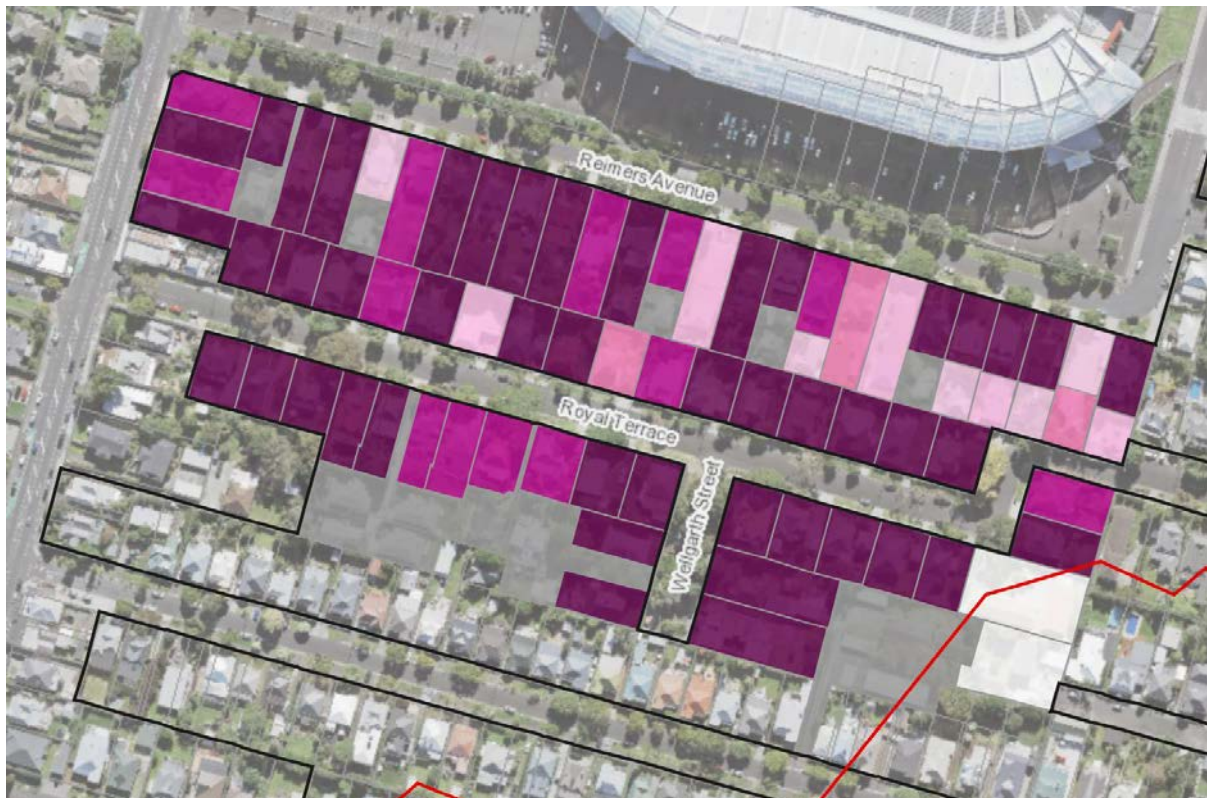
Area details

Name	Royal Terrace
SCA Overlay	Isthmus A
Survey Area Number(s)	35
NPS-UD priority	Walkable Catchment – RTN – Kingsland Train Station Walkable Catchment – RTN – Morningside Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Royal Terrace report area encompass four historic subdivisions dating from 1880-1961. These include Welgarth Street and rear lots (1880s, Deed S 65), Royal Terrace (1907, DP 4284), Reimers Road (1906, DP 3841) and Sandringham Road (1961, DP 49900). The area retains a linear roading pattern, with some irregularities - such as the “jog” at the eastern end of Royal Terrace – which are the result of different planning approaches in abutting subdivisions. Lot sizes in the area are generally consistent and range from around 450m² to 600m², but are shorter and wider along Royal Terrace. Housing in the area has a consistent rhythm, setback, and density of development. The most prevalent architectural styles are later Victorian villas and Edwardian villas (1880s-1910s). Generally, housing maintains a high degree of physical integrity. Houses are generally visible behind low picket fences or stone walls, and have smaller front gardens, and wider yards to the side and rear. Wide, straight streets provide open views both down and across streets. The streets are primarily lined in bluestone kerbing and have grass verges and street trees. Most houses have some provision for off-street parking, generally to the side or rear, as permitted by the larger lot sizes. The area maintains a distinctly suburban character.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey ¹	NA	
Number of properties	87		
Individual property scores	Score	Number of properties	Percentage ²
	6	38	53%
	5	21	29%
	4	3	4%
	3	4	6%
	2	3	4%
	1	0	0%
	0	3	4%
	Rear/vacant	15	NA



Overall findings	The Royal Terrace Special Character Area - Residential is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 82% 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.

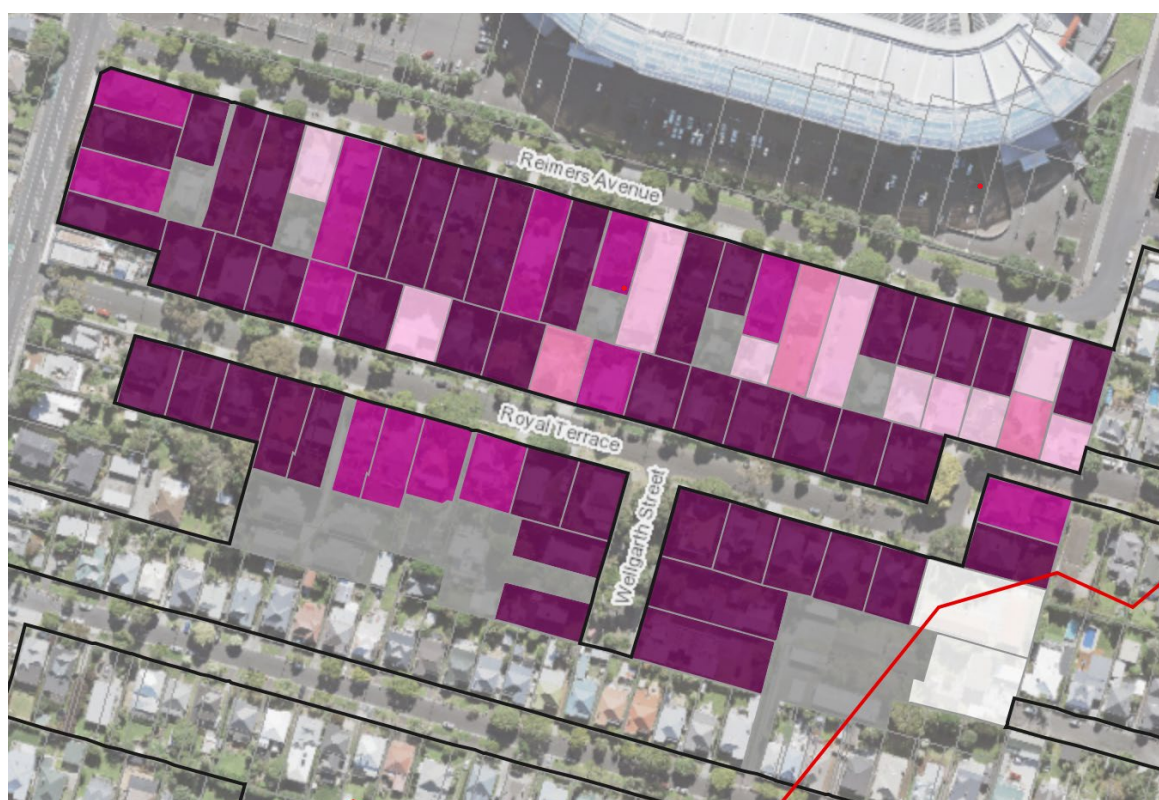
Recommendation

The Royal Terrace 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 areas⁵

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: 1 November 2021

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.

⁵ The identification of potential 'flags of historic heritage' has not been undertaken due to this area being of high quality.

Appendix 1: Index map



Figure 1: The blue lines are the walkable catchments of the Morningside and Kingsland Train Stations

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kenneth Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	36

PLEASE NOTE:

The Summary of Area Findings report for the Kenneth Avenue special character area was prepared in November 2021. 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 change to the Kenneth Avenue special character area was not notified as part of Plan Change 78, as this area was located in the Auckland Light Rail Corridor. The proposed Plan Change 120 extent is shown in the map in Figure 1 below.

Updated: October 2025

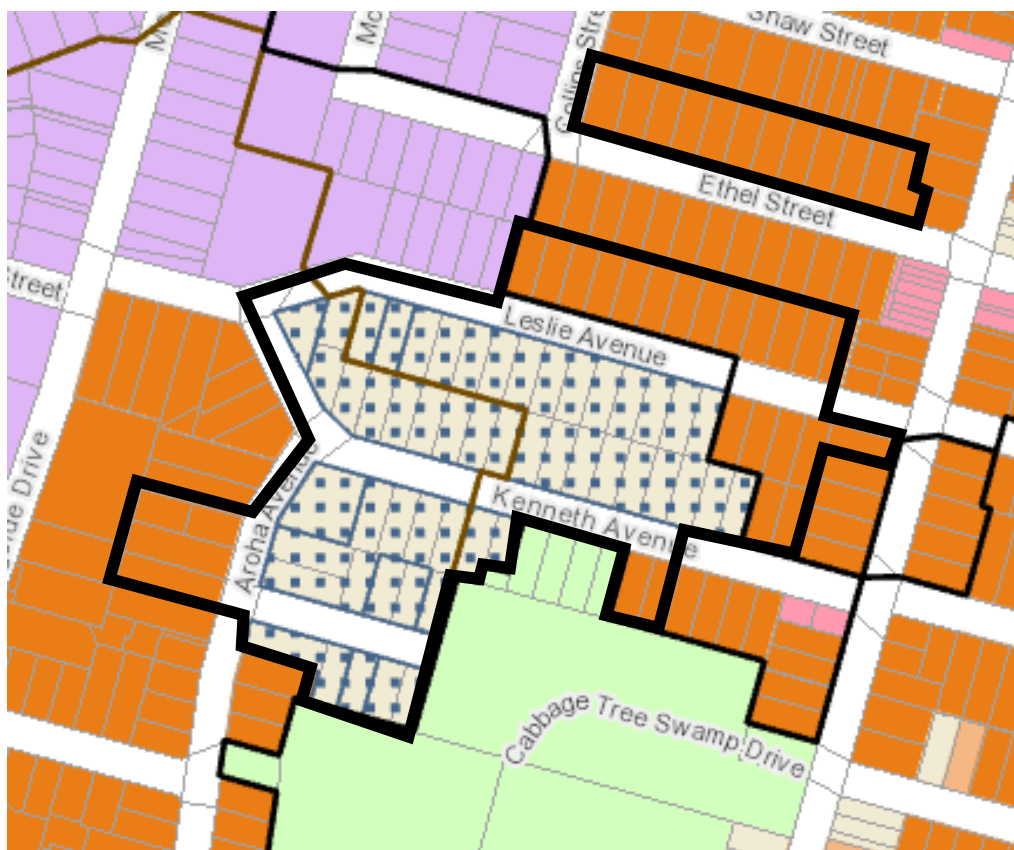


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kenneth Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	36
NPS-UD priority	Walkable Catchment – RTN – Kingsland Train Station Walkable Catchment – RTN – Morningside Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Kenneth Avenue report area encompass three historic subdivisions dating from the early 20th century. These include Kenneth Street and Leslie Street (1906, DP 3967), Ethel Street (1909, DP 4879) and Thanet Avenue (1907, DP 4232). The roading pattern is primarily linear, however there are a few irregularities, which are the result of different planning approaches in abutting subdivisions as well natural features, including Cabbage Tree Swamp. Lot sizes in the area are generally consistent and range from around 450m² to 600m². Housing in the area has a consistent rhythm, setback, and density of development. The most prevalent architectural styles are later Victorian villas and Edwardian villas (1880s-1910s). Generally, housing maintains a high degree of physical integrity. Houses are generally visible behind low picket fences or stone walls, and have smaller front gardens, and wider yards to the side and rear. Wide, straight streets provide open views both down and across streets. The streets are primarily lined in bluestone kerbing and have grass verges and street trees. Most houses have some provision for off-street parking, generally to the side or rear, as permitted by the larger lot sizes. The area maintains a distinctly suburban character.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey ¹	NA	
Number of properties	97		
Individual property scores	Score	Number of properties	Percentage ²
	6	48	52%
	5	26	28%
	4	8	9%
	3	4	4%
	2	3	3%
	1	2	2%
	0	1	1%
	Rear/vacant	5	NA



Overall findings	The Kenneth 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 80% 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 Kenneth Avenue 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 areas⁵

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: 1 November 2021

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.

⁵ The identification of potential 'flags of historic heritage' has not been undertaken due to this area being of high quality.

Appendix 1: Index map



Figure 1: The blue lines are the walkable catchments of the Morningside and Kingsland Train Stations

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōwairaka North / Kitenui Avenue
SCA Overlay	Residential Isthmus B
Survey Area Number(s)	B2, 37 and 51

PLEASE NOTE:

The Summary of Area Findings report for the Ōwairaka North / Kitenui Avenue 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.

Updated: October 2025

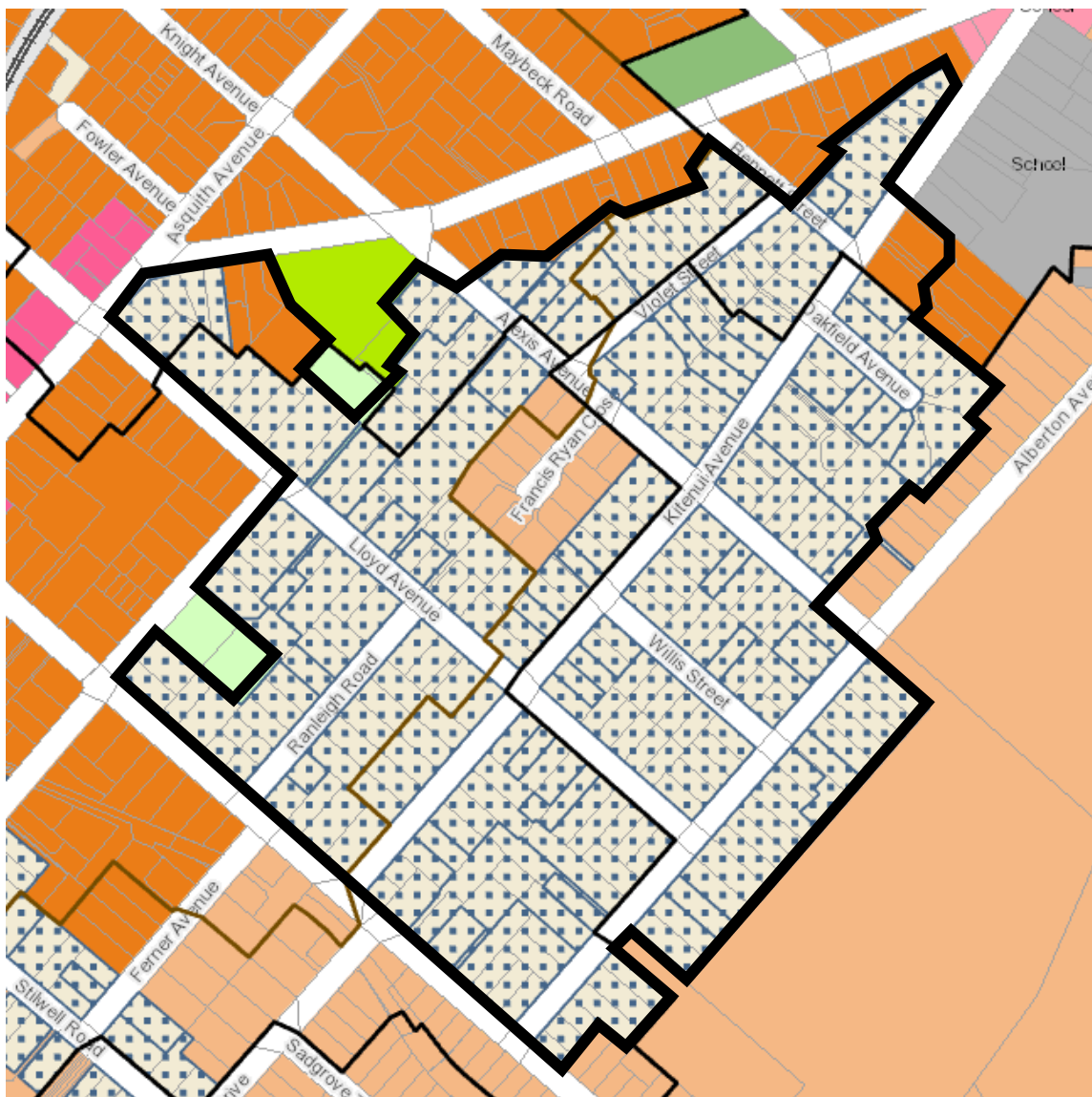


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōwairaka North / Kitenui Avenue
SCA Overlay	Residential Isthmus B
Survey Area Number(s)	B2, 37 and 51
NPS-UD priority	Walkable Catchment – RTN - Mt Albert Train Station Walkable Catchment – RTN - Baldwin Ave Train Station All other areas
AUP (OIP) Zone(s)	Residential: Single House Zone
Area Description	This area is the north-eastern section of Isthmus B in Mount Albert, bounded by Allendale Road, New North Road and Alberton Road. Kitenui Avenue runs centrally through the area. The area was progressively subdivided in the early 20th century, including a large portion of Violet and Bennett Streets which were surveyed together in 1907. The remaining blocks in the area are comprised of a number of smaller subdivisions dating between c.1900 and 1971.¹ Many of the sites are rectangular, following the grid pattern of subdivision. Some sites are rhomboid in shape to fit within the larger block's angles. Lot sizes are generally consistent within each subdivision, and overall within the area range between approximately 600 – 1000m². The streets are wide with bluestone kerbing and mature berm plantings. There are two cul-de-sacs, Francis Ryan Close and Oakfield Avenue. The former is a modern subdivision on an allotment that appears to have remained vacant until its development in the 1970s. House setback and rhythm are generally consistent throughout the area, with most dwellings positioned towards the front of the site. The area is prevalently bungalows, followed by villas and transitional villas and a few examples of 1930's typologies, cottages and State houses. There is little infill development, and the integrity of the historic subdivision pattern remains. Most houses are visible from the public realm and strongly contribute to the streetscape. Many individual properties have mature vegetation, and historic stone walls are evident. There are four scheduled historic heritage residences within this area and a scheduled historic stone garage and wall along the corner of Alexis Avenue and Violet Street. Ferndale House is not included within the area boundary; however this prominent scheduled historic heritage site is a notable feature and forms part of the historic landscape at the northern end of Alexis Avenue.

¹ DEEDS28, DP11225, DEEDS286, DP14218, SO47297, DP26364, DEEDS85, DP19291, DP10806, DP15384, DP17273, DEEDS395, DEEDS1051 (not exhaustive)

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	297		
Individual property scores	Score	Number of properties	Percentage ²
	6	134	52%
	5	57	22%
	4	18	7%
	3	22	8%
	2	25	10%
	1	3	1%
	0	0	0%
	Rear/vacant	38	NA



Overall findings	The Ōwairaka North / Kitenui Avenue Special Character Area - Residential is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 74% 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 Ōwairaka North / Kitenui Ave 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
Ōwairaka North / Kitenui Avenue (in part)	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	6 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	1 (marked)

³ At this stage, only flags for potential historic heritage areas are being considered.
Ōwairaka East / Kitenui Avenue SCA: Summary of Area Findings | FINAL |



Report dated: 19 January 2022

Appendix 1: Index map



Figure 1: The blue lines are the walkable catchment of the RTN: Mount Albert and Baldwin Ave Train Stations

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōwairaka
SCA Overlay	Isthmus C
Survey Area Number(s)	38 (part isthmus C) and 39 (part Isthmus C)

PLEASE NOTE:

The Summary of Area Findings report for the Ōwairaka 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. Ōwairaka is outside a walkable catchment and was reviewed in relation to the updated threshold.

In addition, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes to the scores of individual properties, but not to the spatial extent of the overlay.

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	Ōwairaka
SCA Overlay	Isthmus C
Survey Area Number(s)	38 (part isthmus C) and 39 (part Isthmus C)
NPS-UD priority	Walkable Catchment – RTN – Mount Albert Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Ōwairaka area consists of multiple subdivisions that surround the lower slopes of Ōwairaka / Mount Albert. Records indicate that subdivision of the larger farm allotments began in c.1922 with the surveying of “Sadgrove’s Estate” on the north and eastern sides of the maunga. The subdivision of Ruarangi Road and the eastern end of Mount Royal Avenue also occurred at this time. The western ends of Weston and Grande Avenues are included in this area and also date from the early 1920’s.¹ Development on the south and western sides of the maunga was later, between the 1940’s – 1960’s.² The difference in development periods has resulted in a range of dwelling typologies and subdivision ideals; the earlier areas are predominantly grid layouts with early 20th century villas and bungalows, whereas much of the later development was created as State Housing with a Garden Suburb focus. This is particularly evident at the western end of Mount Royal Avenue. Sites range in shape and size in the area (between approximately 600m² – 2000m²) and there is some infill development where large sites have been subsequently subdivided. This is generally at the end of cul-de-sacs where the sites back on to the maunga and are less uniform. House setback and rhythm is variable across the area, however it is generally coherent in each development period. The topography of the area is dominated by the volcanic landscape and the difference in elevation can be stark; streets such as Pickens Crescent, Mount Royal Avenue and Ruarangi Road have a clear topographical distinction on each side of the road. There is limited visibility of dwellings where they are set below road level. Dwellings on the maunga slopes are set above the road and many have basements or are double-storied. The elevated position of some properties (particularly on Summit Road) that are near to the street retain good visibility from the public realm. Street, footpath, and berm width vary throughout the area. Berm planting is limited; however, the area is heavily vegetated, especially in the earlier subdivisions. The 1920’s areas generally have bluestone kerbing and a prevalence of historic stone walls. Ōwairaka / Mount Albert is not included in the SCA but is a notable feature in the backdrop of houses in this area. Overall, the area retains a disparate but distinguishable character either side of the maunga.

¹ DP16603, DP19886, DEEDS940, DP18011, DP17682, DP18661, DP19887, DP16922

² DP32042, DP58177, DP37281, DP39925, DP39801, DP45440, DP28493, DP38254

Mount Royal Avenue

The western end of Mount Royal Avenue borders the southwestern edge of Ōwairaka and is notable for its curved streets and 1940's development. The area was primarily subdivided for the purposes of the Housing Act 1919.

The original subdivision pattern remains, with little to no infill development. The lot shapes are generally rectangular and generously sized. The area exemplifies low density housing with predominantly State Housing typology dwellings. The materiality of the dwellings is reasonably consistent, with timber weatherboard or brick cladding with a tiled roof and timber joinery.

The properties on Mount Royal Avenue are located on the northern side of the road, on the lower slopes of Ōwairaka; this creates a topography where the sites are elevated from the road and basement-type levels are enabled alongside retained lawns and gardens which feature historic rock walls.

Pickens Crescent and the south-eastern end of La Veta Avenue were developed in later and there is some evidence of modern development.



Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	NA	
	Desk top survey ³	100%	
Number of properties	224		
Individual property scores	Score	Number of properties	Percentage ⁴
	6	44	26%
	5	46	27%
	4	25	15%
	3	42	25%
	2	7	4%
	1	5	3%
	0	0	0%
	Rear/vacant	55	NA



Overall findings	The Ōwairaka 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 53% of individual properties scoring either 5 or 6.
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³ Places subject to desk-top survey were surveyed using Google Street View. They do not have a photographic record and the data has not been verified.

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

Recommendation

The Ōwairaka 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.

Note: The highlighted portion of Weston Avenue is identified as better aligning with the adjacent Isthmus B (refer to the Ōwairaka West report).

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ⁵
Mount Royal Avenue	NA
Weston Avenue	

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	NA
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	2 (marked)



Report dated: 20 January 2022

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

Appendix 1: Index map

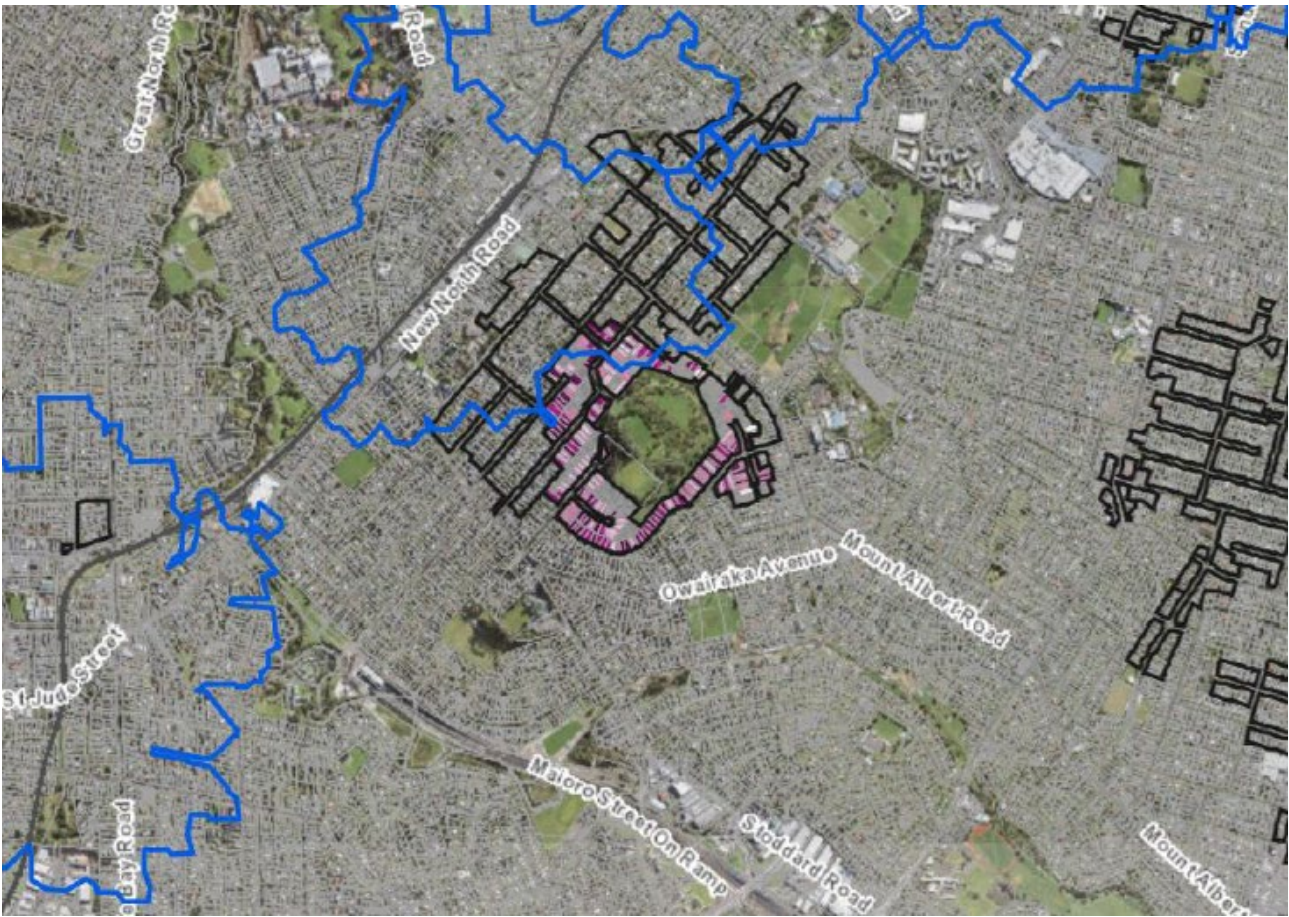


Figure 1: The blue line is the walkable catchment of the Mount Albert Train Station.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōwairaka West
SCA Overlay	Isthmus B
Survey Area Number(s)	38 and 39

PLEASE NOTE:

The Summary of Area Findings report for the Ōwairaka West special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, some amendments have been proposed to the overlay in this area. The proposed Plan Change 120 extent is shown 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. Ōwairaka West is outside a walkable catchment and 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

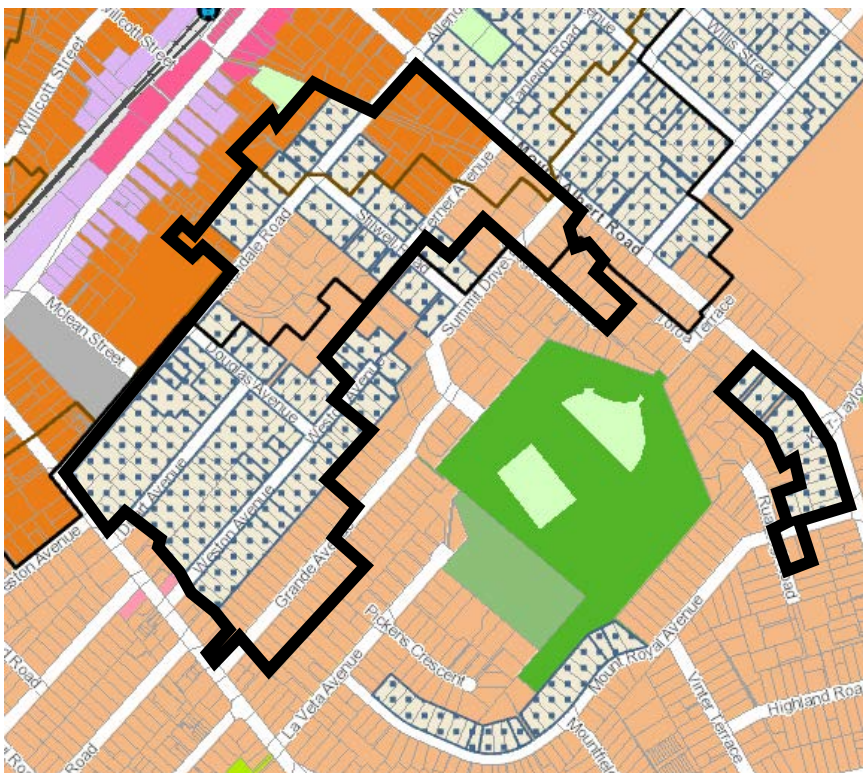


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōwairaka West
SCA Overlay	Residential Isthmus B
Survey Area Number(s)	38 (part Isthmus B) and 39 (part Isthmus B)
NPS-UD priority^{TBC}	Walkable Catchment – RTN - Mount Albert Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	Ōwairaka West is an area of Residential Isthmus B to the north-west of Ōwairaka / Mount Albert. The area is bounded by Allendale Road, Richardson Road and Mount Albert Road which are 19th century estate boundaries.¹ Ōwairaka West is an area comprised of early 20th century subdivisions of larger historical allotments that were progressively subdivided from the turn of the century. Of note are the estates created through subdivision of prominent Tāmaki Makaurau landowners, including William Winstone's "Belmont – Town of Winstone" (1905), the "Town of Walkerville" (1913) and "Sadgrove's Estate" (1922).² The legacy of these landholdings is evidenced in the street names in Ōwairaka West and surrounding areas. Some early homestead dwellings remain within the wider block subdivision, such as that at 8/44 Allendale Road. The western Avenues of Duart, Weston and Grande were subdivided in the early 1920's and form a consistent area of block development. Part of the 1920 subdivision at the southern end of the maunga is included in this area as it is of the same period of development and dwelling typology. Houses in this area have a similar rhythm, setback, and lot size. The majority of this area is subdivided in a rectilinear pattern comprised of generally uniform lot sizes. The main building typologies are the villa, transitional villa and bungalow. Of interest is the historic ballast line which is evident through the eastern end of the area and has impacted on lot size and arrangement. The streets are generally wide, with footpaths and planted berms. Bluestone kerbing and historic stone fences are prevalent. The topography increases in gradient for those streets closest to the maunga. Ōwairaka / Mount Albert is not included in the SCA but is a notable feature in the backdrop of houses in this area.

¹ DP133

² DP3280, DP8539, DP19887



Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	10%	
	Desk top survey	90% ³	
Number of properties	273 (note: the percentages do not equal 100 due to rounding)		
Individual property scores	Score	Number of properties	Percentage ⁴
	6	86	37%
	5	71	30%
	4	37	16%
	3	24	10%
	2	10	4%
	1	4	2%
	0	1	0%
	Rear/vacant	40	NA

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

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



Note: The red indicates areas of Isthmus C not included in this report

Overall findings	The Ōwairaka 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 67% of individual properties scoring either 5 or 6.
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Recommendation

The Ōwairaka West survey data shows that there are sub-areas of high-quality special character and / or potential areas of historic heritage value. Further work will be undertaken to confirm the values of the areas that are identified in the table below. Note: Some areas identified below form a complete area with the adjacent Isthmus C. Please refer to the “Recommendation” section of the Findings Report for area Ōwairaka.	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ⁵
Allendale Road / Duart / Weston / Douglas Avenues	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	NA
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	1 (marked)

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



Report dated: 19 January 2022

Appendix 1: Index map

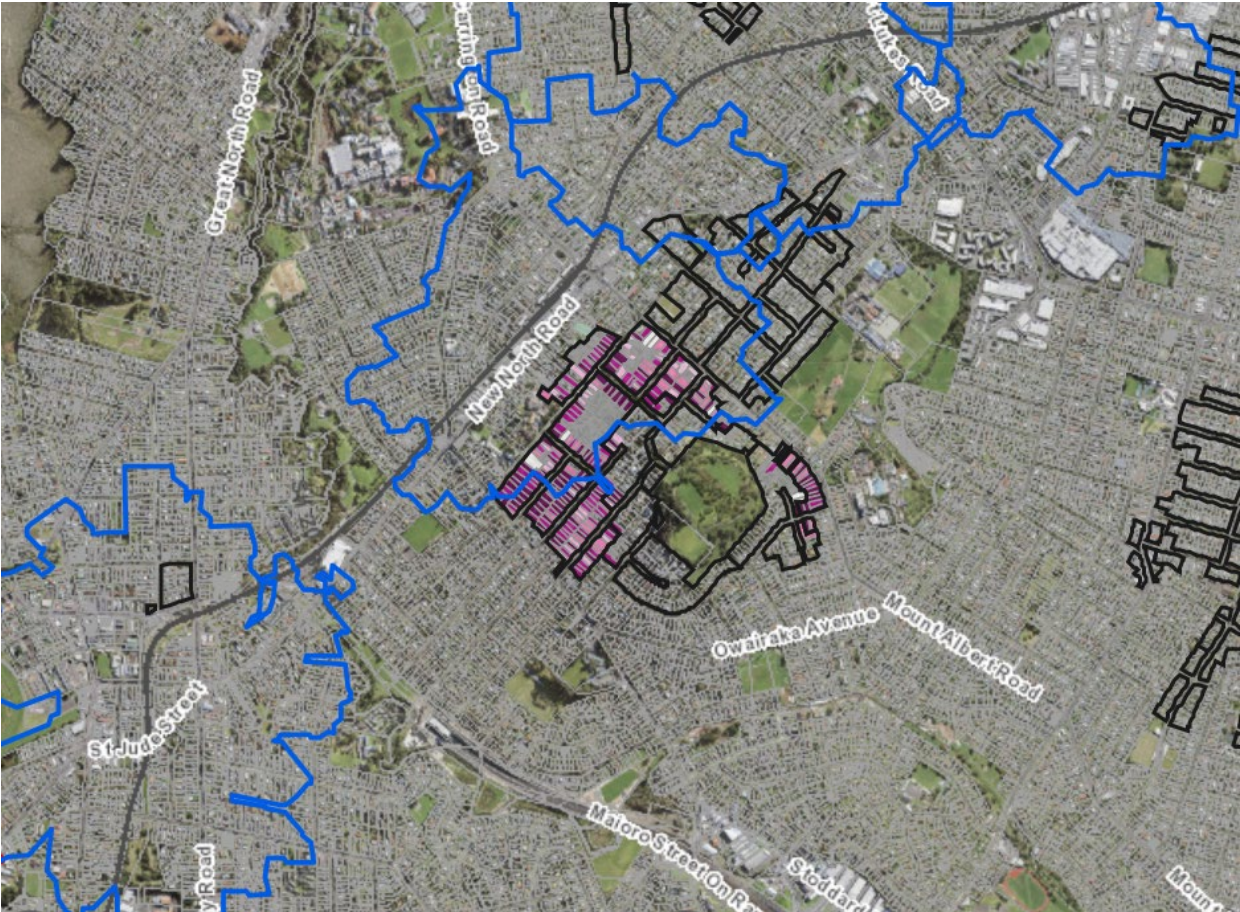


Figure 1: The blue line is the walkable catchment of the Mount Albert Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Avondale
SCA Overlay	Isthmus A
Survey Area Number(s)	40

PLEASE NOTE:

The Summary of Area Findings report for the Avondale 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 not proposed to be retained in the Special Character Areas Overlay.

Updated: October 2025

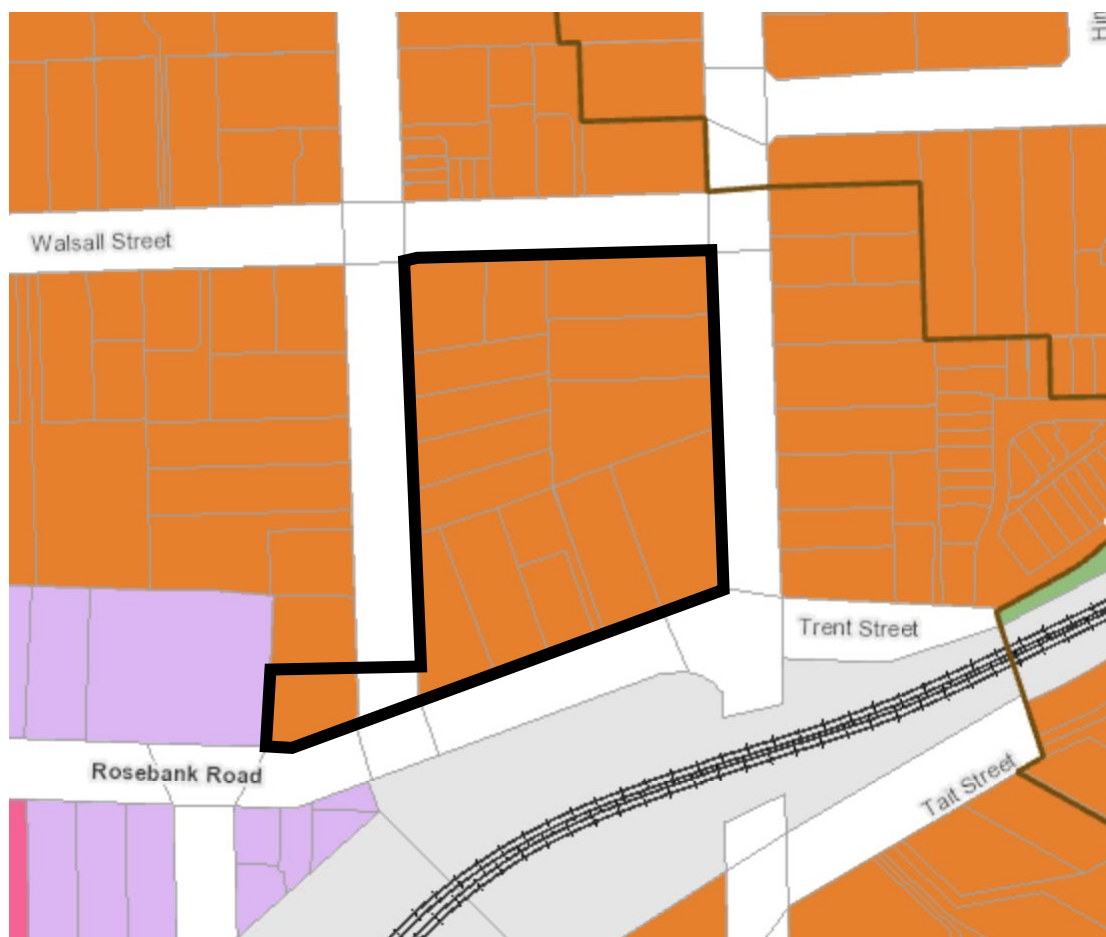


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Avondale
SCA Overlay	Isthmus A
Survey Area Number(s)	40
NPS-UD priority	Walkable Catchment – RTN – Avondale Train Station
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Avondale report area of Isthmus A is a small part of a larger historic subdivision dating from 1883 (Deeds Reg 17) that extended from Blockhouse Bay Road through to New North Road, and is associated with the Avondale town centre and railway line to the south. The small area is bordered by Rosebank Road, Blockhouse Bay Road, Walsall Street and Robertson Road, with one property in the adjacent block on the corner of Robertson and Rosebank roads. The subdivision generally follows a grid pattern with lot sizes ranging from 500m² to 1400m². A number of the original sites have been subsequently subdivided with rear lots. The most prevalent architectural styles in the area are freestanding single level timber framed, late Victorian and Edwardian Bay villas (1880s-1910s) as well as a small number of bungalows (1920s-1930s). On opposite corners of Robertson Road and Rosebank Road are two historic commercial shops which clearly define the edge of the residential zone. Dwellings from the period of significance maintain a high degree of physical integrity. Modern infill housing is located on both street facing and rear sections. The new housing that has been built in front of the original dwellings has affected the grain of the area. Most houses built in the period of significance are visible behind low picket fences, with drystone and brick boundary treatments also present. Houses built in contemporary styles have taller fences and/or fences of more modern design. Contributing dwellings on Robertson Road and Walsall Street tend to have more consistent setbacks, with variation present in other areas. All sites have off-street parking, typically at the side or rear of the house. All streets have footpaths with grass verges and are lined in bluestone kerbing, with street trees on Walsall Street and Blockhouse Bay Road. Individual lots tend to be well vegetated. The post 1940s infill development has compromised the coherence and cohesiveness of the late-Victorian subdivision (particularly along Rosebank and Blockhouse Bay Roads) but the integrity of the remaining character dwellings remains high.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	21		
Individual property scores	Score	Number of properties	Percentage ¹
	6	9	50%
	5	1	6%
	4	2	11%
	3	4	22%
	2	0	0%
	1	2	11%
	0	0	0%
	Rear/vacant	3	NA

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



Overall findings

The Avondale Special Character Area – Residential **is not of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 56% of individual properties scoring either 5 or 6.

Recommendation

The Avondale report area is not of high quality. The survey data does not show sub-areas of high-quality special character and/or potential areas of historic heritage value.

No further special character work is recommended in this area.

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

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



Report dated: 17 January 2022

Appendix 1: Index Map



Figure 1: The blue line represents the walkable catchment of the Avondale Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Remuera East
SCA Overlay	Isthmus B
Survey Area Number(s)	41, 56, 57, 58

PLEASE NOTE:

The Summary of Area Findings report for the Remuera East 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. Remuera East is outside a walkable catchment and was reviewed in relation to the updated threshold.

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

In addition, submissions to Plan Change 78 sought amendments to this special character area. Direct discussion with some submitters and 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

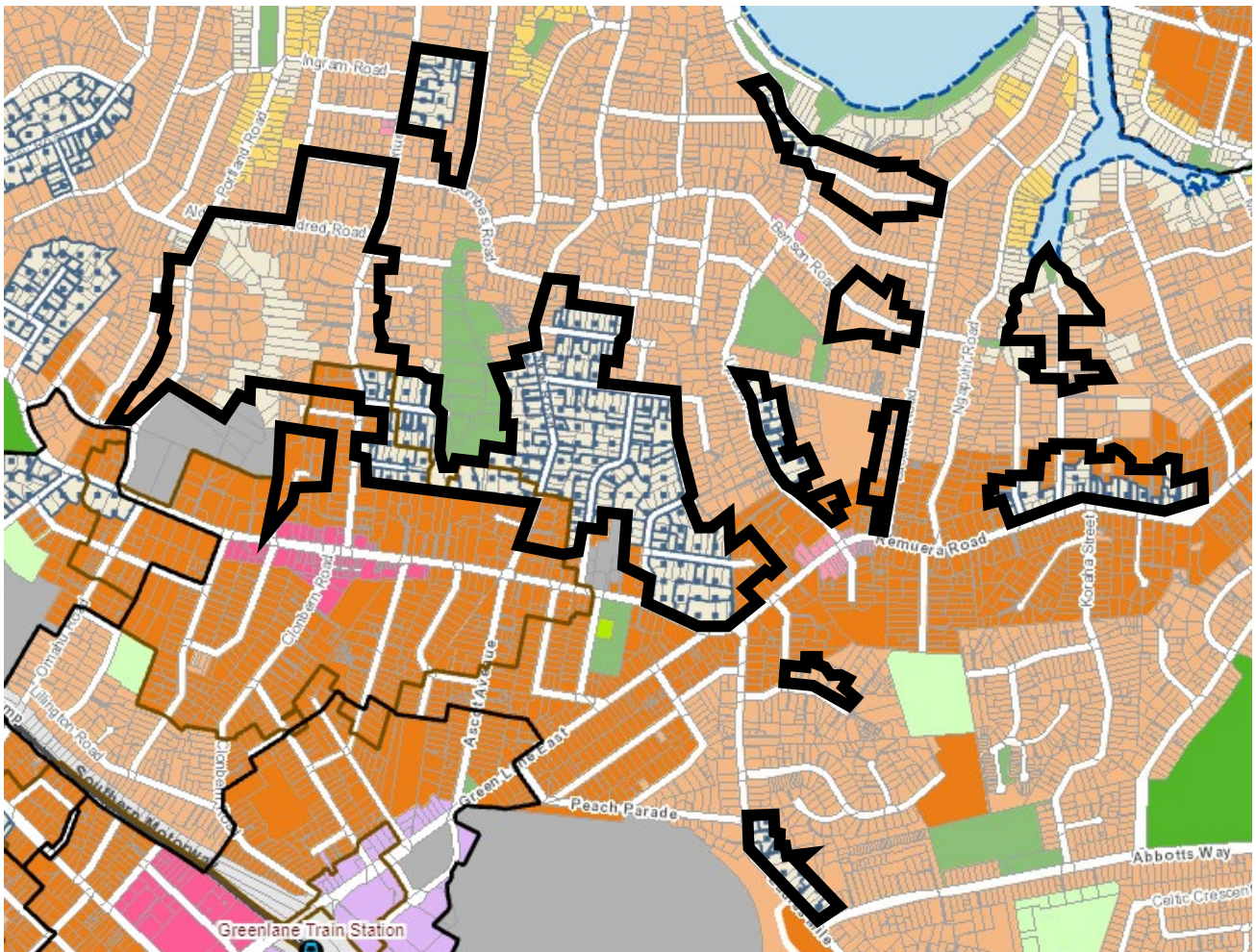


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS
SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Remuera East
SCA Overlay	Isthmus B
Survey Area Number(s)	41, 56, 57, 58
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Remuera East report area encompasses a large area of residential development in the suburb of Remuera. The area contains a significant number of separate subdivisions, dating from late 19th century through to the early decades of the 20th century, spanning from Ladies Mile in the south to Ōrākei Basin in the north. Typically, the first roads were located along the ridges such as Victoria Avenue, Remuera, Portland, Upland and Ōrākei Roads with secondary roads traversing the areas between. This has had a significant effect on the pattern of development

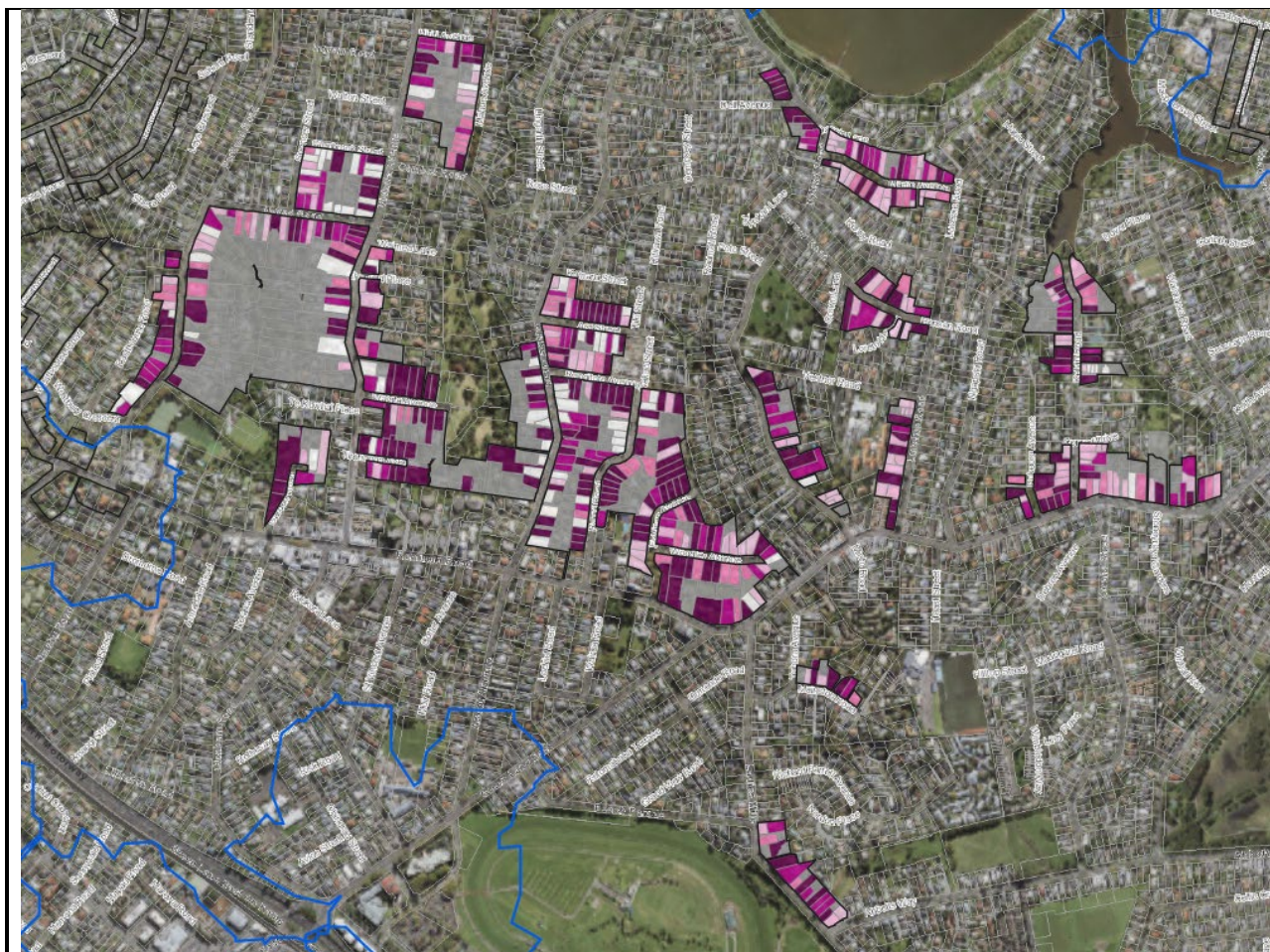
	over the whole area, with residential areas located along coastal edges, and areas of steep and relatively flat or undulating land across the isthmus. The suburbs within the Remuera East report area are generally those developed to provide larger sections for bigger homes than those typically found in other suburbs from the same period. Houses are generally located on generous sections facing wide streets. Larger sections with wider roads allowed for the development of private gardens and street tree planting which is a dominant aspect of this area consistent with the Garden Suburb design ideals. House designs and streetscape character are typically that of the English Cottage revival and the Garden Suburb movement. There is a wide range in scale with some very substantial dwellings on large sections, as well as smaller houses on modest section sizes. The style of dwellings can be diverse, and the area includes examples of Victorian and Edwardian villas (1880s-1910s), Arts and Crafts influenced houses, Art Deco houses, Californian bungalows (1920s) and English Cottage style dwellings (1920s-1930s). The area reflects a range in terms of density, the pattern of subdivision, lot sizes, lot widths, and spacing between houses. Lot sizes vary ranging from around 700-800m² in Ara Street and Kelvin Road to a varied range of larger lots sizes up to over 3000m² elsewhere, which tended to be formed on more valuable land where large houses were built. Many of these larger lots have subsequently been subdivided into smaller, but still generous sites. Many of these larger lots also remain unsubdivided and are often highly vegetated. Dwellings in the report area are typically set well back from the road, and there is an abundance of trees and vegetation both on private and public land. Variation in the set back of houses is evident, with often generous landscaped front gardens, as well as street trees in many parts of the area. Setbacks generally range from around 4 to 12 metres, with some deep front yards of over 15 metres. The topography of the area contributes to its character, especially for houses located along the ridgelines, which have views across the gullies and to Ōrākei Basin and the Waitematā Harbour. Overall, the area maintains a strong suburban character.
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Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	768		
Individual property scores	Score	Number of properties	Percentage ¹
	6	200	36%
	5	97	18%
	4	64	12%
	3	51	9%
	2	70	13%
	1	59	11%
	0	9	2%
	Rear/vacant	212	NA

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



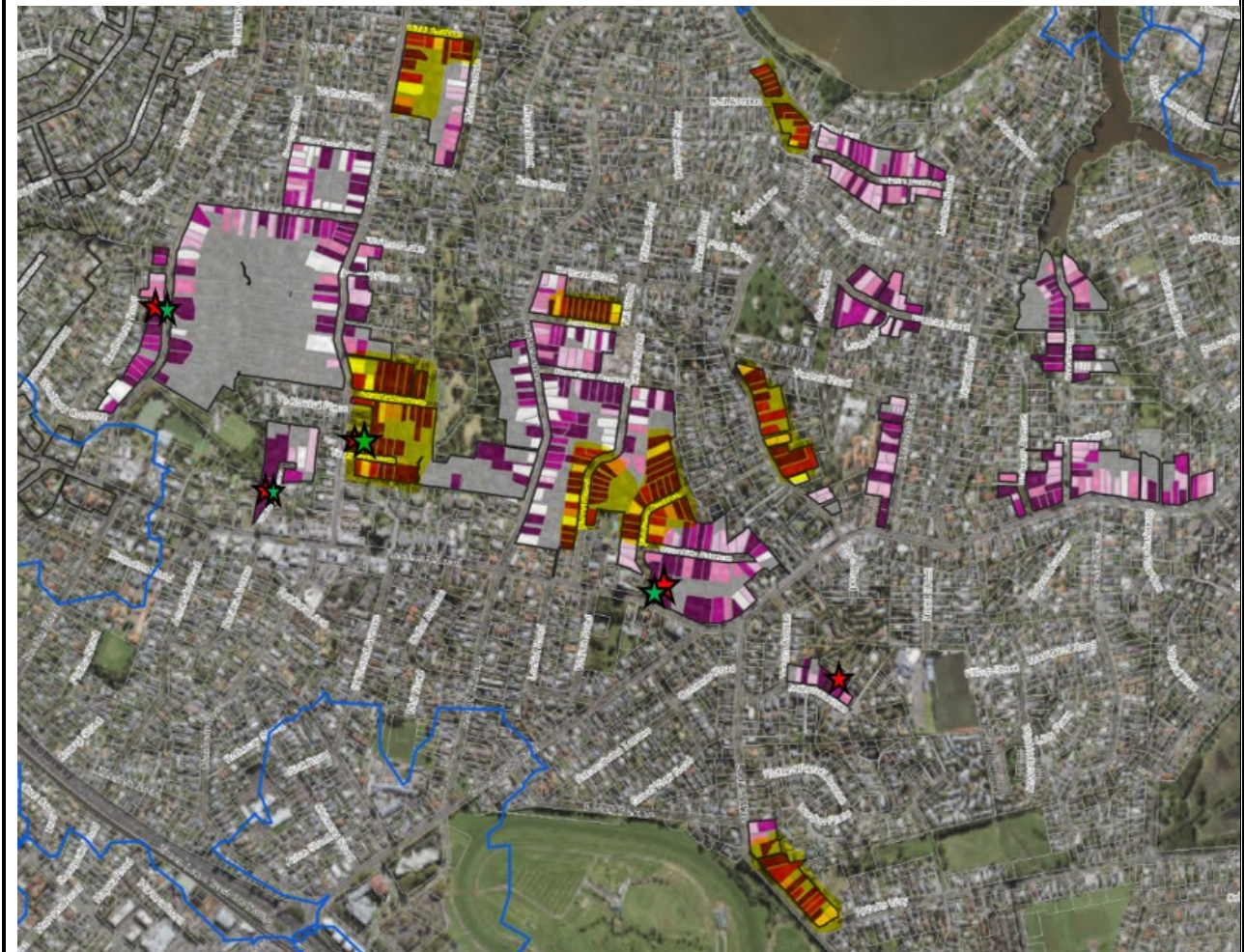
Overall findings	The Remuera East SCA is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 54% of individual properties scoring either 5 or 6.
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Recommendation

The Remuera East 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)
Ladies Mile Residences	NA
Victoria Avenue and Hiriri Avenue	
Waiata Avenue and Tirohanga Avenue	
Ara Street	
Ranui Road	
Entrican Avenue	
Upland Road (South)	
Upland Road (North)	

Potential HHAs and high-quality special character areas

Number of places / areas currently scheduled	5 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	4 (marked ★ on maps)
Potential: Historic Heritage Area	0 (marked)
Sub-area of high-quality Special Character	8 (marked)



Report dated: January 2022

Appendix 1: Index map



Figure 1: The blue lines are the walkable catchments of the Orakei and Meadowbank Train Stations (to the north) and Remuera and Ellerslie Train Stations (to the south)

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōhinerau/Mount Hobson
SCA Overlay	Isthmus C
Survey Area Number(s)	41 (Isthmus C only)

PLEASE NOTE:

The Summary of Area Findings report for the Ōhinerau/Mount Hobson special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, submissions to Plan Change 78 sought amendments to this special character area. Review of these submissions has resulted in amendments being proposed to the scores of individual properties and the extent of the overlay which align with the special character values present in the area. The proposed Plan Change 120 extent is shown in Figure 1 below.

Updated October 2025

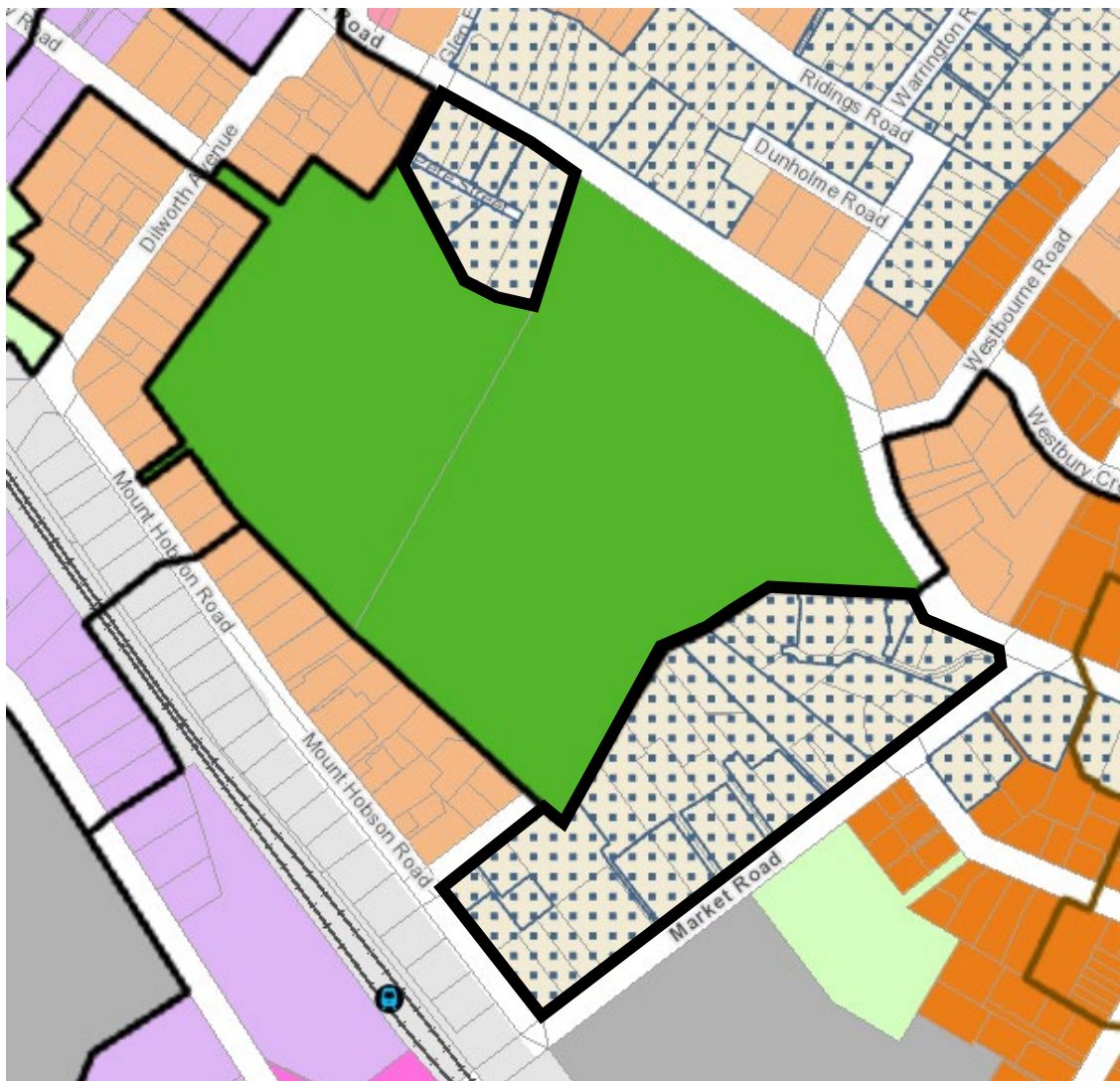


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ōhinerāu/Mount Hobson
SCA Overlay	Isthmus C
Survey Area Number(s)	41 (Isthmus C only)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Remuera Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Ōhinerāu/Mount Hobson report area includes two development areas on the lower northern and southern slopes of the maunga. The northern Pere Street area was subdivided in 1904 (DP 3426) and the southern Market Road (Mount Hobson Lane and Remuera Road) area was subdivided from the 1910s to 1920s (Deeds Reg 959; Deeds Reg 1231). Sites along Remuera and Market Roads are read contextually alongside Isthmus B (A41_Remuera). There is variation the size and shape of lots depending on the topography, with street facing sections more regular. Section sizes vary from around 600m² to 1000m², with larger rear sections directly adjacent to (or on) the maunga tending to be larger, at around 2000-3000m². Houses in the area are well setback from the road boundary and have large front yards with mature planting. Irregular lot shapes and sizes, as well as a number of rear sites, affect the rhythm of development – particularly on the corner of Market and Remuera Road. There is more consistency in the street front sites along Market Road. The most prevalent architectural styles in the area are English Cottages and villas. Dwellings from within the period of significance maintain a high degree of physical integrity. There is more recent infill housing on Mount Hobson Road and the west end of Market Road. Houses are visible behind hedging or walls. Sites located along Market Road tend to have higher boundary treatments, however due to the sloping topography, deep setbacks and elevated scale of dwellings, houses remain visible from the streetscape. Streets are lined with bluestone kerbing and have footpaths, Mount Hobson Lane has grass verges and street trees. Individual sites tend to be highly vegetated with mature planting, especially rear sites that are elevated on the slopes of the maunga. All sites have off-street car parking. Ōhinerāu is not included in the SCA area but is a dominant feature in the backdrop of houses in this area. Overall, the area retains a strong suburban character influenced by the unique topography of the maunga.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	47		
Individual property scores	Score	Number of properties	Percentage ¹
	6	11	39%
	5	8	29%
	4	3	11%
	3	0	0%
	2	5	18%
	1	1	4%
	0	0	0%
	Rear/vacant	19	NA

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



Overall findings

The Ōhinerau/Mount Hobson 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 Ōhinerau/Mount Hobson 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.

Note: There are small clusters of high-quality special character dwellings on Pere Street and at the corner of Remuera and Market Road that have a collective visual and historic coherence with dwellings on the opposite side of Remuera Road that are in Isthmus B and therefore assessed in a separate report (A41_Remuera). It is recommended that these two residential areas (Isthmus B and C) could be considered in conjunction to collectively form additional high-quality sub-areas.

Areas of high-quality special character value	Flag: Potential Historic Heritage Areas (HHAs) ²
Market Road, Mount Hobson Lane	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 —)

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



Report dated: January 2022

Appendix 1: Index map

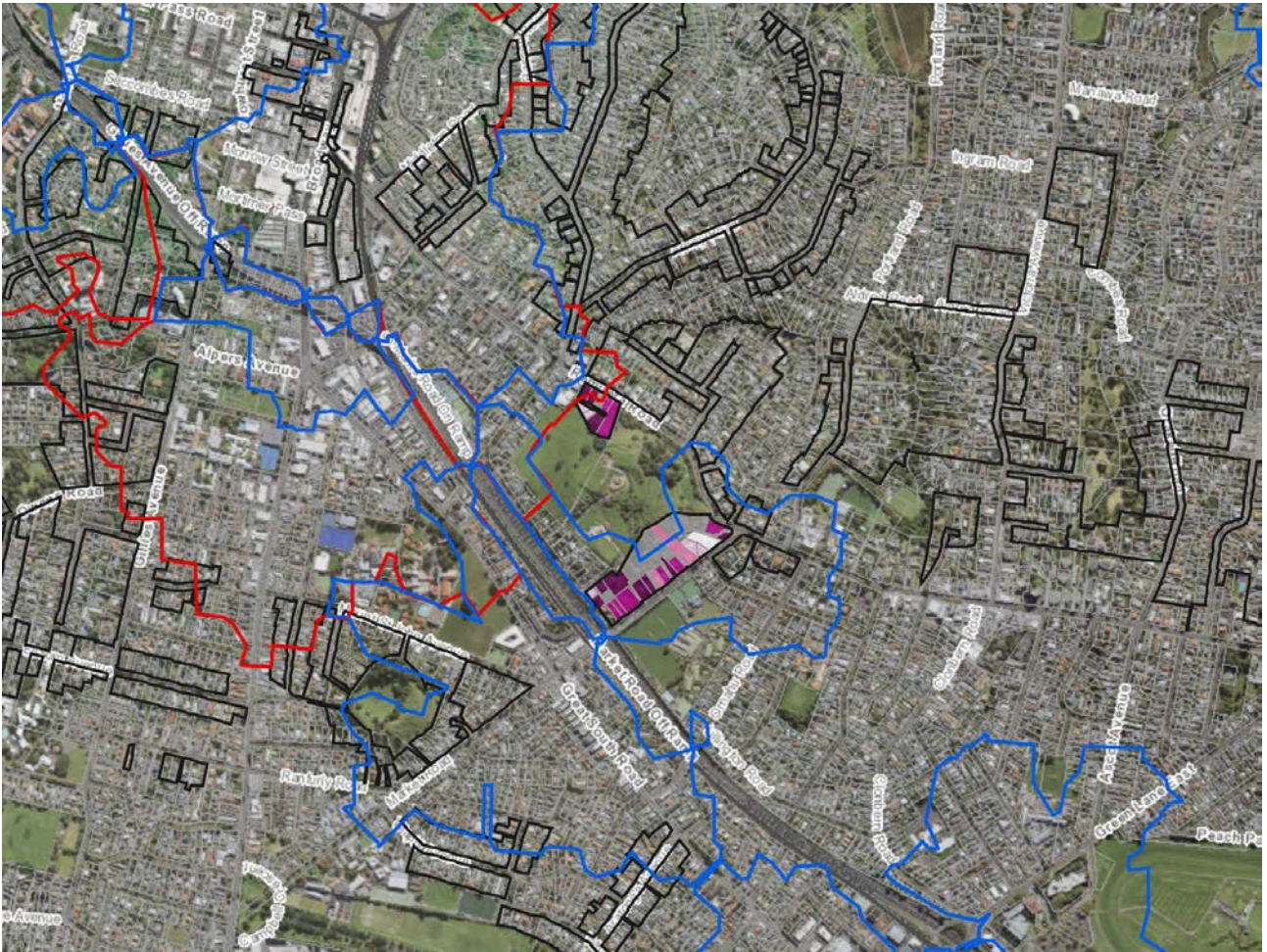


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue lines are the walkable catchments of the Remuera and Newmarket (north) Train Stations.

UPATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Remuera
SCA Overlay	Isthmus B
Survey Area Number(s)	41 (Isthmus B only)

PLEASE NOTE:

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

Updated October 2025

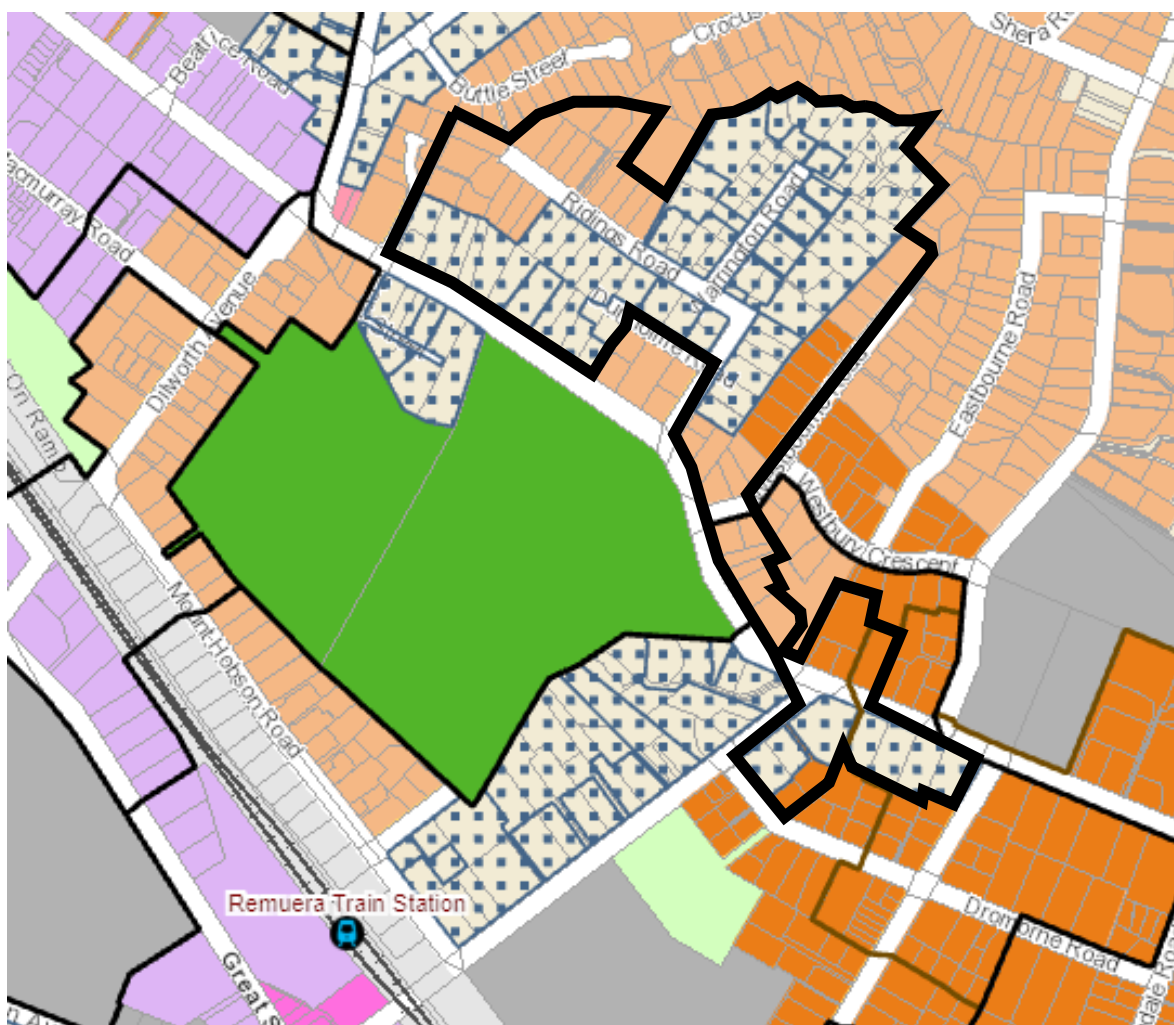


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Remuera
SCA Overlay	Isthmus B
Survey Area Number(s)	41 (Isthmus B only)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket Walkable Catchment – RTN – Remuera Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The Remuera report area of Isthmus B includes several subdivisions located on the sloping topography around the base of Ōhinerau/Mount Hobson that were developed from the 1880s (DP 337; Deeds Reg 113; ALLOT 16, 18 & 20 SEC 16 Suburbs AUCKLAND; Deeds Reg BLUE77; DEED S102) to the 1920s (DP 19463). Sites along Remuera and Market Roads are read contextually alongside Isthmus C (A41_Ōhinerau Mount Hobson). Sections vary in shape and larger lots have subsequently been subdivided into smaller, but still generous sites, ranging from 500m² up to 2000m². Due to the sloping topography, housing density and rhythm varies throughout the area with rear development of street-facing properties in lower gullies – particularly on Warrington Road. The high value and desirable location of the area is evident in the generous lot sizes and large scale development, with the original subdivision pattern legible in the rhythm of street facing dwellings that tend to be setback from the street frontage with generous yards and mature planting. The most prevalent architectural styles include substantial English Cottage, Arts and Crafts, Georgian Revival style houses (1920s-1930s) as well as examples of Villas and Transitional Villas (1880s-1910s). The majority of dwellings from the period of significance retain a high degree of physical integrity. There is modern infill development throughout the area, with both modern and period housing on rear sites. Sites located along main roads typically have higher boundary treatments, such as along Remuera and Manukau Roads, however due to the sloping topography, deep setbacks and elevated scale of dwellings, houses remain predominantly visible from the streetscape. Off-street car parking is provided for on all sites, though there are instances where garaging has been located on the front boundary. Streets are lined with bluestone kerbing and have footpaths and there are grass verges and street trees on the main roads. Ōhinerau is not included in the SCA area but is a notable feature in the backdrop of houses in this area. Overall, the area in part retains a strong suburban character.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	129		
Individual property scores	Score	Number of properties	Percentage ¹
	6	29	30%
	5	28	29%
	4	10	10%
	3	8	8%
	2	9	9%
	1	12	12%
	0	1	1%
	Rear/vacant	32	NA

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



Overall findings

The Remuera 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 59% of individual properties scoring either 5 or 6.

Recommendation

The Remuera 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.

Note: There are two small clusters of high-quality special character dwellings at the east and west ends of Remuera Road that have a collective visual and historic coherence with dwellings on the opposite side of the road that are in Isthmus C and therefore assessed in a separate report (A41_ Ōhinerau Mount Hobson). It is recommended that these two residential areas (Isthmus B and C) could be considered in conjunction to collectively form additional high-quality sub-areas.

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
Warrington and Riddings Road	NA

Potential HHAs and high-quality special character areas

Number of places currently scheduled	9 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	1 (marked)

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



Report dated: January 2022

Appendix 1: Index map



Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Remuera and Newmarket (north) Train Stations.