

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mt Eden and Batger Road
SCA Overlay	Isthmus B
Survey Area Number(s)	53 (in part)

PLEASE NOTE:

The Summary of Area Findings report for the Mt Eden and Batger Road special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes being proposed to the spatial extent of the overlay. This area is not proposed to be retained in the Special Character Areas Overlay.

The proposed change to the Mt Eden and Batger Road 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.

Dated: October 2025

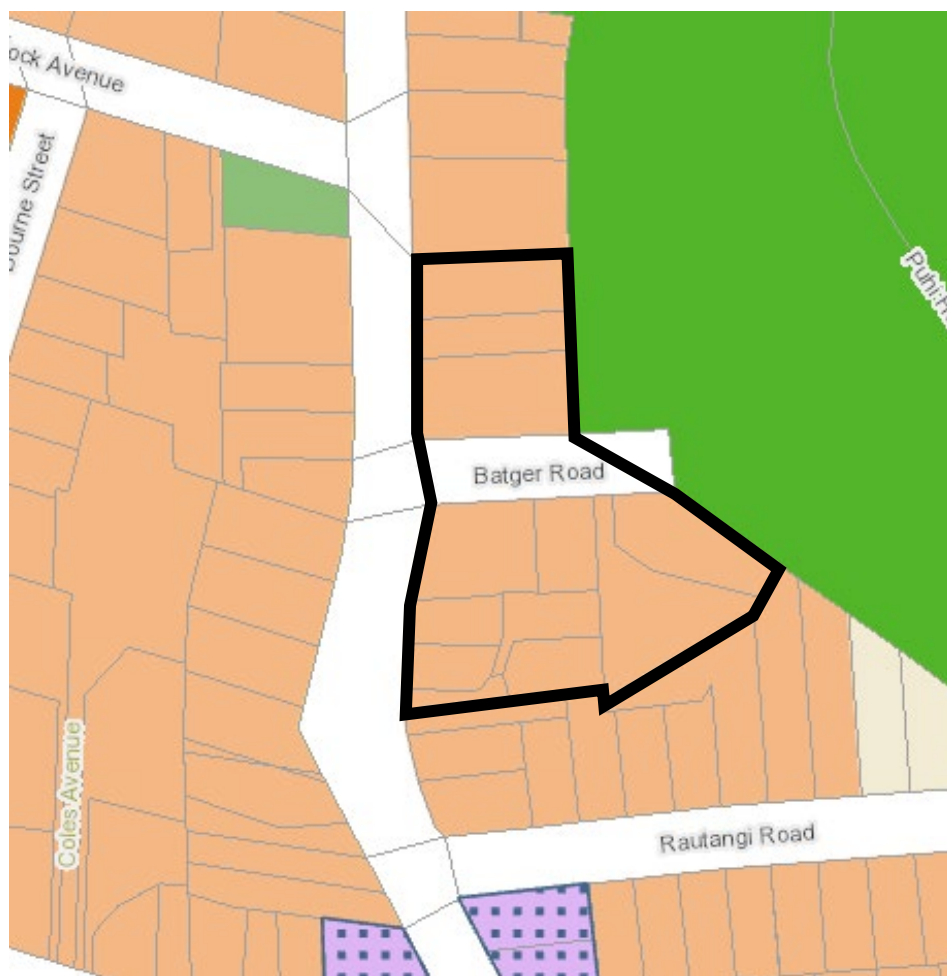


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mt Eden and Batger Road
SCA Overlay	Isthmus B
Survey Area Number(s)	53 (in part)
NPS-UD priority^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The report area consists of a small portion of the larger PT ALLOT 52 SEC 6 Suburbs AUCKLAND subdivision that faces onto Mount Eden and Batger Roads on the southwestern slopes of Maungawhau. The southern side of Batger Road was further subdivided in 1919 (DEED 146). The report area is read contextually alongside the Mt Eden Business Centre SCA to the south. The three lots facing Mt Eden Road to the north are regular in shape and vary in size from 600-1300m². Lots on the southern side of Batger Road are irregular in shape and vary in size from 400-1500m² and have rear lots. The rhythm, setback, and density of development in the area is consistent, with dwellings set back towards the middle of their sites with well vegetated yards and boundaries. The most prevalent architectural styles in the north of the area are villas and transitional villas (1880s-1910s), and in the south are bungalows and an English Cottage (1920s-1930s). A scheduled Residence (ID 1744) sits on the norther corner of Mount Eden and Batger Roads. There is modern infill development on street facing and rear sites in the southwest corner of the area. Houses are visible behind a low boundary treatment (typically basalt rock walls and timber fencing) or hedging. Streets are lined with bluestone kerbing and have footpaths. Batger Road has wide grass verges with mature street trees and is highly vegetated at its eastern end that backs onto the maunga. On-site parking is provided for on all sites. Maungawhau/Mount Eden is not included in the Special Character Areas Overlay but is a notable feature in the backdrop of this area. Overall, the area retains its quality of early suburban character and contributes to the wider Mount Eden Special Character area context.
	

Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	11		
Individual property scores	Score	Number of properties	Percentage ¹
	6	4	50%
	5	1	13%
	4	1	13%
	3	2	25%
	2	0	0%
	1	0	0%
	0	0	0%
	Rear/vacant	3	NA



Overall findings	The Mt Eden and Batger Road Special Character Area - Residential is not of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 63% 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 Mt Eden and Batger Road report area has not been found to be of overall high quality. The survey data does not show that there are sub-areas of high-quality special character and/or potential areas of historic heritage value.

No further work is recommended in this area.

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

Potential HHAs and high-quality special character areas

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



Report dated: 19 January 2022

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

[illegible]

Mt Eden and Batger Road SCA: Summary of Area Findings | FINAL |

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Balmoral Tram Suburb - East
SCA Overlay	Balmoral Tram Suburb - East
Survey Area Number(s)	53 (Balmoral Tram Suburb – East only)

PLEASE NOTE:

The Summary of Area Findings report for the Balmoral Tram Suburb - East 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 to align with the special character values present in the area.

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

In 2024, this special character area was resurveyed to confirm its special character values. The resurvey did not result in any changes being proposed to the spatial extent of the overlay, however, individual property scores in this findings report have changed.

The majority of the proposed change to the Balmoral Tram Suburb-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 of the overlay is shown in Figure 1 below.

Dated: October 2025

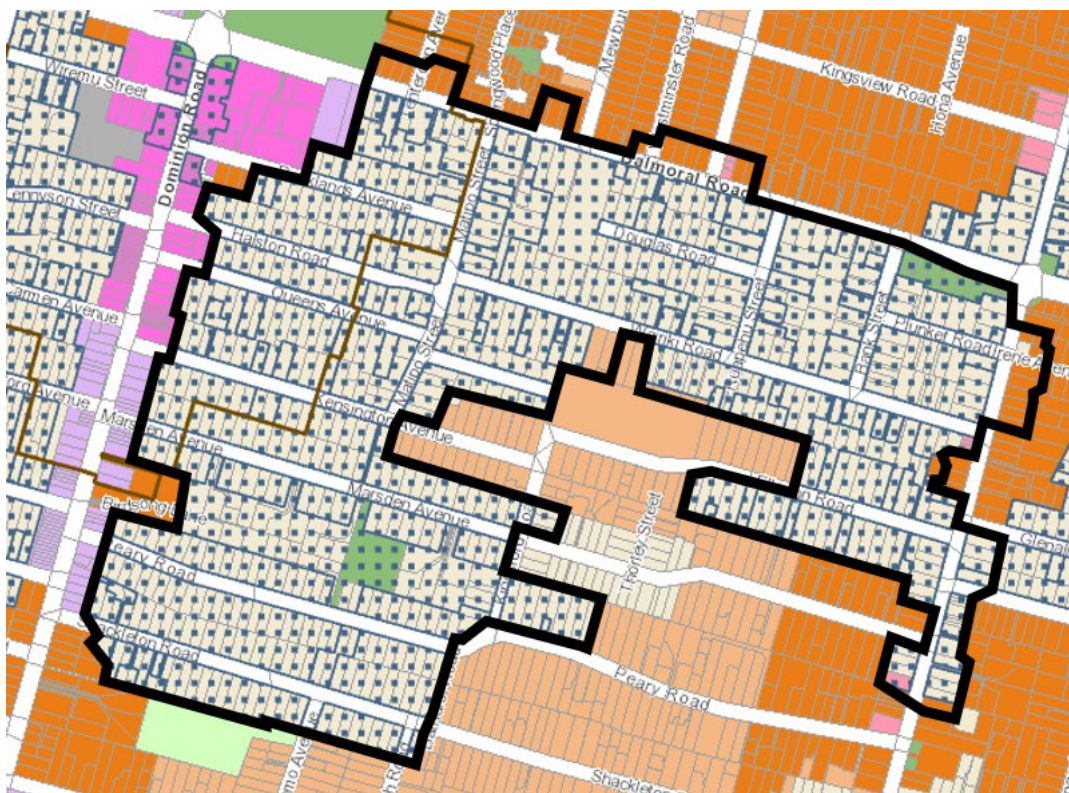


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Balmoral Tram Suburb – East
SCA Overlay	Balmoral Tram Suburb – East
Survey Area Number(s)	53 (Balmoral Tram Suburb – East only)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single Housing Zone
Area Description	The Balmoral Tram Suburb – East is the eastern half of a historic residential area associated with the progressive southern extensions of the tram lines down Dominion Road. The report area includes a number of historic residential subdivisions that date from the 1880s-1920s¹ as well as a small number of commercial buildings located along Mount Eden Road. The area is bounded by Balmoral Road to the north, Mount Eden Road to the east, Shackleton Road to the south and Dominion Road to the west. Lot sizes in the area are consistent in shape and range in size from around 500m² to 1200m² with uniformity on individual streets. Larger lots sizes have allowed some sections to be further subdivided with rear development, particularly along Peary Road north, Marsden Avenue south, Wairiki Road south and Balmoral Road southwest. Streets are laid out in a linear pattern. The area generally reflects a historical pattern of development that progressively moves from north to south. This is evidenced in the villas and transitional villas being primarily concentrated in the north. The most prevalent architectural styles in the area include villas and transitional villas (1880s-1910s) and bungalows (1920s-1930s). Houses from the period of significance generally maintain a high degree of physical integrity, and there is limited modern infill on street facing sections. Recent infill housing includes state houses, flats, and modern detached residences, which primarily occupy rear lots and some street facing sections. Frontages of most houses remain visually open behind low boundary treatments (timber fences, stone walls) and hedging, with modest front and side yards. House setback and spacing provide well-articulated rhythms to the street. Off street parking is provided on all sites, however some properties have garages or carports constructed on front boundaries/yards which compromises dwellings relationship to the street. Streets are lined with bluestone kerbing, have footpaths, generous grass berms, and mature street trees contributing to the established residential character. Variation in streetscape character is evident on the main arterial roads of Mount Eden and Balmoral Roads where there are no grass berms and higher boundary treatments are evident. Commercial buildings along these roads are built up to the road boundary. The topography of the area is gently undulating, rising gradually to the east towards Maungawhau and to Te Tātua-a-Riukiuta to the south. Overall, the Balmoral Tram Suburb – East maintains an intact well-established suburban character.

¹ Subdivisions include: DP 302 – 1884; DP 7604 – 1911; DP 4365 – 1908; DP6674 – 1910; DP 8136 – 1912; DP 6769 and 8829 – 1913; DP 4283 – 1904; DP 6793 – 1910; SP 6933 – 1913; SP 9366 – 1914; DP 7638 – 1912; DP 4897 – 1910; DEED 244 – 1920; DP 14862 – 1921; DP 16610 – 122; DP 16134 – 1924; DP 22984 – 1928; DEED 252 – 1921; DP 17806 – 1923; DP 20380 – 1926; DP 18136 – 1924; DP 17288 - 1923



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	786		
Individual property scores	Score	Number of properties	Percentage ²
	6	350	52%
	5	204	31%
	4	37	6%
	3	25	4%
	2	23	3%
	1	29	4%
	0	0	0%
	Rear/vacant	118	NA

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



Overall findings

The Balmoral Tram Suburb – 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 83% of individual properties scoring either 5 or 6.

Recommendation

The Balmoral Tram Suburb – East report area is of high quality. No further special character work is recommended in this area at this time.³

Areas of high-quality Special Character value

Flag: Potential Historic Heritage Area (HHAs)⁴

NA

NA

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.

Potential HHAs and high-quality special character areas

Number of places currently scheduled	7 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangi Kōrero	3 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	NA



Report dated: 10 January 2022

Appendix 1: Index map

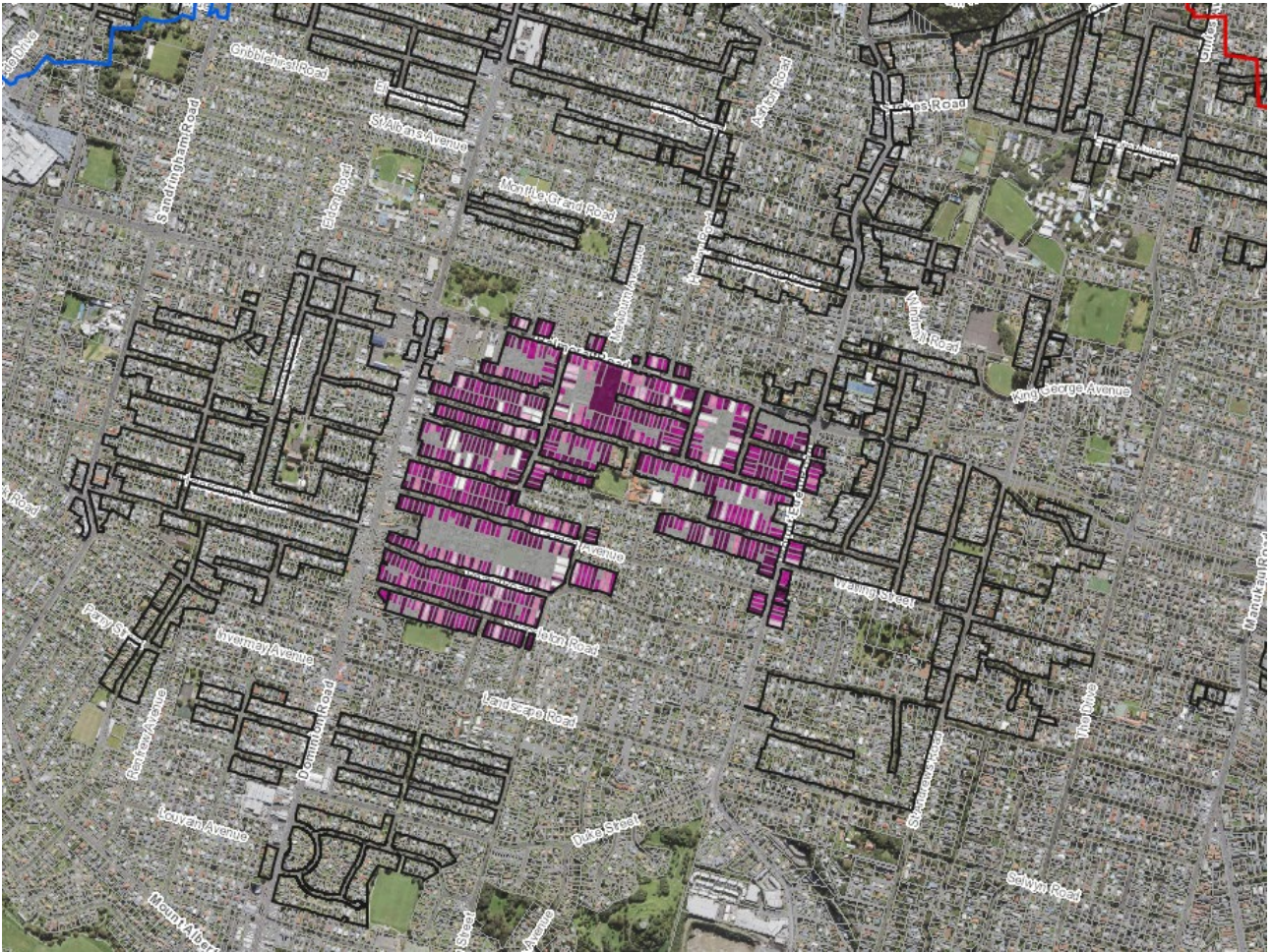


Figure 1: The red line is the walkable catchment of the Newmarket Metro Centre; the blue line is the walkable catchment of the Morningside Train Station.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Eden Valley – Balmoral
SCA Overlay	Isthmus A
Survey Area Number(s)	53 (Isthmus A only)

PLEASE NOTE:

The Summary of Area Findings report for the Eden Valley – Balmoral special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes being proposed to the spatial extent of the Special Character Areas Overlay (overlay). Individual property scores in this findings report have also changed.

The proposed change to the Eden Valley/Balmoral 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

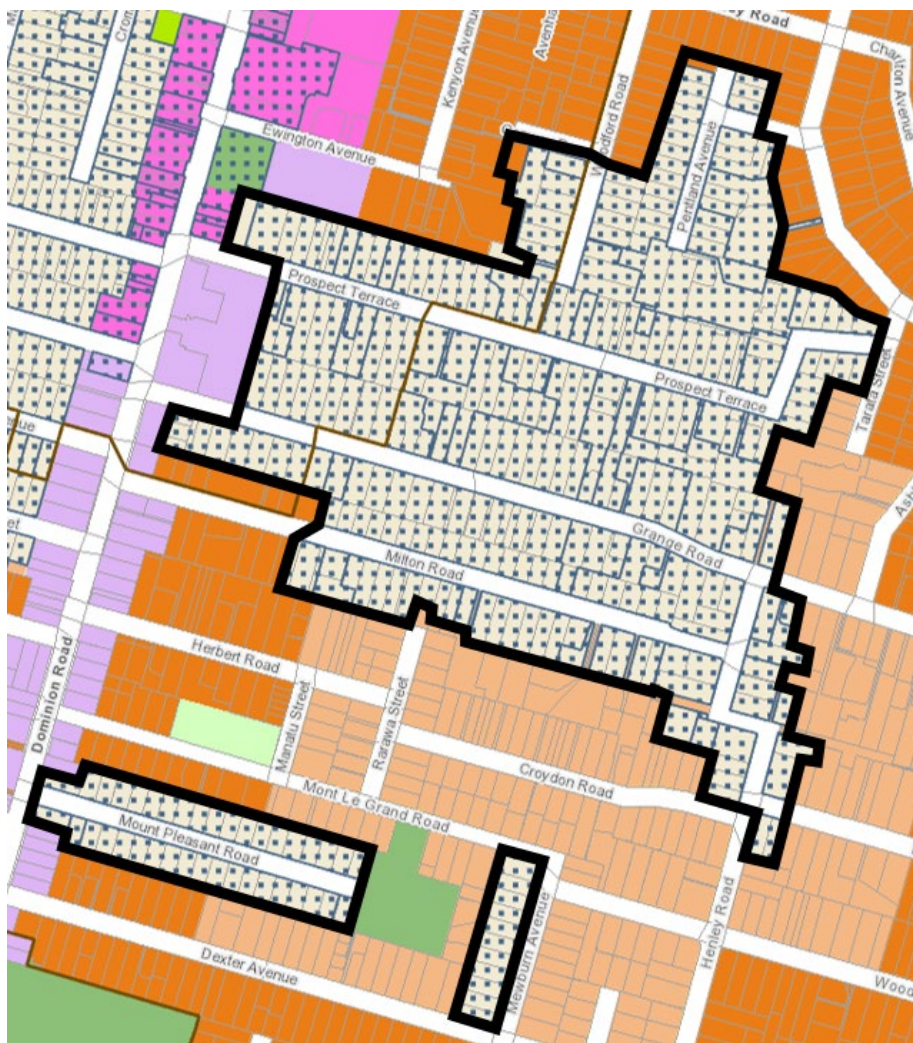


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Eden Valley-Balmoral
SCA Overlay	Isthmus A
Survey Area Number(s)	53 (Isthmus A only)
NPS-UD priority^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential – Single House Zone
Area Description	The Eden Valley-Balmoral report area of Isthmus A lies between Dominion Road to the west, Mt Eden road to the east, Valley Road to the north and Dexter Avenue to the south. The west side of the area is bordered by the Eden Valley Business SCA. The land within this area is made up of a number of historic subdivisions, dating from 1885 to 1913.¹ The topography of the land is undulating, rising to the north and east along Dominion Rd towards the lower southern slopes of Maungawhau. Roads are laid out in a linear pattern and street facing lots are regular in shape. Lot sizes in the area vary from 450m² to 1100m² and are consistent along individual streets. Larger sections on the south side of Prospect Terrace and Penland Avenue south have allowed for rear development, and there is more variability in shape and size of the rear lots. Street facing houses in the area have a consistent rhythm, setback, and density of development. Streets with larger section sizes allow for more generous setbacks of houses from the front boundary and lower density. The most prevalent architectural styles are late-Victorian and Edwardian villas (1880s-1910s) with some transitional villa and bungalow style dwellings throughout the area (1910s-1920s). Mewburn Avenue has a distinctive individual architectural character with a row of plastered brick transitional villas. Dwellings from the period of significance maintain a high degree of physical integrity. Modern infill development is scattered throughout the area with a number of multi-unit flats constructed post-World War II. Houses are typically visible behind low boundary treatments (timber fences and stone walls) and hedging. Larger section sizes in this area generally allow car parking inside or front yards and construction of garages and carports. However there are instances where carports/garages have been constructed on front boundaries, compromising dwellings' relationships to the street. The streets are lined in bluestone kerbing, have footpaths and grass verges, with mature street trees giving an established character to the area. Although there are sites with street facing infill and rear development – particularly along Prospect Terrace, Milton and Grange Roads and Conway Road, they are reasonably sparsely located with limited detrimental effect. Overall the area maintains a high-quality suburban character of an early Victorian and Edwardian residential subdivision.

¹ Subdivisions include: (from north to south) DP 3984 – 1906; DP 400 – 1855; DP 3705 – 1895; DEED Blue 15 – 1882; DP 1665 – 1896; DP 2145 – 1899; DP 2261 – 1900; DP 1648 – 1891; DP 1999 – 1896; DP 1642 – 1896; DEED 1048 – 1911; SP 8934 – 1913.



Key survey data

Survey date(s)	August and September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	364		
Individual property scores	Score	Number of properties	Percentage ²
	6	201	65%
	5	60	20%
	4	9	3%
	3	11	4%
	2	9	3%
	1	8	3%
	0	5	2%
	Rear/vacant	57	NA%

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



Overall findings

The Eden Valley-Balmoral 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.

Recommendation

The Eden Valley-Balmoral 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

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.

Potential HHAs and high-quality special character areas

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



Report dated: 10 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 catchment of the Morningside, Kingsland, and Mount Eden Train Stations.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Woodside Road
SCA Overlay	Isthmus B
Survey Area Number(s)	53 (in part)

PLEASE NOTE:

The Summary of Area Findings report for the Woodside Road 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.

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. Woodside Road is outside a walkable catchment and was reviewed in relation to the updated threshold.

In 2023, this special character area was resurveyed to confirm its special character values. The resurvey resulted in changes being proposed to the spatial extent of the overlay. Individual property scores in this findings report have also changed. This area is not proposed to be retained in the Special Character Areas Overlay.

The proposed changes to the Woodside Road 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 Figure 1 below.

Dated: October 2025

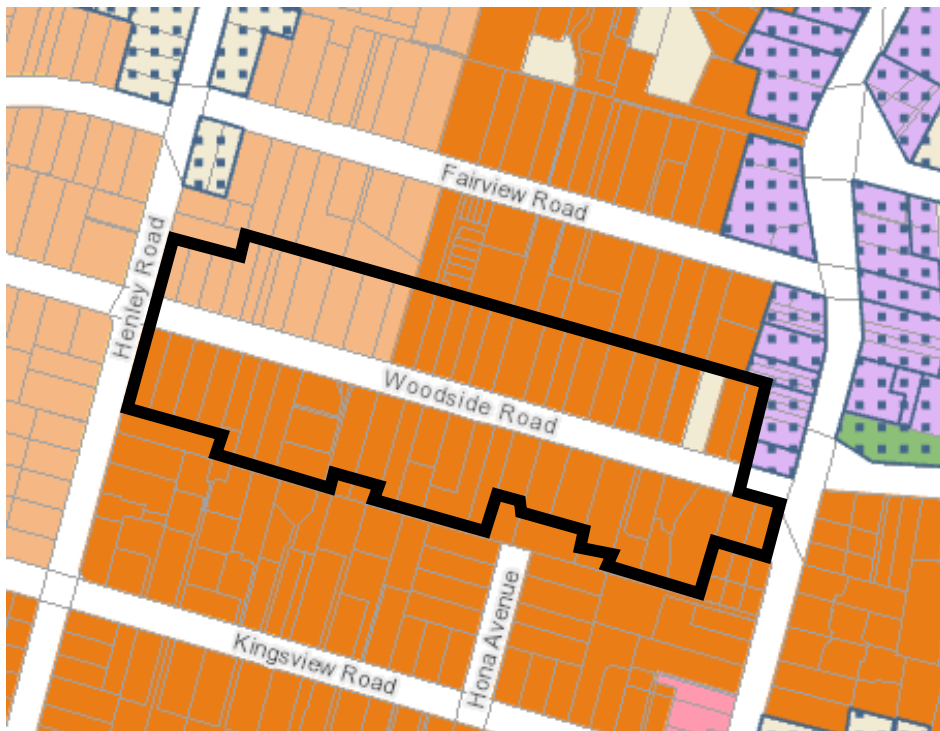


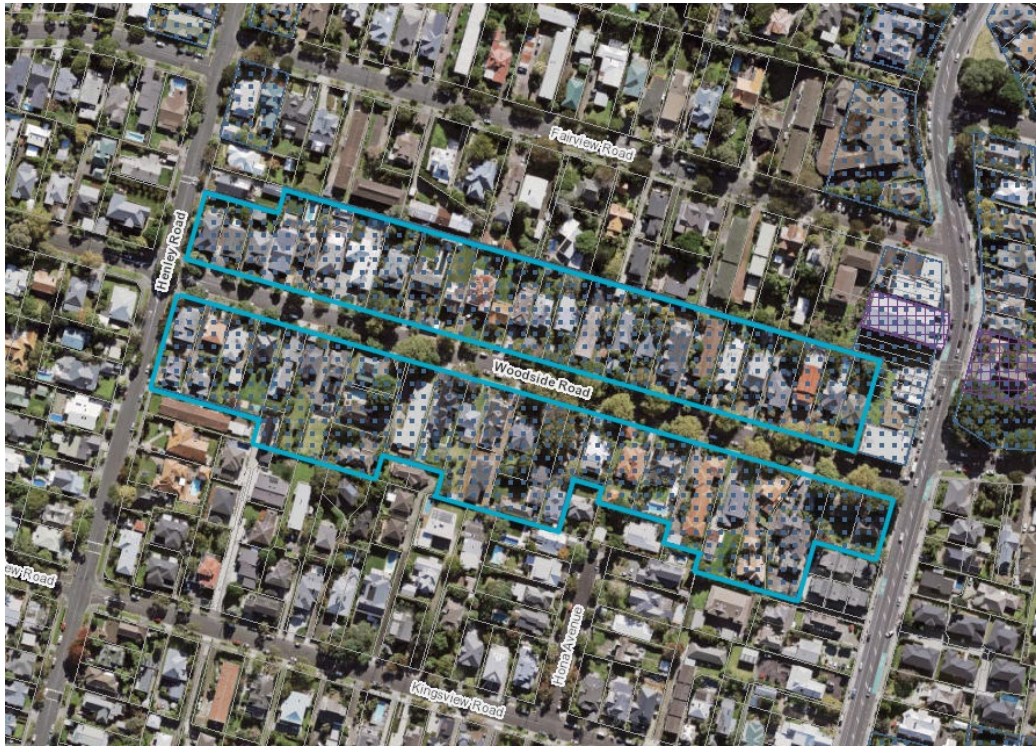
Figure 1: The area subject to this findings report is outlined in a thick black border. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Woodside Road
SCA Overlay	Isthmus B
Survey Area Number(s)	53 (in part)
NPS-UD priority^{TBC}	All other areas
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Woodside Road report area is a linear road that runs between Mount Eden Road to the east and Henley Road to the west. The area borders the Mount Eden Village Business SCA to the northeast and Isthmus A to the northwest. Woodside Road was originally subdivided in 1897 (DP 1714). Lots are regular in shape and vary in size from 600-1200m². A number of sites on the southern side have been further subdivided with rear lots. Housing setbacks and rhythm are consistent (along the northern side in particular) with dwellings located towards the front of sections facing the street. The most prevalent architectural styles are villas and transitional villas (1880s-1910s). The area also has examples of bungalows (1910s-1920s) and State Housing (1930s-1940s). The majority of dwellings from the period of significance maintain a high level of integrity. There is modern infill development throughout the area on both street facing and rear lots including a number of multi-unit flats. The quantity of modern infill development along the southern side of the road has interrupted the cohesiveness of the period streetscape. Dwellings are typically located behind low boundary treatments (timber fences and rock walls) and hedging. Off-street parking is provided for on all sites, however there are instances where garages or carports located on front boundaries have compromised dwellings' relationship to the street. Sites in the area are well vegetated with mature plantings in line with the ideals of the Garden Suburb movement that the area is demonstrative of. Woodside Road is lined with bluestone kerbing, has footpaths, wide grass berms and large mature street trees that contributes to an established Garden Suburb streetscape character. However, due to the quantity of infill development, number of dwellings with a compromised relationship to the street, the overall continuity and cohesiveness of the Woodside Road period streetscape has been compromised in part, particularly along the southern side of the road.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	58		
Individual property scores	Score	Number of properties	Percentage ¹
	6	12	24%
	5	20	40%
	4	8	16%
	3	4	8%
	2	6	12%
	1	0	0%
	0	0	0%
	Rear/vacant	8	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 Woodside Road Special Character Area - Residential is **not of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 64% of individual properties scoring either 5 or 6.

Recommendation

The Woodside Road 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 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	NA

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



Report dated: 17 January 2022

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Mount Eden South
SCA Overlay	Isthmus B
Survey Area Number(s)	53 and 54

PLEASE NOTE:

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

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

Dated: October 2025



Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the 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 B
Survey Area Number(s)	53 and 54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Mount Eden South area includes the four smaller sub-areas of Disraeli Street, Mt Eden and Balmoral Roads, Pencarrow and Penrhyn and St Andrews Road North. The Disraeli Street sub-area (A) includes dwellings at the western end of Disraeli Street from the intersection with Mount Eden Road. The street doglegs to the south around Nicholson Park. The northern side of the street was subdivided in 1909 (DP 4763) and the south side in 1908 (DP 4383, originally part of the 1904 DP 4219 subdivision). The Pencarrow/Penrhyn/Mount Eden/Balmoral sub-area (B) includes dwellings along Pencarrow Avenue and Penrhyn Road (Deeds Reg S22, Lot 71 SEC 10), in the block surrounding the Eden-Epsom Tennis Club facing Balmoral Road and Mount Eden Road (Deeds Reg 760, DP 27418), and dwellings on the western side of the Balmoral and Mount Eden roads intersection that were subdivided from 1890 to 1912 (DP 892, DP 2905, DP 7650) The St Andrews Road sub-area (C) was subdivided from 1919-1926 (DP 12912, DP 16859, DEED 842, DP 19454) and includes dwelling at the northern most end of the road, bordered by Disraeli Street and Melville Park to the north and King George Avenue and Windmill Park to the south. Street facing lot shapes and sizes in the area are regular, with lots ranging from 600-1000m² with some larger sections up to 1700m² in sub-area B. Sites are well vegetated with mature plantings. House setback and rhythm is consistent. Larger-scale dwellings are generally positioned with more generous yards and dwellings on corner sites also have larger front/side yard setbacks. Villas and transitional villas (1880s-1910s) are the most prevalent architectural styles in the area, with English Cottage and bungalows (1920s-1930s) also numerous. The majority of dwellings from within the period of development retain a high degree of physical integrity. There is a small amount of modern infill development throughout the area and on rear sites. Houses are generally visible behind low boundary treatments (typically basalt rock or brick walls and timber fences) and hedging. Boundary treatments tend to be higher on the main roads including Balmoral and Mount Eden Roads. Off-street car parking is provided for on all sites, however there are instances where garaging has been located on the front boundary which has compromised dwellings relationship to the street and/or integrity. Streets have bluestone kerbing and footpaths. Streets off the main roads have grass verges and mature street trees. Nicholson Park, Windmill Park and Melville Park bookend the areas and contribute to the suburban character. Mature pōhutukawa trees on the corner site at 625 Mount Eden Road and on the opposite side of Mt Eden Road at Ulys Reserve create a distinctive gateway to the Mount Eden Village area.

Overall, the area retains a strong character associated with early suburban residential development.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	115		
Individual property scores	Score	Number of properties	Percentage ¹
	6	40	42%
	5	35	37%
	4	6	6%
	3	7	7%
	2	6	6%
	1	1	1%

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.

	0	0	0%
	Rear/vacant	20	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 79% of individual properties scoring either 5 or 6.
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Recommendation

The Mount Eden South SCA report area is of high quality. No further special character work is recommended in this area at this time.	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
NA	NA

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

Potential HHAs and high-quality special character areas

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



Report dated: 17 January 2022

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom Avenue and Ranfurly Road
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

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

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. Epsom Avenue and Ranfurly Road is outside a walkable catchment and was reviewed in relation to the updated threshold.

Since completion of the report, some additional amendments have been proposed to the overlay in this area.

Dated: October 2025



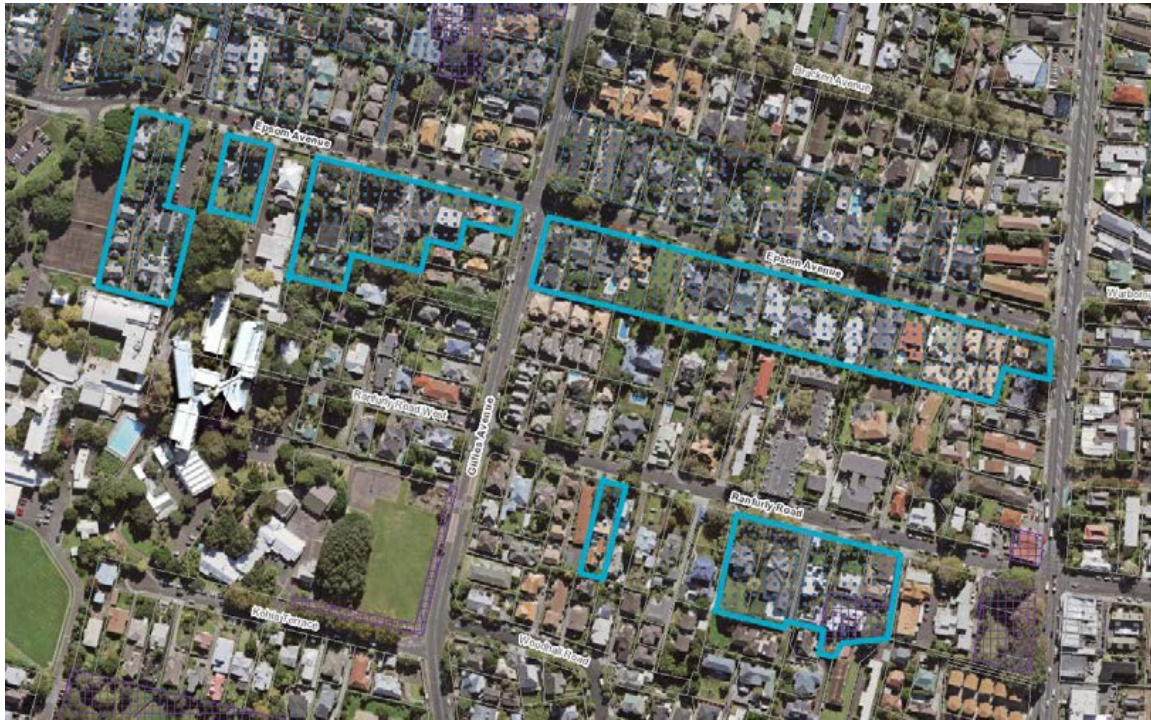
Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom Avenue and Ranfurly Road
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	Walkable Catchment – Metro Centre – Newmarket All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Epsom Avenue and Ranfurly Road area includes subdivisions along Epsom Avenue and Ranfurly Road in the flat area of land between Maungawhau and Te Kōpuke/Tītīkōpuke. The east end of Epsom Avenue was subdivided in 1907 (Town of Armadale – DP 5072) and the west side in 1902 (DP 2902). Ranfurly Road was subdivided from 1896-1916 (PT ALLOT 20-21 SEC 10 Suburbs AUCKLAND; DP 1555; DP 3069; DP 11267). Lots are regular in shape but vary in size from 1000-1100m² along Epsom Avenue, and 700-1900m² on Ranfurly Road. There is only a small amount of rear development (eight sites) along Epsom Avenue. There is variation in the rhythm, setback and density of development throughout the area, with more consistency along the eastern end of Epsom Avenue. There is a large mix of architectural styles in the area with the most prevalent being bungalows (1920s-1930s). There are also examples of villas and transitional villas (1880s-1910s), Arts and Crafts and State House style dwellings along Epsom Avenue. The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is modern infill development on both rear and street facing sections which interrupts the overall cohesiveness of the area. Most houses are visible behind a low boundary treatment (typically basalt rock walls and timber fencing) or hedging. Streets are lined with bluestone kerbing and have footpaths, grass verges and street trees. Individual sites tend to be highly vegetated with mature plantings and trees. All sections provide for off-street car parking, though there are some instances where garaging has been located in the front yard, compromising dwellings relationship to the street. The area (in part) retains its historic suburban character.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	0%	
	Desk top survey	100%	
Number of properties	48		
Individual property scores	Score	Number of properties	Percentage ¹
	6	10	26%
	5	16	41%
	4	5	13%
	3	3	8%
	2	4	10%
	1	1	3%
	0	0	0%
	Rear/vacant	9	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 Epsom Avenue and Ranfurly Road Special Character Area - Residential **is not of high-quality special character value**. An area of high-quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 67% of individual properties scoring either 5 or 6.

Recommendation

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

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

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/ 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 represents the walkable catchment of the Newmarket Metro Centre, the blue lines represent the walkable catchments of the Newmarket, and Remuera Train Stations.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Cecil Road and Marama Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

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

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

Dated: October 2025



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Cecil Road and Marama Avenue
SCAR Overlay	Isthmus A
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Cecil Road and Marama Avenue area of Isthmus A comprises of two linear roads that extend north-to-south between Owens Road and Epsom Avenue. Marama Avenue was subdivided in 1902 (Allotment 41, Deeds Reg S69 and S70) and Cecil Road in 1904 (DP 3267). Sections are regular in shape. Those along Marama Avenue are more generous in size (aligning more with the lot sizes of Isthmus B) with sections on the east side around 700m² and sections on the western side around 1100m². Cecil Road sections are significantly smaller in depth but slightly wider and range from 600-800m². The larger sized lots on Marama Avenue have allowed for further subdivision with rear development. Setbacks and rhythm are consistent, and the larger section sizes allow for a lower density housing with well vegetated yards. The most prevalent architectural styles in the area are Edwardian Bay villas and transitional villas (1880s-1910s) with some bungalows (1920s-1930s). The majority of dwellings from within the period of significance retain a high degree of physical integrity. Modern infill development is located on both street facing and rear lots, with multi-unit developments that have somewhat interrupted the cohesiveness of the area, particularly in the northern half of Marama Avenue. Houses are generally visible behind low boundary treatments (typically timber picket fences and basalt rock walls) and hedging. Off-street car parking is provided for on all sites to the rear or side of sections. The area has bluestone kerbing, footpaths and wide grass verges with mature street trees. Maungawhau / Mt Eden is not included in the SCA but is a notable feature in the backdrop of houses in this area. While modern infill development has had some effect on the continuity of character in the streets, the area still retains a strong sense of its original character of an area of early Edwardian residential suburb.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	59		
Individual property scores	Score	Number of properties	Percentage ¹
	6	22	47%
	5	13	28%
	4	0	0%
	3	5	11%
	2	4	9%
	1	3	6%
	0	0	0%
	Rear/vacant	12	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 Cecil Road and Marama 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.

Recommendation

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

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

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

Potential HHAs and high-quality special character areas

Number of places / areas 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 ■ on maps)

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 represents the walkable catchment of the Newmarket Metro Centre; the blue line represents the walkable catchment of the Newmarket Train Station.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom South
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

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

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

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

Dated: October 2025

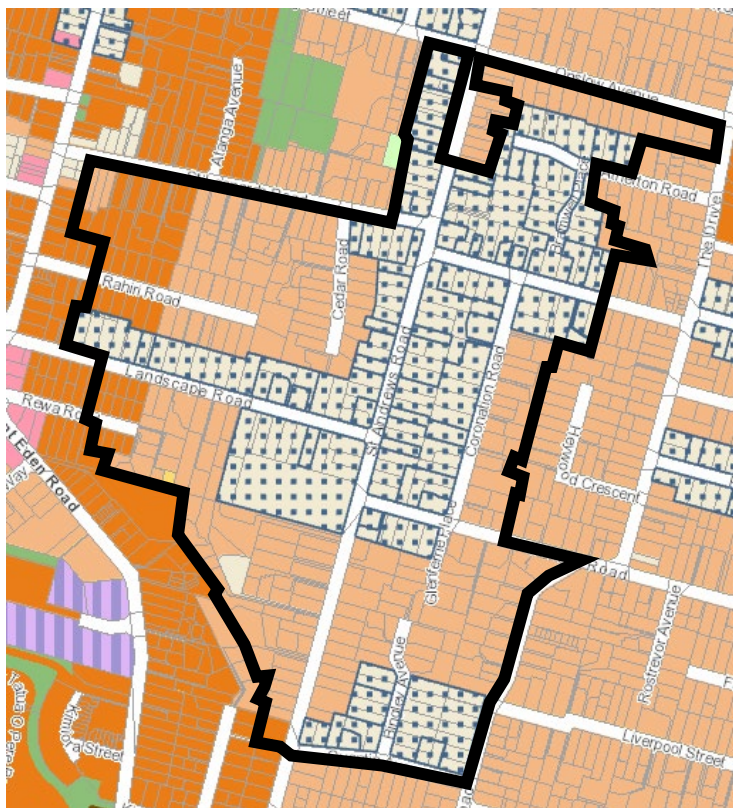


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom South
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Epsom South area includes an area of early residential development that stretches from Onslow Avenue in the north, The Drive to the east, Quentin Avenue in the south and Mount Eden Road to the west. St Andrews Road bisects the area centrally. The area is made up of a number of historical subdivisions that date from the early 1900s to 1920s.¹ House designs and streetscape character are reflective of the Garden Suburb movement. Street facing lots are regular in shape and vary in size from 500-2000m² with the majority consistent around 800-900m². Larger sites have allowed for further subdivision and rear development – particularly along St Leonards Road, Empire Road north, St Andrews Road southwest, Landscape Road south and Buckley Road north. The rhythm of street facing dwellings in the area is consistent with houses located towards the front of sections but with generous front yard setbacks. The most prevalent architectural style in the area are bungalows and English Cottages (1920s-1930s), with some villa style dwellings (1880s-1910s) concentrated in areas that were subdivided earlier (in particular on Empire Road – 1902). The majority of dwellings from within the period of significance retain a high degree of physical integrity. Recent modern infill development is located throughout the area, interrupting, in part, the continuity of the character. Most houses are visible behind low boundary treatments (typically timber fences and low walls) and hedging. Off-street parking is provided for on all sites. Where garages or carports are present, they are generally located to side or the rear of properties, though there are instances where garaging has been located in the front yard, compromising some dwellings relationships to the street. In line with the Garden Suburb ideals, individual sites tend to be highly vegetated with mature plantings and trees. The topography of the area slopes up towards the south, peaking along Landscape Road that falls steeply towards the west. Streets have bluestone kerbing, footpaths and grass verges. Most roads are lined with mature street trees which are more continuous and a dominant part of the individual streetscape character along the secondary streets. The consistency and cohesiveness of the established Garden Suburb residential has been partially compromised due to recent infill development.

¹ Subdivisions include: DP2722 – 1902; DP 3350 – 1904; DP5050 – 1907; DP 4533 – 1908; DP 4637 – 1908; DP 7015 – 1911; DP8487 – 1912; DP 8826 – 1913; DP13486 – 1919; DP 14566 – 1920; DP 14922 – 1920; DP 15302 – 1921; DP 17472 – 1923; DP 20411 – 1926; DP 19644 – 1926



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	502		
Individual property scores	Score	Number of properties	Percentage ²
	6	90	24%
	5	103	28%
	4	39	11%
	3	61	17%
	2	36	10%
	1	36	10%
	0	3	1%
	Rear/vacant	133	NA

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



Overall findings	The Epsom South Special Character Area - Residential is not of high-quality special character value. An area of high-quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 52% of individual properties scoring either 5 or 6.
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Recommendation

The Epsom South SCA survey data does not show that there are sub-areas of high-quality special character. No further special character work is recommended in this area.	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs)³
NA	NA

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

Potential HHAs and high-quality special character areas

Number of places / areas currently scheduled	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: January 2022

Appendix 1: Index Map



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

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom North
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

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

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. Epsom North is outside a walkable catchment and was reviewed in relation to the updated threshold.

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

Updated: October 2025

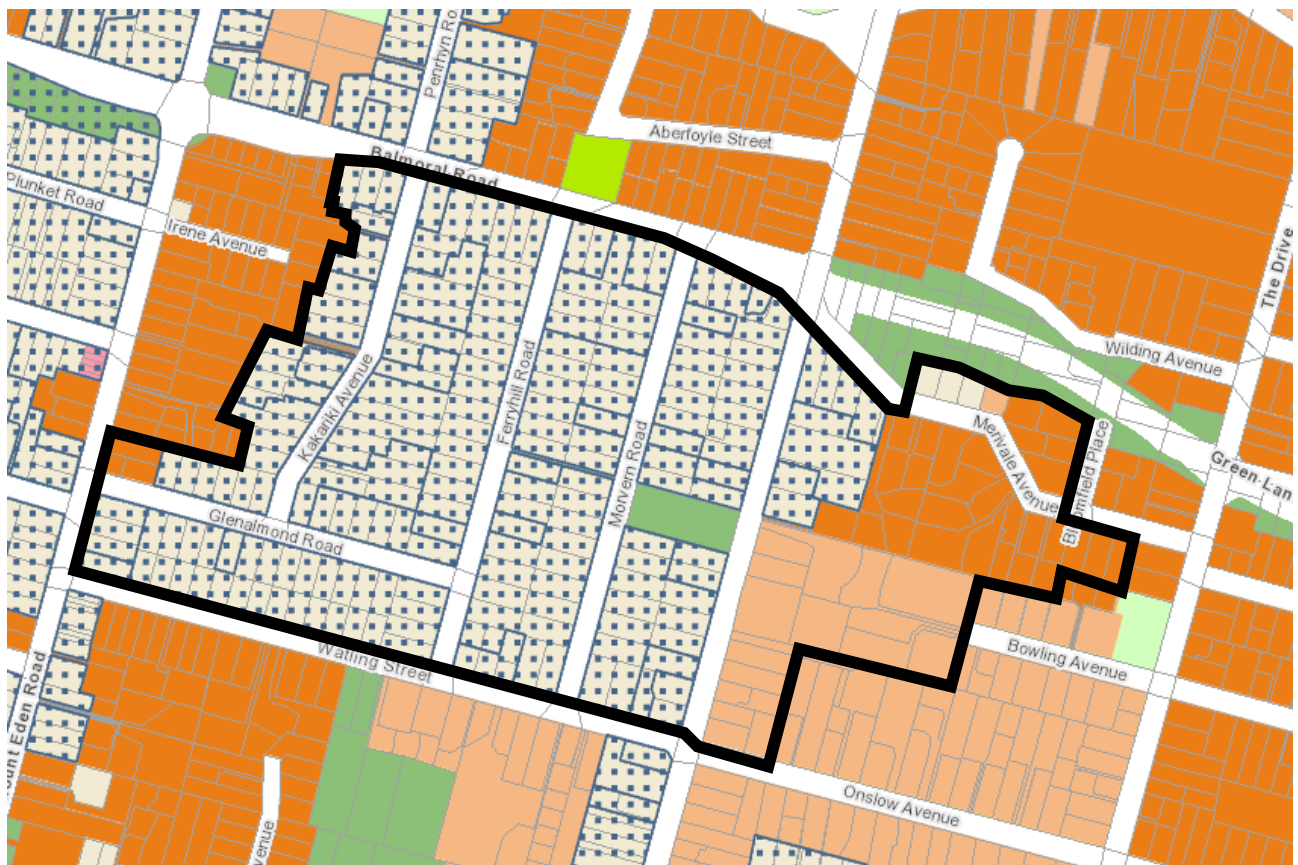


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Epsom North
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Epsom North area includes the residential block that is bordered by Balmoral Road/Merivale Avenue, St Andrews Road, Watling Street and Mount Eden Road. The area is made up of a number of historical subdivisions that date from the late 1910s to 1920s. The four linear roads that run north to south between Balmoral Road to Watling Street (Kakariki, Ferryhill, Morevern and St Andrews) were part of the 1921 (DP 15718) block. Kakariki Avenue formed part of the original ALLOT 72-73 SEC 10 Suburbs AUCKLAND and Deeds Reg S68. Ferryhill Road and Morvern Road were established and subdivided in 1923 (DP 16969) with a northern extension through to Balmoral Road in 1926 (DP 19597). St Andrews Road west and the northwest sections on Balmoral Road were subdivided in 1925 (LT 19103). Glenalmond Road and Watling Street were subdivided in 1924 (DP 18134). St Andrews Road east and Merivale Avenue were part of ALLOT 61-63 SEC 10 Suburbs AUCKLAND, Deeds Reg 257 and S123 and Deed 257. House designs and streetscape character are reflective of the Garden Suburb movement. Lots on Balmoral, Ferryhill, Morvern, St Andrews west and Mount Eden are uniform in shape and size at 800-900m² and lots on Glenalmond and Watling are also regular in shape but slightly smaller in size at 500-600m². Few lots on these streets have been further subdivided. Lot shapes and sizes vary on Kakariki, St Andrews Road east and Merivale Avenue with large sections further subdivided with rear development. The rhythm of street facing dwellings in the area is consistent with houses located towards the front of sections but with generous front yard setbacks. The most prevalent architectural style in the area are bungalows and English Cottages (1920s-1930s), with a few villa and transitional villa style dwellings (1880s-1910s) concentrated in areas that were subdivided earlier (Kakariki Avenue). The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is more recent modern infill development throughout the area. Most houses are visible behind low boundary treatments (typically timber fences and low walls) and hedging. Higher boundary treatments are present on the main arterial roads of Balmoral, St Andrews and Mount Eden Roads. Off-street parking is provided for on all sites. Where garages or carports are present, they are generally located to side or the rear of properties, though there are some instances where garaging has been located in the front yard, compromising dwellings relationship to the street. In line with the Garden Suburb ideals, individual sites tend to be highly vegetated with mature plantings and trees. Streets are lined with bluestone kerbing and have footpaths. With the exception of Balmoral and Mount Eden Roads, all of the streets have mature street trees and wide grass berms. Morvern Reserve divides the Morvern Road and St Andrews Road block in half. Overall, the area maintains a consistent and

cohesive established residential character demonstrative of the Garden Suburb movement.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	257		
Individual property scores	Score	Number of properties	Percentage ¹
	6	74	34%
	5	73	34%
	4	16	7%
	3	38	17%
	2	13	6%
	1	3	1%
	0	0	0%
	Rear/vacant	39	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 Epsom North 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.

Recommendation

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

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

Potential HHAs and high-quality special character areas

Number of places / areas currently scheduled	6 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	5 (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: 18 January 2022

Appendix 1: Index Map



Figure 1: The red line represents the walkable catchment of the Newmarket Metro Centre and the blue line represents the walkable catchment of the Remuera Train Station.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Maungakiekie
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

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

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. Maungakiekie is outside a walkable catchment and was reviewed in relation to the updated threshold.

Dated: October 2025

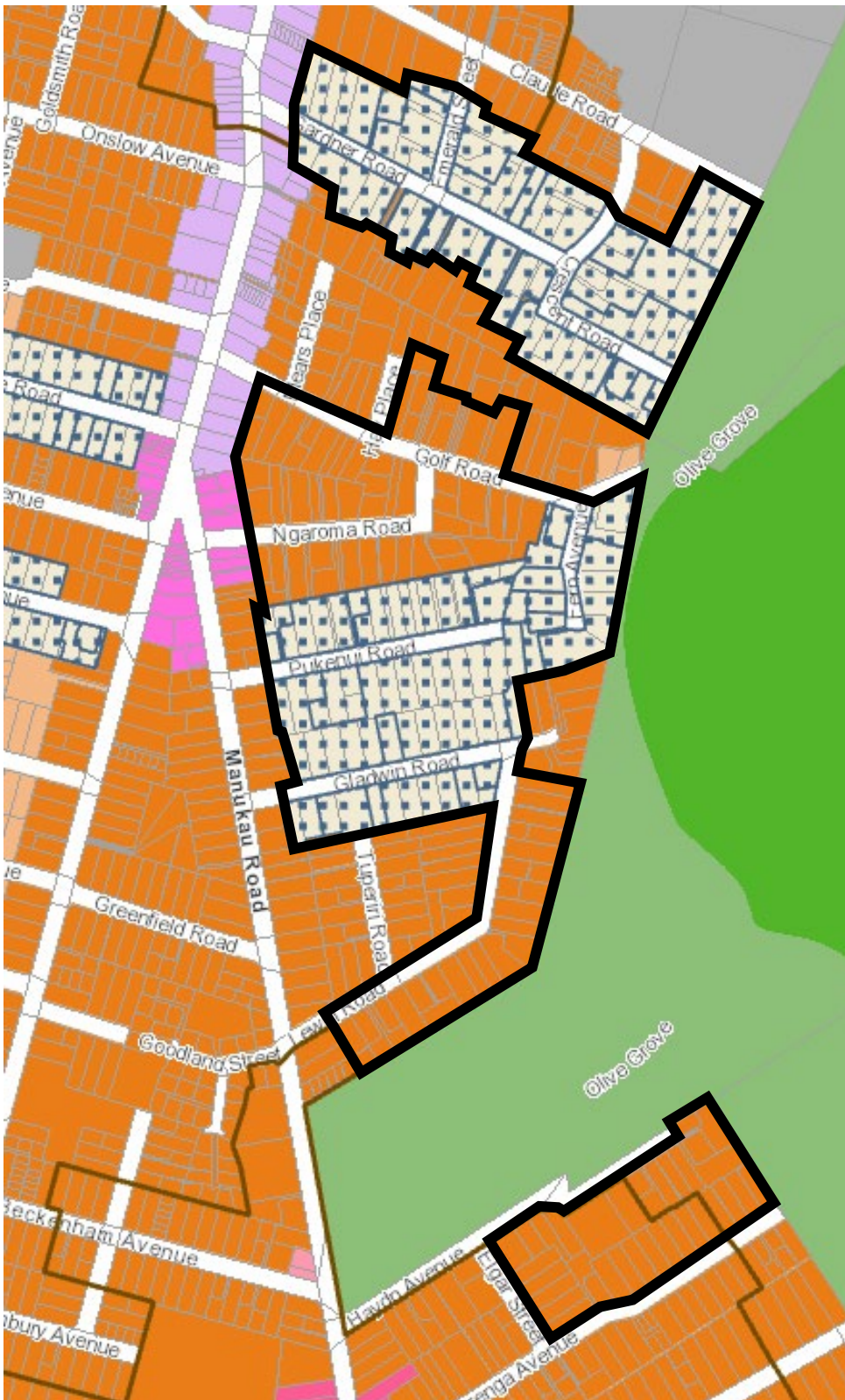


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Maungakiekie
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Maungakiekie area includes a number of subdivisions dating from the 1880s to 1920s around the eastern slopes of Maungakiekie/ One Tree Hill. Roads run east-to-west up from Manukau Road to the base of the maunga. The northern portion of the area (Gardener, Crescent and Claude Roads) was originally subdivided in 1886 (DP 463) then again in 1904 (DP 3293) as part of the Emerald Hill Estate. Subdivision extensions to the south as part of the “Town of Moorend” occurred in 1907 (DP 4200, 4280) and 1910 (DP 4912). The southern Haydn and Raurenga Avenue block was subdivided in 1924 (DP 17453). House designs and streetscape character are reflective of the Garden Suburb movement. Lots tend to be regular in shape and vary in size from 600-1300m². Some rear development has occurred and there are a number of larger original sections that are up to 4000m². The original subdivision pattern remains legible in the rhythm of street facing dwellings that are well setback from the street frontage with generous front yards. The most prevalent architectural style in the area are bungalows (1920s-1930s), however there are also a few examples of villas (1880s-1910s) and English Cottages. The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is more recent mid-century Modernism and contemporary infill development throughout the area on both rear and street facing sections. Most houses are visible behind a low boundary treatment or hedging. Streets are lined with bluestone kerbing and have footpaths, grass verges and large mature street trees. In line with the Garden Suburb ideals, individual sites tend to be highly vegetated with mature plantings and trees. Off-street car parking is provided for on all sites, though there are some instances where garaging has been located in the front yard. Maungakiekie / One Tree Hill is not included in the SCA but is a notable feature in the backdrop of houses in this area. Overall, the area retains a high quality of early Garden Suburb suburban character.



Key survey data

Survey date(s)	September 2021	
Level of survey	Field survey	NA
	Desk top survey	100%
Number of properties	260	

Individual property scores	Score	Number of properties	Percentage ¹
	6	79	38%
	5	55	26%
	4	26	12%
	3	24	11%
	2	24	11%
	1	1	1%
	0	0	0%
	Rear/vacant	51	NA



Overall findings

The Maungakiekie Special Character Area - Residential is **not of high-quality special character value**. An area of high-quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 64% of individual properties scoring either 5 or 6.

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 Maungakiekie SCA survey data shows that there are sub-areas of high-quality special character. Further work will be undertaken to confirm the values of the areas that are identified in the table below.	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
Maungakiekie North – Gardener, Emerald, and Crescent Roads	NA
Maungakiekie Central – Fern, Pukenui, and Gladwin Roads	

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/ Rārangī Kōrero	3 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of high-quality Special Character	2 (marked [redacted]) [redacted]

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 blue line represents the walkable catchment of the Greenlane Train Stations.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Maungawhau South
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

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

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

Since completion of the report, direct discussions with submitters to Plan Change 78 sought amendments to this special character area. These discussions have 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 Plan Viewer or Schedule 15, the Plan Viewer and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Maungawhau South
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Maungawhau South area includes a number of subdivisions along Owens Road and Epsom Avenue dating from the 1880s to 1920s around the southern base of Maungawhau/Mount Eden (Lot 1 ALLOT 38 SEC 6 Suburbs AUCKLAND; DP 328 – 1885; DP 579 – 1887; DP 1149 – 1893; DP 1555 – 1896; DP 2902 – 1902; DP 5072 – 1907; DP 7287 – 1911; DP 19395 – 1924). A small pocket of Isthmus A is located centrally within the area on Cecil Road and Marama Avenue; this area is considered in a separate report. Lots on the north and west sides of Owens Road at the base of the maunga are varied in shape and size. Two large sections are of over 5000m² and have multi-unit housing developments. Lots on Epsom Avenue and the south and east sides of Owens Road are more regular in shape and vary in size from 600-1400m². A number of sections have been subdivided with rear lots. On the northwest side of Owens Road, due to the sloping topography, some dwellings on rear lots are visible from the streetscape. Rear lots from Shiphards Avenue are included in the eastern half of the area. There is some variation in the rhythm, setback and density of development along Owens Road due to the topography; dwellings along Epsom Avenue have more regularity. The most prevalent architectural styles in the area are villas (1880s-1910s), bungalows (1920s-1930s) and there are also a few examples of Arts & Crafts style dwellings. The majority of dwellings from within the period of significance retain a high degree of physical integrity. There is more recent modern infill development throughout the area on both rear and street facing sections which interrupts the overall cohesiveness of the area, particularly along the north side of Owens Road. Most houses are visible behind a low boundary treatment (typically basalt rock walls and timber fencing) or hedging. Streets are lined with bluestone kerbing and have footpaths; Owens Road has grass verges and mature street trees. Individual sites tend to be highly vegetated with mature plantings and trees. The generous sections provide for off-street car parking on all sites, though there are some instances where garaging has been located in the front yard compromising dwellings relationship to the street. Maungawhau/Mount Eden is not included in the SCA but is a notable feature in the backdrop of houses in this area. Overall, the area retains its quality of early suburban character.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	82		
Individual property scores	Score	Number of properties	Percentage ¹
	6	12	22%
	5	20	36%
	4	6	11%
	3	5	9%
	2	7	13%
	1	4	7%
	0	1	2%
	Rear/vacant	27	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 Maungawhau South Special Character Area - Residential is **not of high-quality special character value**. An area of high-quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 58% of individual properties scoring either 5 or 6.

Recommendation

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

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
Epsom Avenue and Owens Road southwest	NA

Potential HHAs and high-quality special character areas

Number of places / areas 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 represents the walkable catchment of the Newmarket Metro Centre, the blue lines represent the walkable catchments of the Mount Eden, Newmarket and Remuera Train Stations.

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Onslow Avenue and Empire Road East
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

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

Dated: October 2025

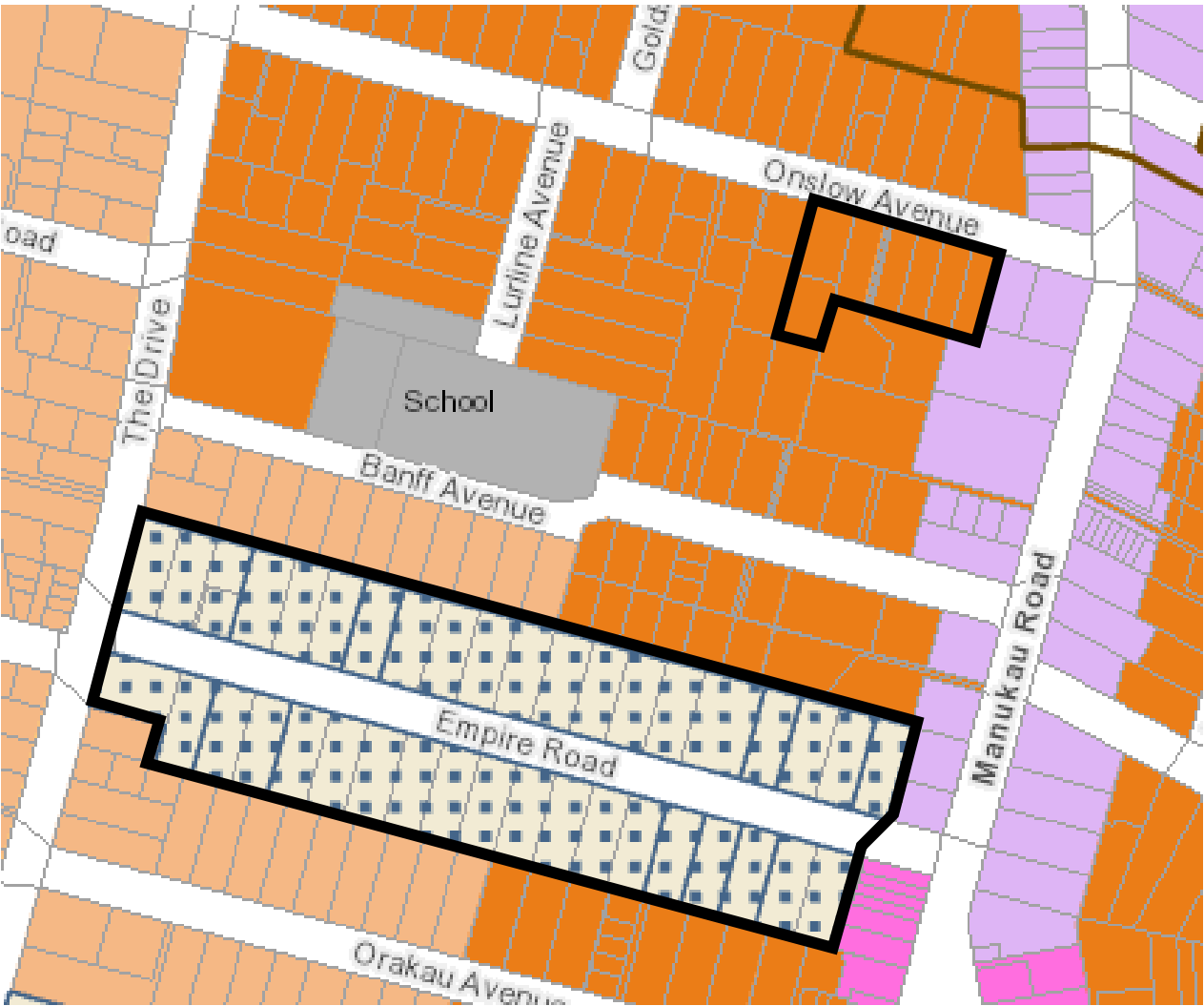


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Onslow Avenue and Empire Road East
SCA Overlay	Isthmus B
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Onslow Avenue and Empire Road East area includes a small strip of dwellings along the southern side of Onslow Avenue near its eastern intersection with Manukau Road, and also includes the eastern section of Empire Road that runs between Manukau Road and The Drive on lower western slopes of Maungakiekie. The Onslow Avenue area was subdivided in 1904 (DP 3059). The western side of Empire Road was originally subdivided as part of Deeds Reg S112 then again in 1914 with an eastern extension through to Manukau Road (DP 8597). The northeast side of the road was subsequently subdivided through the 1920s (SP 17133; DP 17177). Lots are uniform in shape and size. Along Onslow Avenue lots sizes vary from 500-600m², and along Empire Road lots are 800m² with three larger sites that range from 900-1600m². Housing setbacks and rhythm are consistent with dwellings located towards the front of sections facing the street. In the earlier subdivision along Onslow Avenue all the subject dwellings are villas (1880s-1910s). On Empire Road, house designs and streetscape character are typical of the Garden Suburb movement where the most prevalent architectural styles are transitional villas and bungalows (1910s-1920s). The majority of dwellings from within the period of significance retain a high degree of physical integrity. Empire Road also has two examples of State Houses and there is a modern infill development concentrated towards the intersections with The Drive and Manukau Road. Dwellings are located behind low boundary treatments (typically timber fences and low walls) and hedging. Off-street parking is provided for on all sites, and where garages or carports are present, they are generally located to the side or rear of properties. Sites in the area are well vegetated with mature plantings, particularly along Empire Road, in line with the Garden Suburb ideals. Streets are lined with bluestone kerbing, have footpaths and large mature street trees in wide grass berms. Overall, the area maintains a consistent and cohesive established residential character.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	52		
Individual property scores	Score	Number of properties	Percentage ¹
	6	19	43%
	5	14	32%
	4	2	5%
	3	2	5%
	2	4	9%
	1	3	7%
	0	0	0%
	Rear/vacant	8	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 Onslow Avenue and Empire Road 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 75% of individual properties scoring either 5 or 6.

Recommendation

The Onslow Avenue and Empire Road East SCA report area is of high quality. No further special character work is recommended in this area at this time.

Areas of high-quality Special Character value

NA

Flag: Potential Historic Heritage Area (HHAs)²

NA

Potential HHAs and high-quality special character areas

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

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



Report dated: 10 January 2022

Appendix 1: Index Map



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Pencarrow Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

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

Dated: October 2025

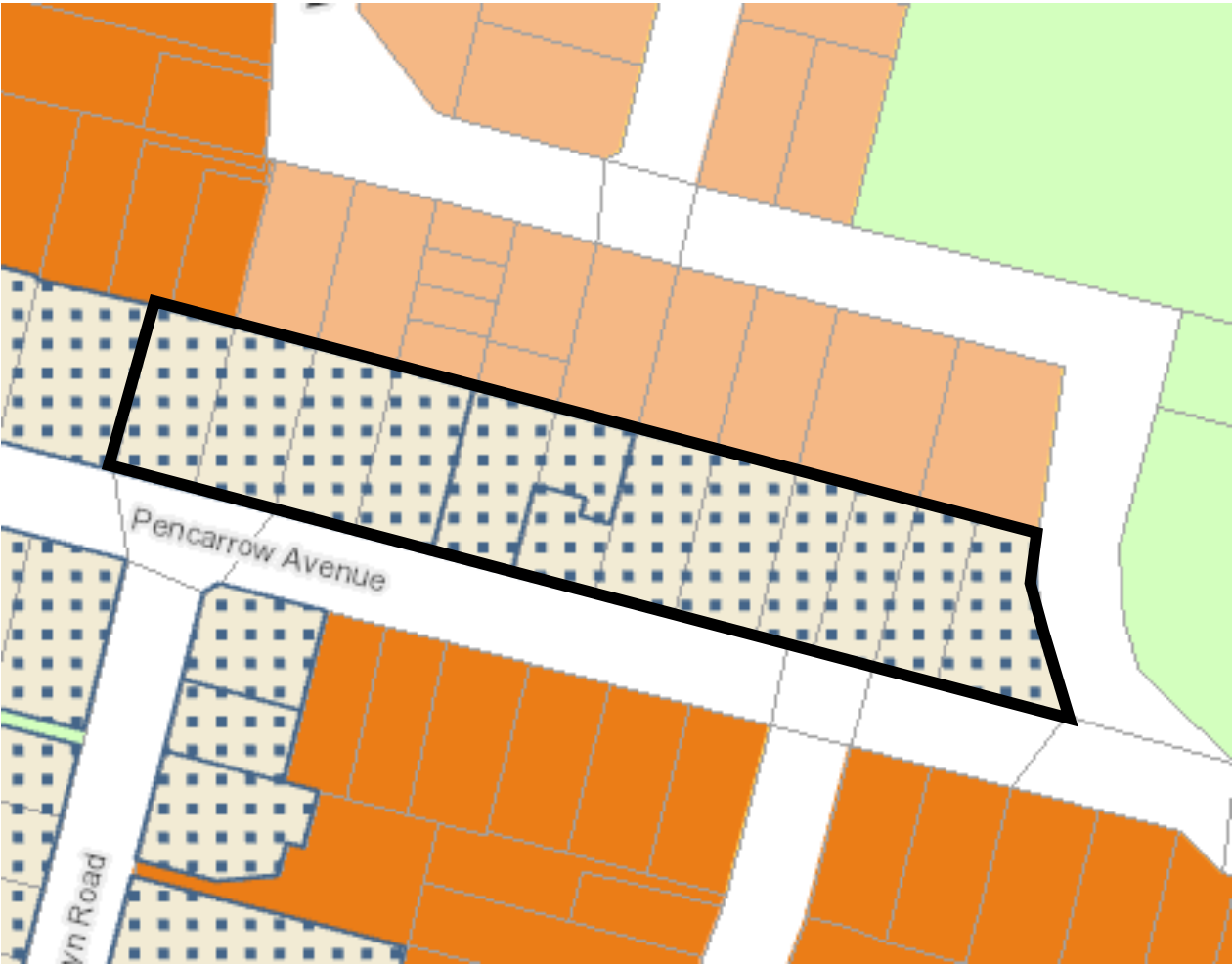


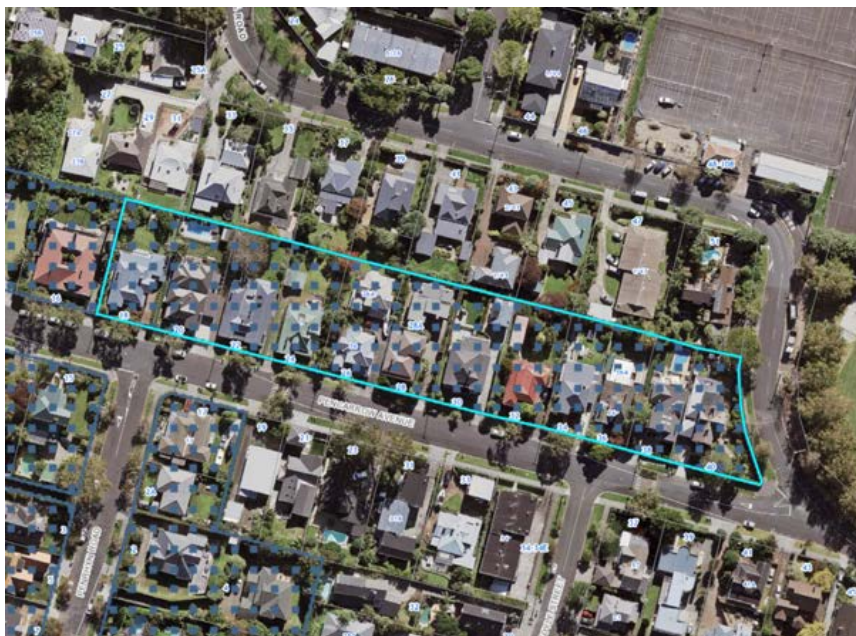
Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Pencarrow Avenue
SCA Overlay	Isthmus A
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Pencarrow Avenue area includes a small strip of residential development on the north side of Pencarrow Avenue that was subdivided in 1900 (Deeds Reg S22). Section shapes are regular, with lots ranging from 600-900m² which are slightly larger than those typical of Isthmus A. Setbacks and rhythm are consistent and the larger section sizes allow for a lower density housing with well vegetated yards. The most prevalent architectural styles in the area are Edwardian Bay villas and transitional villas (1880s-1910s). The majority of dwellings from within the period of significance retain a high degree of physical integrity. Two sites have been further subdivided with rear lots with modern infill development. Houses are generally visible behind low boundary treatments (typically timber picket fences) and hedging. Off-street car parking is provided for on all sites to the rear or side of sections. Pencarrow Avenue has bluestone kerbing, footpaths and wide grass verges with mature street trees. Overall, the area retains a strong character associated with a late Victorian and Edwardian area of suburban residential development.



Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	14		
Individual property scores	Score	Number of properties	Percentage ¹
	6	8	67%
	5	2	17%
	4	1	8%
	3	1	8%
	2	0	0%
	1	0	0%
	0	0	0%
	Rear/vacant	2	NA



Overall findings	The Pencarrow 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 83% of individual properties scoring either 5 or 6.
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Recommendation

The Pencarrow Avenue SCA report area is of high quality. No further special character work is recommended in this area at this time.	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
NA	NA

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

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

Potential HHAs and high-quality special character areas

Number of places / areas currently scheduled	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
 An aerial photograph of a residential area with a street labeled 'Pencarrow Avenue'. A section of the street and the properties along it are highlighted with a purple/pink overlay, indicating a potential high-quality special character area. The highlighted area follows the curve of the street and includes several individual lots.	

Report dated: 10 January 2022

Appendix 1: Index Map



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Pukehana Avenue
SCA Overlay	Pukehana Avenue
Survey Area Number(s)	54 (in part)

PLEASE NOTE:

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

Dated: October 2025

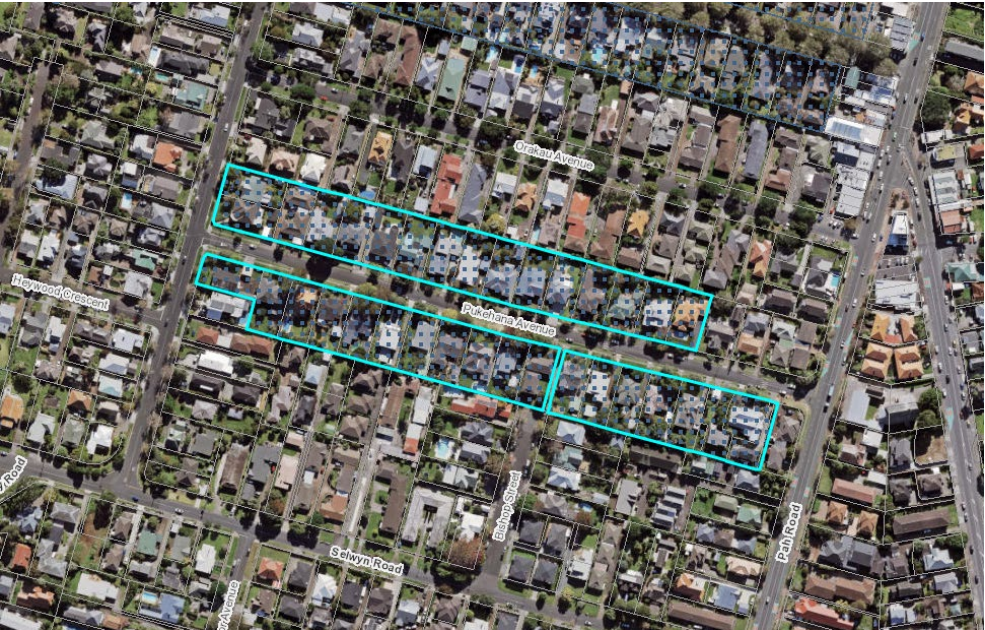


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Pukehana Avenue
SCA Overlay	Pukehana Avenue
Survey Area Number(s)	54 (in part)
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The Pukehana Avenue area covers the length of Pukehana Avenue which runs east to west between Pah Road and The Drive on lower western slopes of Maungakiekie. The road was originally subdivided in 1919 (DP 13303) then again in 1924 with an eastern extension through to Pah Road (DP 17898). Lots are uniform in shape and size at 800m². Only three sections in the area have been further subdivided with rear development. Housing setbacks and rhythm is consistent with dwellings located towards the front of sections facing the street. The most prevalent architectural style is California bungalows and bungalow-cottages (1910s-1920s), the majority of which retain a high degree of physical integrity. The area has one English Cottage and a Victorian Villa, and four sites where there is more modern infill development. Dwellings are located behind low boundary treatments (typically timber fences and low walls) and hedging. A number of dwellings have no front fencing, contributing to the open Garden Suburb nature of the area. Off-street parking is provided for on all sites, and where garages or carports are present, they are generally located to side or the rear of properties. Sites are well vegetated with mature plantings. Pukehana Avenue is lined with bluestone kerbing and has footpaths and street trees in wide grass berms. Overall the area maintains a consistent and cohesive established residential character.
	

Key survey data

Survey date(s)	September 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	37		
Individual property scores	Score	Number of properties	Percentage ¹
	6	13	38%
	5	16	47%
	4	1	3%
	3	1	3%
	2	3	9%
	1	0	0%
	0	0	0%
	Rear/vacant	3	NA

Overall findings	The Pukehana 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 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 Pukehana Avenue SCA report area is of high quality. No further special character work is recommended in this area at this time.	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
NA	NA

Potential HHAs and high-quality special character areas

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



Report dated: 10 January 2022

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

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kawau Road and Massey Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	62

PLEASE NOTE:

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

Dated: October 2025



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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Kawau Road and Massey Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	62
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential Single House
Area Description	The Kawau Road and Massey Avenue report area includes two historic State Housing subdivisions dating to 1938 (DP 38655) and 1939-1941 (DP 37882). Massey Avenue (1938) is part of a wider subdivision known as the Oranga Housing Area, which originally extended north to Great South Road. The Kawau Road area (1939-1941) is part of a wider subdivision known as the Cadman Settlement, which originally extended north to adjoin the Oranga Housing Area. Both areas were planned based on the Garden Suburb Movement ideals, however different approaches were taken to the roading pattern. Massey Avenue is planned along a grid, while the Kawau Road area features curvilinear streets and cul-de-sacs. Lot shapes are generally rectilinear, with some variation due to the roading pattern in the Kawau Road area. Lots are regular in size at around 650-750m² in Massey Avenue and around 650-1000m² in Kawau Road. The original subdivision pattern is highly intact in both areas, with only a few instances of subsequent subdivision at the rear. The spacing of housing is consistent within both areas. Most houses are positioned toward the street, though some are positioned in the middle or at the rear of their sites, creating a large front yard setback. The most prevalent architectural style in the area is State Housing (1930s-1940s). Housing from the period of significance tends to retain a high degree of physical integrity, and there is limited modern infill or replacement housing. Most houses in the area are visible behind timber fences or hedges and some houses have no boundary treatment. Streets are lined with bluestone kerbing, footpaths, grass verges and street trees. Individual sections are generally highly vegetated. Despite the larger section sizes, deep front yard setbacks have encouraged garaging to be located in front of many houses in this area, which has disrupted their connection to the streetscape. The area is situated on the slopes of Maungakiekie/One Tree Hill, which affords some houses views to the southeast toward Ellerslie and beyond. Overall, the area retains a strong suburban character.



Key survey data

Survey date(s)	August and October 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	87		
Individual property scores	Score	Number of properties	Percentage ¹
	6	42	54%
	5	17	22%
	4	7	9%
	3	7	9%
	2	4	5%
	1	1	1%
	0	0	0%
	Rear/vacant	9	NA

Overall findings	The Kawau Road and Massey 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 76% 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.
Kawau Road and Massey Avenue SCA: Summary of Area Findings | FINAL |

Recommendation

The Kawau Road and Massey Avenue report area is of high quality. No further special character work is recommended in this area at this time.²

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

Potential HHAs and high-quality special character areas

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



Report dated: January 2022

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

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

Kawau Road and Massey Avenue SCA: Summary of Area Findings | FINAL |

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Martin Avenue
SCA Overlay	Isthmus B
Survey Area Number(s)	B1

PLEASE NOTE:

The Summary of Area Findings report for the Martin Avenue 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 to align with the special character values present in the area. The proposed Plan Change 120 extent of the overlay is shown in Figure 1 below.

Dated: October 2025

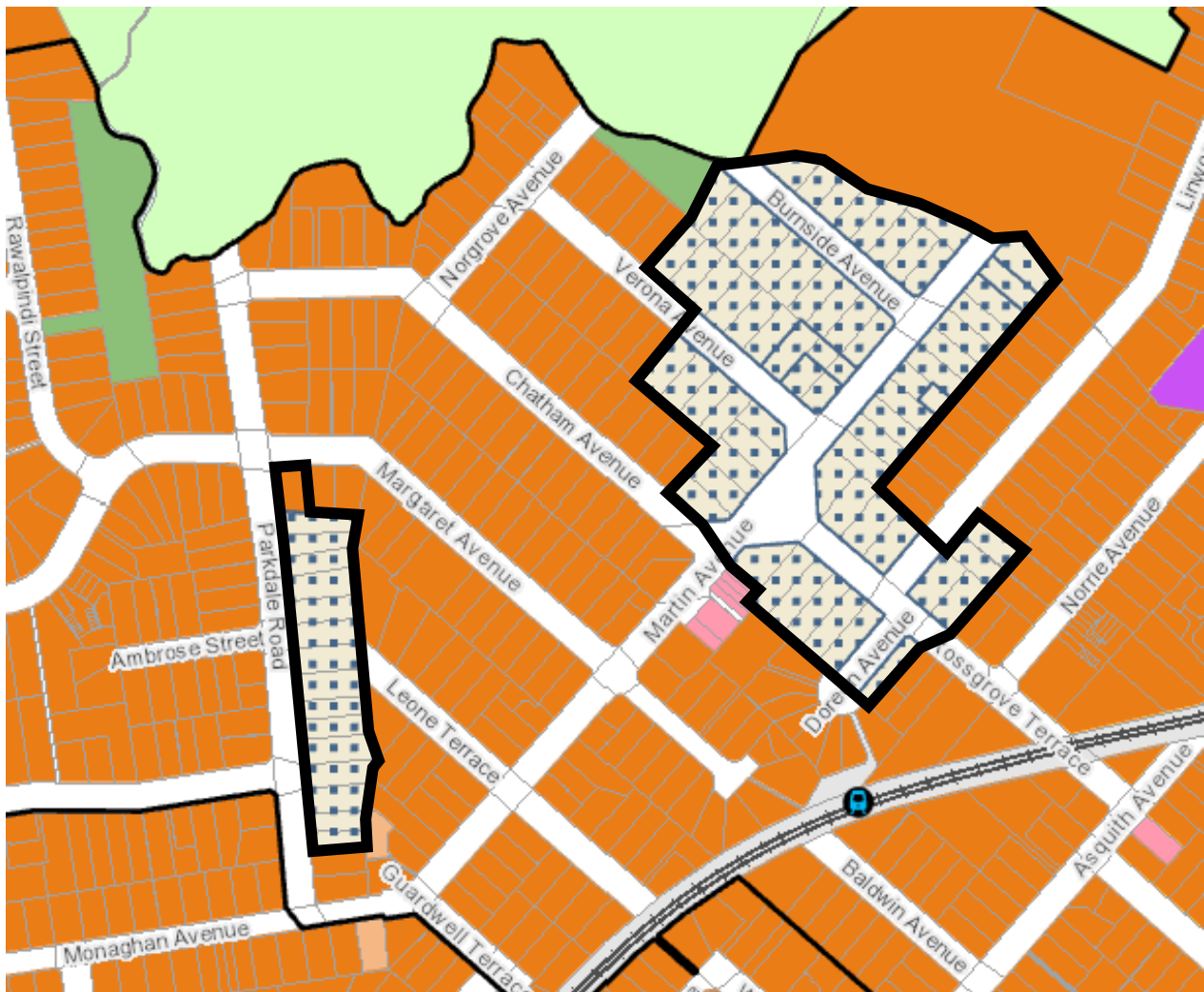


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Plan Viewer or Schedule 15, the Plan Viewer and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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Martin Avenue
SCA Overlay	Residential Isthmus B
Survey Area Number(s)	B1
NPS-UD priority	Walkable Catchment – RTN - Baldwin Ave Train Station
AUP (OIP) Zone(s)	Residential - Single House Zone
Area Description	The Martin Avenue report area is a collection of avenues stemming from Martin Avenue; it also includes a north-western section of Parkdale Road. The area is largely comprised of the “Prince of Wales Estate”, a large estate progressively subdivided by J.M. Logan from c.1921.¹ The sites included on Parkdale Road are of a similar period of development and architectural style, evident in the housing style, setbacks and lot sizes. The built form is predominantly bungalows, situated with consistent street-front setbacks and a regular rhythm of development on 600-700m² sections. Other architectural typologies include Tudor Revival, English Cottage and early State Housing. The area is well vegetated, including mature street trees and features historic stone walls. Houses in the Martin Avenue area are considerably intact, with few modifications and minimal street-front garaging. The roads are wide with bluestone kerbing, footpaths and planted verges.



¹ DP19168, DP16371, DP38189

Key survey data

Survey date(s)	January 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	86		
Individual property scores	Score	Number of properties	Percentage ²
	6	58	71%
	5	14	17%
	4	6	7%
	3	3	4%
	2	1	1%
	1	0	0%
	0	0	0%
	Rear/vacant	4	NA



Overall findings	The Martin 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 88% 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 Martin 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 areas

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



Report dated: 20 January 2022

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

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

Appendix 1: Index map



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