

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Station Road
SCA Overlay	Station Road, Papatoetoe
Survey Area Number(s)	44

PLEASE NOTE:

The Summary of Area Findings report for the Station Road 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.

Dated: October 2025

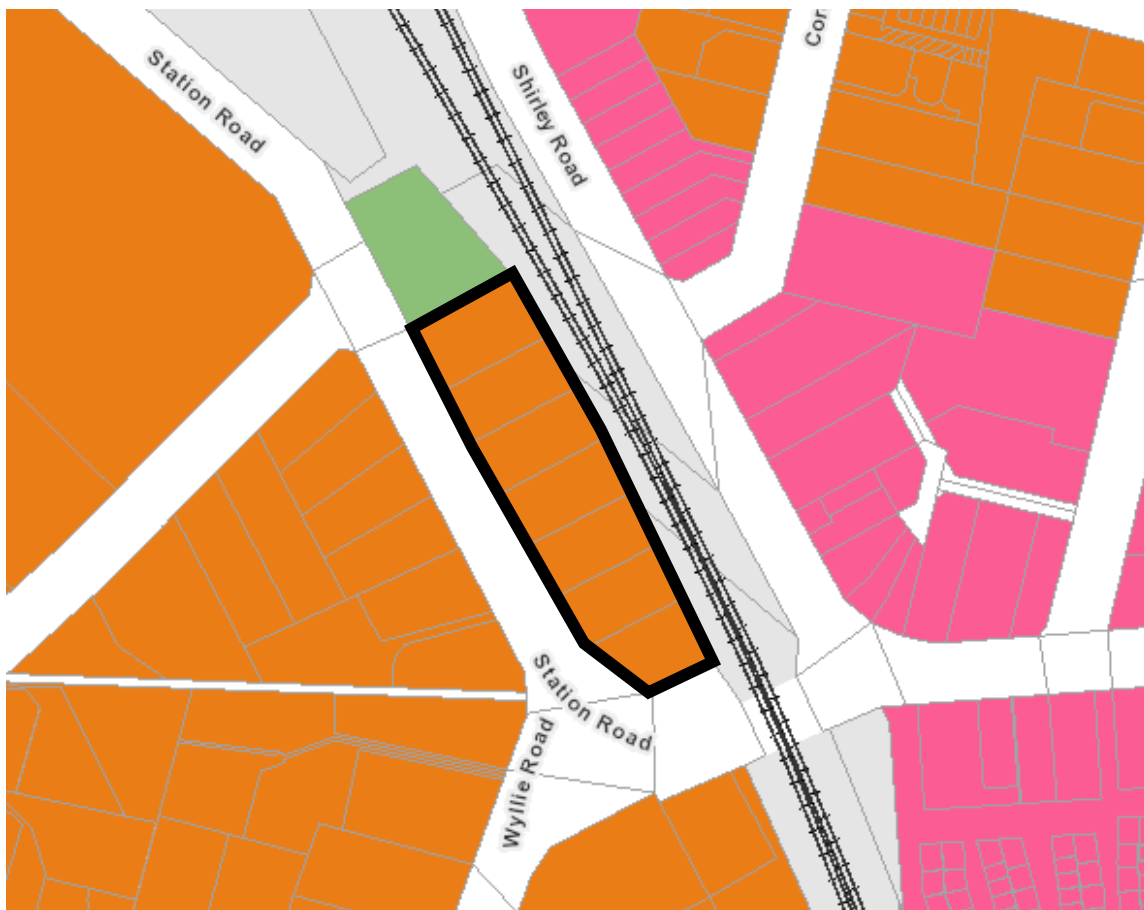


Figure 1: The area subject to this findings report is outlined in a thick black border. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Station Road
SCA Overlay	Station Road, Papatoetoe
Survey Area Number(s)	44
NPS-UD priority	Walkable Catchment – RTN – Papatoetoe Train Station
AUP (OIP) Zone(s)	Residential - Single House
Area Description	This overlay area is of significance as an example of the housing constructed for workers employed in the administration and operation of the national railway infrastructure. Seven cottages were built on the Station Road sections under the Railway Housing Scheme, prefabricated, and transported via rail from the Frankton factory in circa 1928. As the Railway Housing Scheme was terminated and the factory closed in 1929, these cottages represent some of the final residences that were produced. This small cluster represents a significant portion of the prototypes within just the small grouping. Six of the cottages are based on the pattern No. 2 Class B dwelling, Architectural Branch No. 296 demonstrating examples of A, B, C and D roof and porch prototypes. 11 Station Road is based on prototype A.B 326. The dwellings are small, simple, box-like structures, all single-storey. Sheds are often located at the rear, with outhouses constructed as skillion structures off the main form. The dwellings at 11, 15, 17 and 19 Station Road generally retain a high level of integrity. The dwellings at 1, 5 and 9 Station Road have a lower degree of integrity, due to modifications to window joinery and cladding. The cottages have a consistent street setback, and they are set out equidistant from each other. There is minimal garden landscaping or tree cover, consistent with their original use as workers' rental accommodation. The rear of the properties is also visually open to the adjoining rail line, despite some fencing, creating relatively high visibility to passers-by and train users. Although 9 Station Road has been subdivided and a dwelling constructed within the back yard, later development is not highly perceivable from the streetscape and the original subdivision pattern remains intact overall. The streetscape of the overlay area is somewhat reflective of the increased interest in town planning and Garden Suburb concepts developed around the turn of the 20th century, which promoted the benefits of space, sunlight, and vegetation. The street has footpaths set within grass berms, and houses are set out to actively address the street, with very little street planting.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	8		
Individual property scores	Score	Number of properties	Percentage ¹
	6	1	14%
	5	3	43%
	4	3	43%
	3	0	0%
	2	0	0%
	1	0	0%
	0	0	0%
	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 Station Road 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 57% of individual properties scoring either 5 or 6.

Recommendation

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

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
NA	Station Road Railway Cottages (former)

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



Report dated: 19 January 2022

Appendix 1: Index map



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

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Hill Park
SCA Overlay	General: Hill Park
Survey Area Number(s)	45, 46, 47, 48, 49

PLEASE NOTE:

The Summary of Area Findings report for the Hill Park 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 Special Character Areas Overlay which align with the special character values present in the area. The proposed Plan Change 120 extent is shown in Figure 1 below.

Dated: October 2025

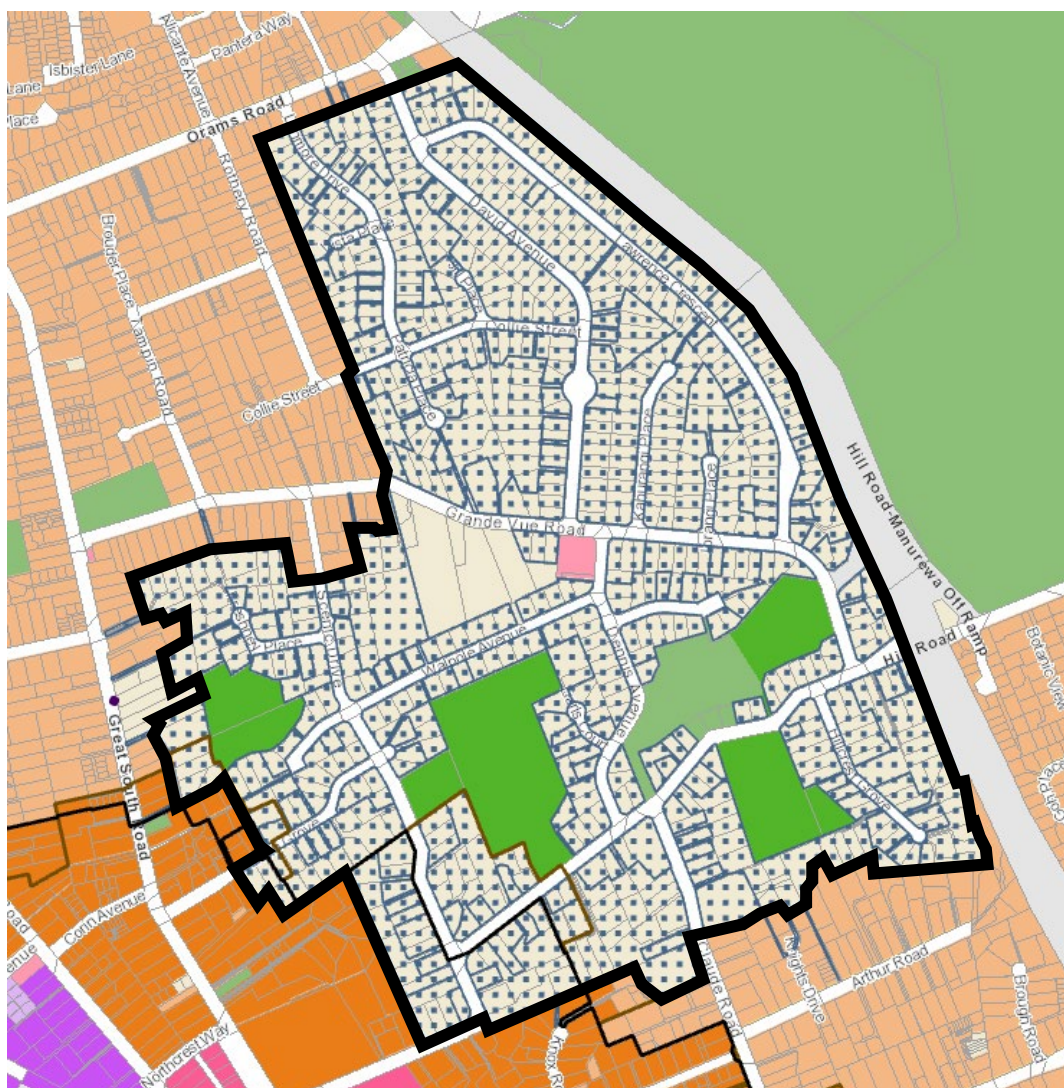


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Hill Park
SCA Overlay	General: Hill Park
Survey Area Number(s)	45, 46, 47, 48, 49
NPS-UD priority	Walkable Catchment – RTN – Manurewa Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House Business - Neighbourhood Centre Zone
Area Description	The boundary of the Hill Park Special Character overlay area includes land which was part of original subdivisions from the 1840s including land granted to James Reddy Clendon in 1842. Between the 1860s and up until around the turn of the 20th century, the area was known as Hunter's Bush. The report area generally reflects land acquired by the Nathan family in 1910, which they later subdivided beginning in 1959 after the motorway bisected their property, making it uneconomic to farm. Most residential development within the area did not take place until the mid-20th century. The report area was subdivided primarily during the 1950s and 1960s following the creation of a garden subdivision around significant stands of native forest that were restored by the Nathan family, including the David Nathan Park. The area includes the full extent of at least 10 subdivisions dating from this period. Predominant architectural styles include modernist houses, mid-20th century brick and tile bungalows, Arts and Crafts influenced houses, and English Cottage style houses. This area also has a number of older buildings, some of which are historic heritage places such as the Nathan Homestead. The primary characteristics are lower housing density combined with large open front yards and setbacks, large lots, wide roads, and an abundance of native trees. Houses are set back from the street, with front yards highly landscaped with little or no fencing. In addition to David Nathan Park, the area also includes Orford Park to the west and Hillcrest Grove Reserve to the east. The original subdivision pattern remains largely intact, of which curvilinear streets and cul-de-sacs are common. Located next to the southern motorway, the area's elevated hill-top landform has a strong visual presence in the wider area.



Key survey data

Survey date(s)	August 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	769		
Individual property scores	Score	Number of properties	Percentage ¹
	6	304	52%
	5	143	24%
	4	65	11%
	3	48	8%
	2	24	4%
	1	2	0%
	0	1	0%
	Rear/vacant	182	NA
			
Overall findings	The Hill Park 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.		

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

Potential HHAs and high-quality special character areas

Number of places currently scheduled	2 (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA ³
Sub-area of High-Quality Special Character	NA ⁴



Report dated: 17 January 2022

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

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

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

Appendix 1: Index map



Figure 1: The blue line is the walkable catchment of the Manurewa Train station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Onehunga West
SCA Overlay	Residential – Early Road Links
Survey Area Number(s)	59

PLEASE NOTE:

The Summary of Area Findings report for the Onehunga West special character area was prepared in December 2021. 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 of the overlay.

The proposed change to the Onehunga 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.

Dated: October 2025

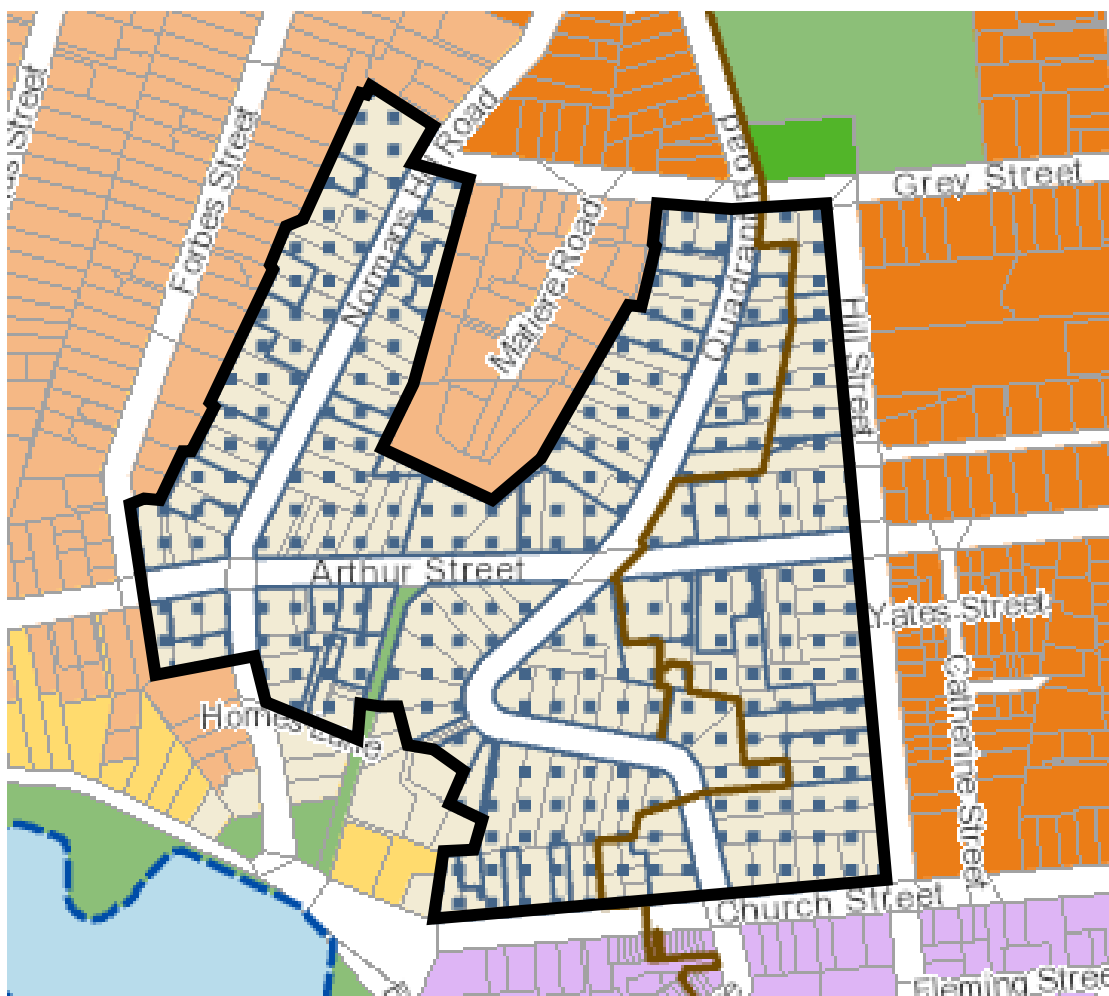


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Onehunga West
SCA Overlay	Residential – Early Road Links
Survey Area Number(s)	59
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The overlay boundary represents, more or less, the first land transport connections between Onehunga and Auckland. The residences built along these routes were intended to impress the passers-by, while cheaper housing was relegated to lower or less visible areas. Specifically, the area reflects the early layout of streets and land parcels, retaining walls and dwellings, and the original foreshore. The most prevalent architectural styles in this area are cottages (1860s-1880s), villas (1880s-1910s) and bungalows (1920s-1930s). Generally, period housing in this area retains a high degree of physical integrity. Modern infill, especially multi-unit housing, is also apparent towards the southern part of the area. Wide streets provide open views both down and across streets and to the Manukau Harbour. The streets are primarily lined in bluestone kerbing and have grass verges and street trees. Pōhutukawa planted in the inter-war period now form a dense cover in the reserve at the base of Norman's Hill Road, under which passes the spring which is visible higher up above Arthur Street. Houses are generally visible behind low picket fences or stone walls, and have smaller front gardens, and wider yards to the side and rear. Lot sizes in the area are generally consistent and range from around 550m² to 900m². Most houses have some provision for off-street parking, generally to the side or rear, as permitted by the larger lot sizes. Properties are well vegetated with mature plantings. Overall, the area maintains a distinctly suburban character.
	

Key survey data

Survey date(s)	October 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	226		
Individual property scores	Score	Number of properties	Percentage ¹
	6	102	58%
	5	34	19%
	4	4	2%
	3	5	3%
	2	8	6%
	1	20	11%
	0	4	2%
	Rear/vacant	49	NA
			
Overall findings	The Onehunga West SCA is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 77% 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 Onehunga 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)
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/ Rārangi Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of High-Quality Special Character	NA



Report dated: 8 December 2021

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

Appendix 1: Index map



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Onehunga East
SCA Overlay	Isthmus A
Survey Area Number(s)	60

PLEASE NOTE:

The Summary of Area Findings report for the Onehunga East special character area was prepared in December 2021. The report is attached to this cover sheet. Since completion of the report, some amendments to the Special Character Areas Overlay (overlay) have been proposed in this area.

The proposed change to the Onehunga 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

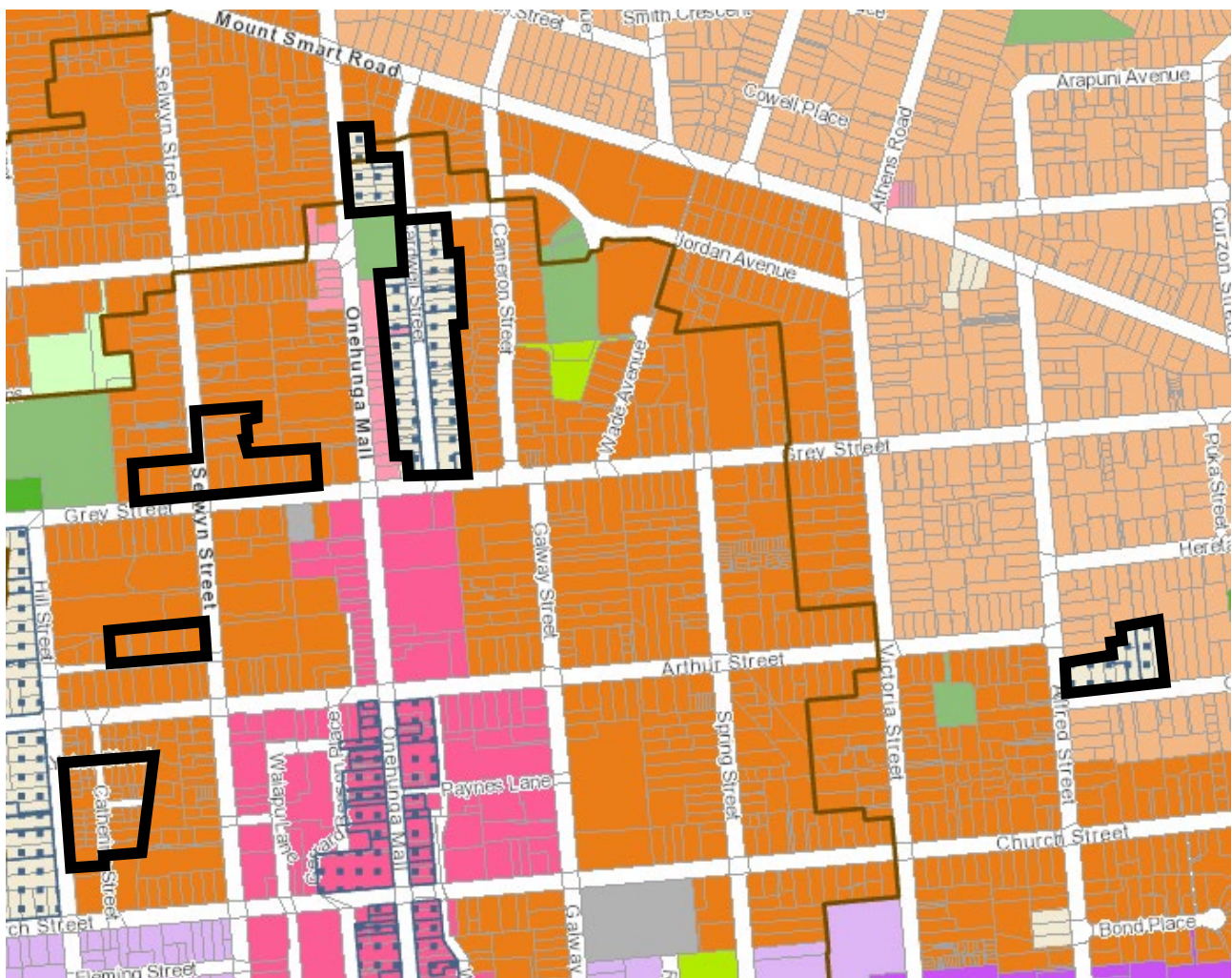


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Onehunga East
SCA Overlay	Isthmus A
Survey Area Number(s)	60
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The report area includes the eastern half of the Onehunga suburb and includes some of the oldest residential subdivisions in Auckland. In 1846, Onehunga was surveyed by the Royal Engineers to lay out a site for a military settlement, with the first Fencible settlers arriving in August 1847. Most of the original road pattern survives from the Fencible settlement, and the area was re-subdivided from the 1860s onwards to allow for further housing development. The roading pattern is a grid layout, primarily determined by the planned Fencible settlement. As a result of the regular road pattern, most street blocks are straight and wide. Lots in the area vary in size, ranging from 250m² up to 1500m². Northern lot sizes in the vicinity of Cardwell Street (Deeds Register O 11, 1865) are generally smaller and more consistent at around 250m² to 750m². Houses in the area generally have a regular rhythm, but setbacks and positioning within the site vary according to lot size and shape. The most prevalent architectural styles include cottages (1860s-1880s), villas (1880s-1910s) and bungalows (1920s-1930s). Generally, houses from the period of significance in the area maintain a high degree of integrity. Individual sites are generally highly vegetated. Houses are generally visible behind low picket fences or stone walls, although some taller fencing is apparent. Streets are generally lined with bluestone kerbing and have both footpaths and street trees. Most houses have off-street car parking at the side or rear, apart from some dwellings on Cardwell Street. Overall, the area maintains 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	108		
Individual property scores	Score	Number of properties	Percentage ¹
	6	67	64%
	5	23	22%
	4	4	4%
	3	3	3%
	2	5	5%
	1	1	1%
	0	1	1%
	Rear/vacant	4	NA



Overall findings	The Onehunga East SCA is of high-quality special character value . An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 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 Onehunga 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)
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/ Rārangi Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	NA
Sub-area of High-Quality Special Character	NA



Report dated: 8 December 2021

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

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Jellicoe Street, Ōtāhuhu
SCA Overlay	Isthmus B
Survey Area Number(s)	61

PLEASE NOTE:

The Summary of Area Findings report for the Jellicoe Street, Ōtāhuhu special character area was prepared in December 2021. The report is attached to this cover sheet. The report for this special character area was reviewed in August 2025 and the overall findings confirmed. This area is proposed to be retained in the Special Character Areas Overlay.

Dated: October 2025

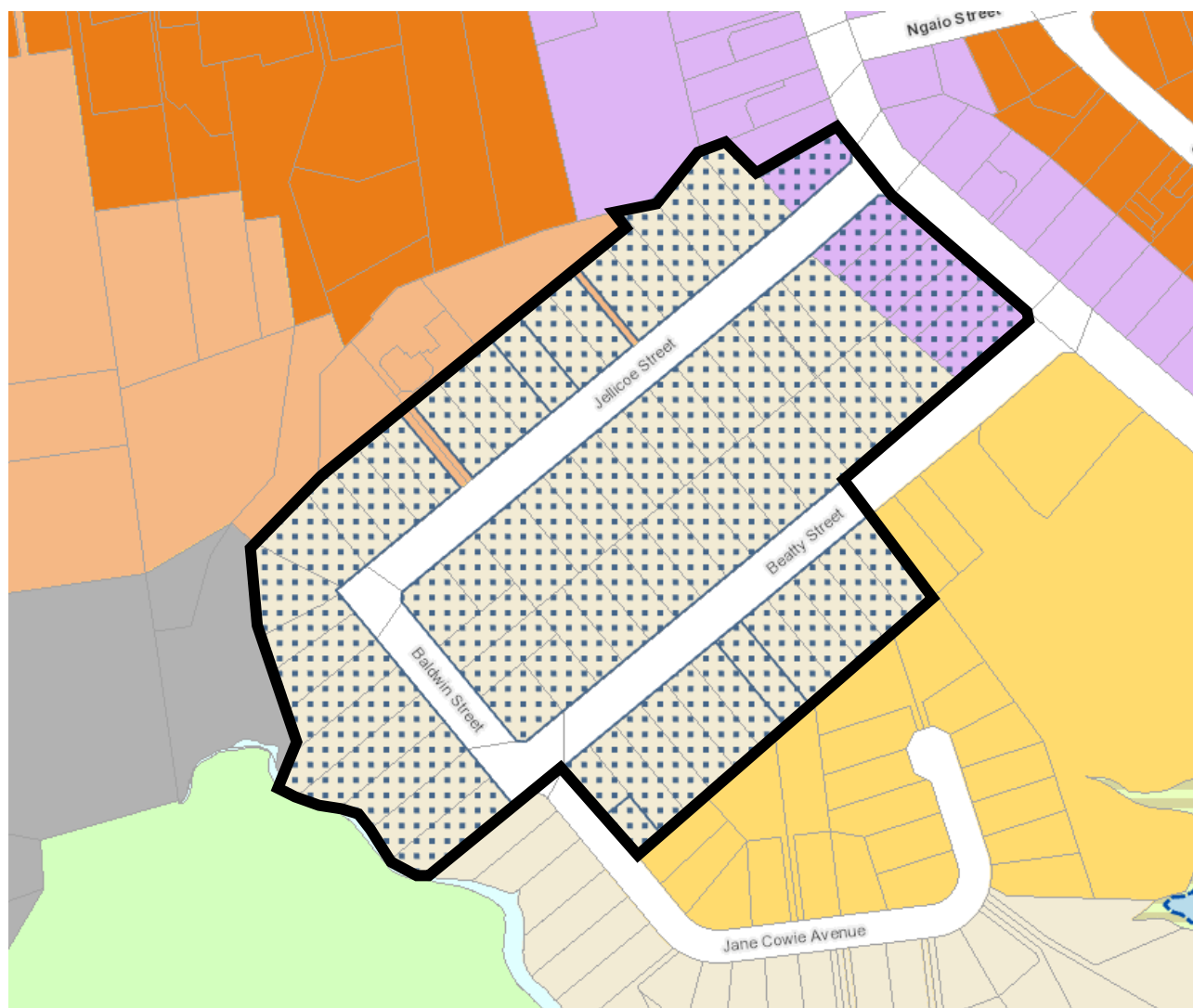


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SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Jellicoe Street, Ōtāhuhu
SCA Overlay	Isthmus B
Survey Area Number(s)	61
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential – Single House
Area Description	The boundaries of the Jellicoe Street report area cover an area of mostly 1920s and late 1930s residential development in the suburb of Ōtāhuhu. The area encompasses a complete residential subdivision DP 21812 (1927) although few houses were initially constructed. Most of the development occurred later after the area was re-subdivided in 1938 (DP38066), with the construction of State housing. Aerial imagery suggests that the construction of State housing had been completed by 1940. The most prevalent architectural styles are bungalows (1920s-1930s) and State houses (late 1930s-1940). There is also some later infill housing in the area, although this is not predominant. Lot sizes in the area are generally consistent at around 700-800m², although there are some larger corner sites. Houses are set back from the street, with generous front yards with little or no fencing. Properties have plenty of provision for off-street car parking. Grass verges are predominant throughout the area, although there are very few with trees. Housing in this area is generally clearly visible from the public realm due to minimal vegetation both on public and private property. Jellicoe, Baldwin and Beatty Streets are wide streets providing a sense of space, and overall, retain their suburban feeling.
	

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	50	65%
	5	20	26%
	4	5	6%
	3	1	1%
	2	1	1%
	1	0	0%
	0	0	0%
	Rear/vacant	5	NA



Overall findings	The Jellicoe Street SCA is of high-quality special character value. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 91% 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 Jellicoe Street report area is of high quality. No further special character work is recommended in this area at this time. ²	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs)
NA	NA

Potential HHAs and high-quality special character areas

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



Report dated: 6 December 2021

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

Appendix 1: Index map



Figure 1: The blue lines are the walkable catchments of Ōtāhuhu Train Station and Middlemore Train Station

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Nikau Road
SCA Overlay	Isthmus B
Survey Area Number(s)	A1

PLEASE NOTE:

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

Dated: October 2025

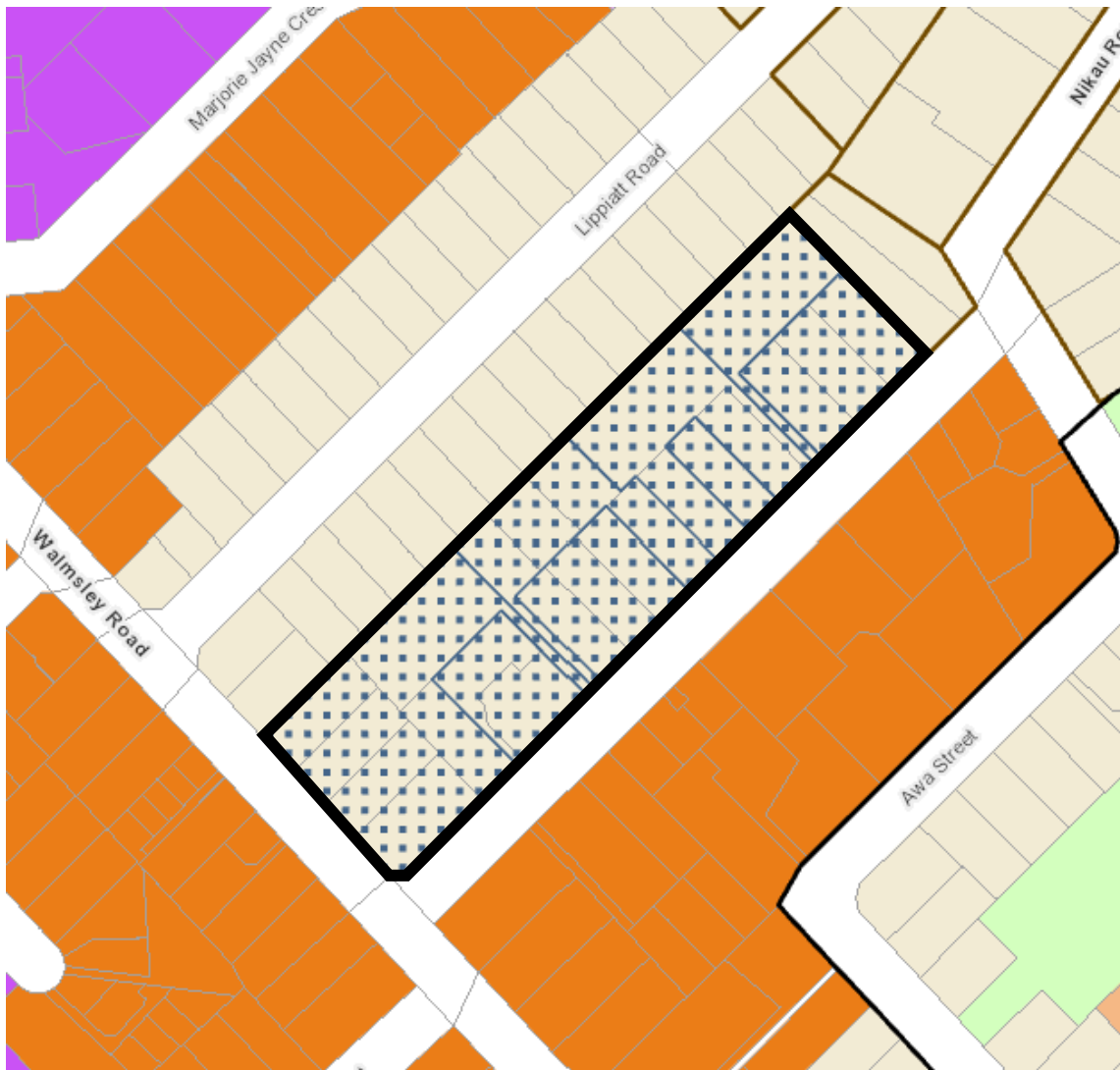


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SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Nikau Road
SCA Overlay	Isthmus B
Survey Area Number(s)	A1
NPS-UD priority	Walkable Catchment – RTN – Ōtāhuhu Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Nikau Road report area cover an area of 1930s residential development in the suburb of Ōtāhuhu. The properties were first subdivided as part of a housing development by Winstone Limited in 1931 (DP 24782), one of many undertaken by the Winstone Family during the 1920s and 1930s. Although Winstone housing is predominant in the area, there is also some later infill housing constructed outside of the period of significance, typically within front and back yards. The Winstone houses are all essentially one-storey with Arts and Crafts and/or English Cottage style houses. They are characterised by asymmetry of both their design and form and also a number of other features including: joinery in a variety of shapes, sizes and placements; gable and/or hipped roof forms clad with Marseilles tiles; a small porch or entry portico; plastered detailing, especially around windows, doors or on chimneys; and chimneys (both stuccoed and un-stuccoed) that feature prominently in the design. Most of the Winstone houses address the street, although there are several examples constructed on rear lots. Lot sizes in the area generally regular in shape and consistent at around 600 - 700m². Houses are typically visible behind low fences, with some deep front yards over 15 metres. The original subdivision pattern not only included properties fronting the street but also rear lots. However, subsequent development has compromised some of the integrity of this original subdivision pattern, particularly through development within front yards. Grass verges with trees and established vegetation give the area a distinctly suburban character.



Key survey data

Survey date(s)	January 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	26		
Individual property scores	Score	Number of properties	Percentage ¹
	6	6	38%
	5	7	44%
	4	2	13%
	3	2	13%
	2	0	0%
	1	1	6%
	0	0	0%
	Rear/vacant	8	NA



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

Potential HHAs and high-quality special character areas

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



Report dated: 10 January 2022

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

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

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

Appendix 1: Index map



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

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Golf Avenue, Ōtāhuhu
SCA Overlay	Isthmus A
Survey Area Number(s)	A2

PLEASE NOTE:

The Summary of Area Findings report for the Golf Avenue, Ōtāhuhu special character area was prepared in December 2021. The report is attached to this cover sheet. The Summary of Area Findings report for this special character area was reviewed in July 2025 and the overall findings confirmed. This area is proposed to be retained in the Special Character Areas Overlay.

Dated: October 2025

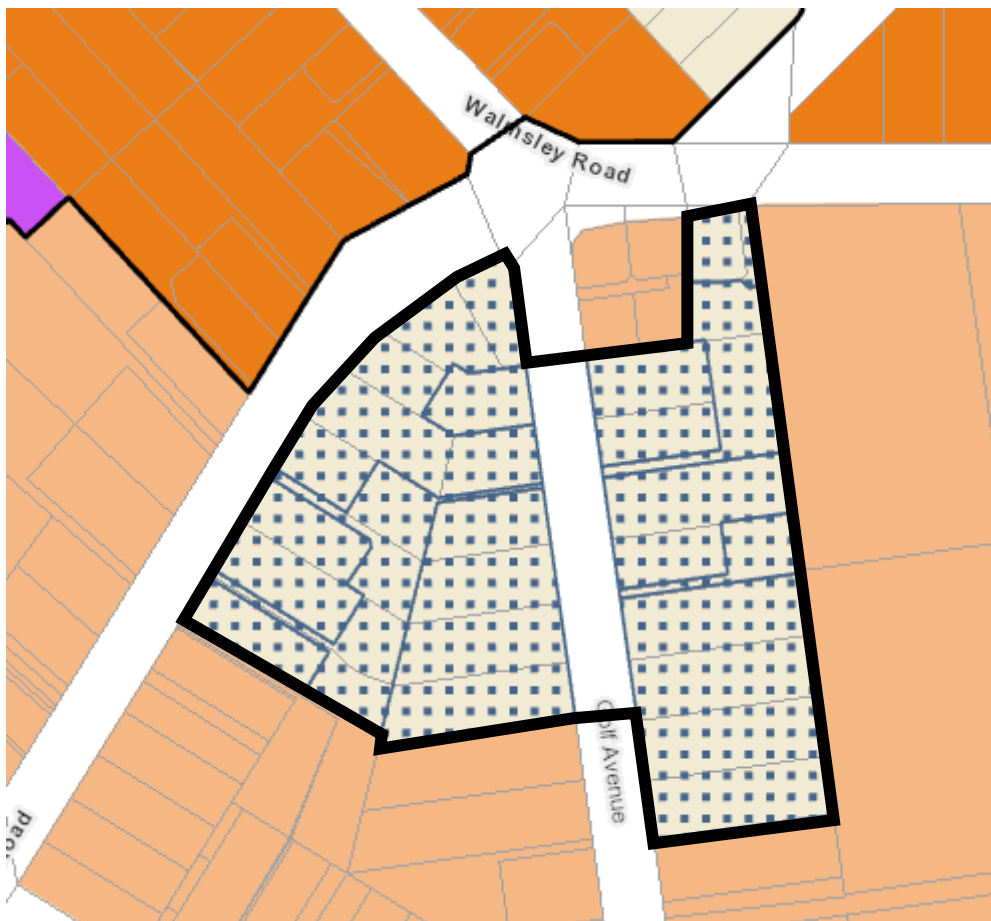


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SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Golf Avenue, Ōtāhuhu
SCA Overlay	Isthmus A
Survey Area Number(s)	A2
NPS-UD priority	Walkable Catchment – RTN – Ōtāhuhu Train Station All other areas
AUP (OIP) Zone(s)	Residential - Single House
Area Description	The boundaries of the Golf Avenue report area cover an area of mostly 1910s and 1920s residential development in the suburb of Ōtāhuhu. The area encompasses the residential subdivision of DP 4866 Ōtāhuhu Extension No. 4 (1910). The most prevalent architectural styles are villas and transitional villas (1880s-1910s) with some bungalows (1920s-30s). There is also some later infill housing in the area, although most of this development has occurred within back yards, having little effect on streetscape character and cohesiveness. Lot sizes in the area are generally consistent at around 1000m², although they vary in the properties located within the triangular area bounded by Mangere Road and Golf Avenue. Houses are generally visible behind low picket fences, hedges or later woven wire fencing, and are orientated towards the street, and positioned toward the front boundary. Street verges with trees are common in the Golf Avenue context, with some established vegetation also within front yards. Golf Avenue retains some of its early bluestone kerbing and is overall more suburban when compared with Mangere Road, which is more urban with no verges or street trees.
	

Key survey data

Survey date(s)	January 2021		
Level of survey	Field survey	100%	
	Desk top survey	NA	
Number of properties	36		
Individual property scores	Score	Number of properties	Percentage ¹
	6	13	57%
	5	9	39%
	4	0	0%
	3	0	0%
	2	1	4%
	1	0	0%
	0	0	0%
	Rear/vacant	13	NA



Overall findings	The Golf Avenue SCA is of high-quality special character value. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 96% 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 Golf Avenue report area is of high quality.

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

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

Potential HHAs and high-quality special character areas

Number of places currently scheduled	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: 6 December 2021

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

Appendix 1: Index map



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