

1.5 MT EDEN VILLAGE

Mt Eden Village was established in the 1870s, following some of the earliest subdivisions of rural allotments and residential development in the area. The built fabric of Mt Eden Village demonstrates the progressive development which occurred in conjunction with that of the surrounding residential suburban development from the late 19th century onwards. Surviving early buildings are a primary asset of the centre. The shopping precinct, located on the earliest roads in the area, developed in conjunction with the rapidly increasing population and improvements in public transport, particularly the tram lines, with a significant period of built development in the 1920s and 1930s.

At the height of traditional development around this time the centre provided most of the everyday services, supplies and entertainment needed by the surrounding suburb. Mt Eden Village retains a number of these early businesses.

Mt Eden Village is strongly defined by its relationship to the mountain, by changes in road alignment which set the limits of the commercial core, and by the integration of residential development and churches with the shopping precinct.

The area as a whole is strongly defined by the use of stone walls and fences, some of which are likely to relate to early boundary locations.

It is further characterised by the presence of mature trees along the mainstreet, close to the commercial core, and defining the character of entry points to the village.

Maungawhau is of immense historic significance to the Auckland region. It formed part of a network of fortified pa together with Te Whau (Blockhouse Bay) to the west, Maungakiekie (One Tree Hill) to the south and Maungarei (Mt Wellington) to the east that saw Tamaki Makaurau (the Auckland Isthmus) become the most populous and thriving centre of Maori civilisation, with Maungawhau itself home to thousands. It is of physical, spiritual and historic significance and continues to be the focus for customary practices observed by Maori such as Matariki or the Maori New Year.

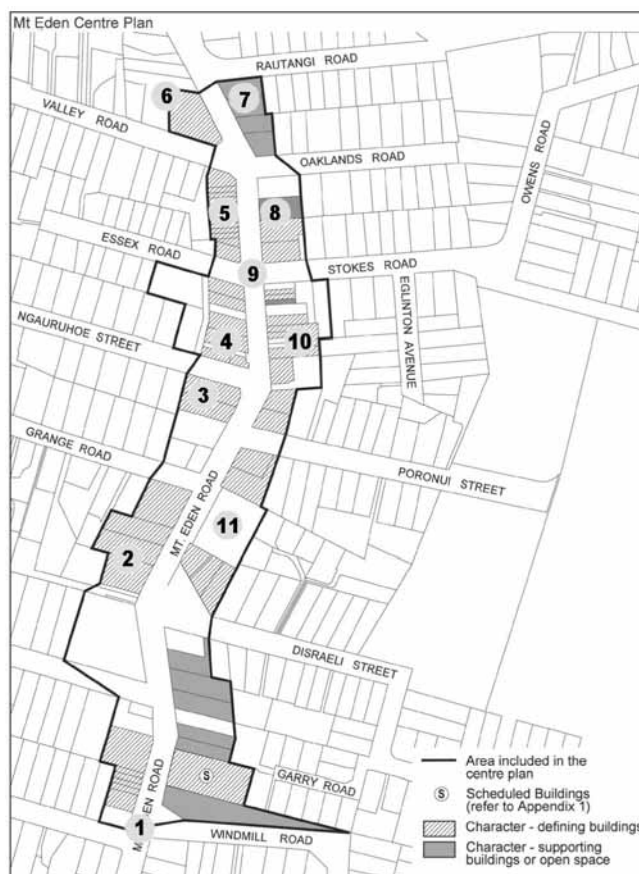
Recommendation to maintain / enhance Mt Eden Village character

- Recognise and respect the qualities of the underlying landscape context, urban structure and built environment.
- Recognise the role of Mt Eden (Maungawhau) as a character defining landmark, capitalising on views to the mountain.
- Recognise the configuration of two distinct retail centres connected by a mixed use / residential character spine.
- Recognise the role of small parks and associated

specimen trees in defining the centre's structure and character.

- Recognise the importance of rear service lane and parking areas, and the benefits this has for the mainstreet pedestrian environment.
- Surviving early buildings in Mt Eden Village are a primary asset of the centre, and sympathetic treatment will provide a high quality identity, reinforcing the village's unique qualities. The existing character of particular blocks should guide any redevelopment:
 - Generally commercial buildings with predominantly plastered brick construction
 - Configuration of shopfronts and verandahs, and survival of original detail to a number of buildings
 - Relatively narrow lot widths
 - Mix of commercial, residential and church uses within the mainstreet commercial core
- The use of stone walls on some mainstreet sites and generally throughout this area is an important characteristic which should be retained.
- Foster close relationships with iwi to understand and respect Maori values, the people and amazing history associated with Maungawhau and surrounding area in all ongoing work.
- Revegetate with native flora and fauna where possible.





1. Southern Village entry

The intersection of Mt Eden Road with Woodside and Windmill Roads is visually an entrance to the village. It is defined by the block of shops and the Crystal Palace Theatre on the west, and the small park, Greyfriars church and the mature specimen trees on the east.

The proximity of large specimen trees and the church to the mainstreet shopping precinct is an important characteristic of Mt Eden Village which should be preserved. Any new built development should be compatible with the existing scale, form and materials of the character defining buildings in this block.



2. Residential spine

These blocks are predominantly residential, with timber houses set back, with gardens and mature trees close to the street edge. Stone walls are also a feature of this part of the village which should be retained. The proximity of housing to the commercial core is a key component of its "village" character. Continued adaptive reuse of residential buildings for commercial purposes in preference to commercial development in this block. Any redevelopment should be compatible with the existing residential pattern and character in these blocks.



3. Grange Road to Ngauruhoe Street

The mix of commercial uses with the existing Methodist church and Sunday School on a key corner site, close to the commercial hub, contributes strongly to the village character. Any redevelopment to build up to street edge, address the corner and relate well to Sunday School. Acknowledge the historic values of this site in any redevelopment.



4. Ngauruhoe Street to Essex Road

Largely intact 1-2 storey buildings in this block dating from c 1900 to the 1930s. Preferable to retain in preference to redevelopment. A number of buildings in this block retain original shopfront and verandah detail, particularly Till and Sons verandah with cast iron posts, which should be retained. Original villas on these sites remain behind commercial frontages, providing evidence of the earliest pattern of development. Retain and adapt



for ongoing use if possible. The service lane and parking area behind this block has a positive effect on the mainstreet pedestrian environment, and on the functioning of the centre. Maintain and enhance links through to the mainstreet. Improve visual and physical links to Essex Reserve, and improve its functioning as a community gathering point.



5. Essex Road to Valley Road

Intact block of traditional shops built between c1910 and the 1930s, retaining much original shopfront, verandah and interior detail. Preferable to retain this group intact in preference to redevelopment. Any redevelopment to build up to street frontage and be compatible in terms of scale, division into separate smaller building units, solid plastered construction, and verandah types.

Encourage restoration of key corner building.



6. Corner of Valley Road

Another significant early church along with mature trees in close proximity to the commercial centre and residential development.



7. Rautangi Road to Oaklands Road

Mature trees and residential development mark the northern entrance to the village.

Any new development to be based on the existing pattern in this block; residential scale and character, set back with trees and gardens.



8. Oaklands Road to Stokes Road

Mixed stages of development. From Stokes Road corner consistent group of two storey buildings built from c1900 to the 1920s, which retain much original shopfront, interior and verandah detail. This group should be retained in preference to redevelopment, and surviving original detail preserved if possible.

Any new development to be compatible in terms of scale, division into separate smaller building units, solid plastered construction, and verandah types. Service and parking located to the rear of sites.



9. Intersection

Key intersection which is focal point to village, with barns dance pedestrian crossing.

Any future development of the south eastern corner site should address corner, as the other three do.



10. Stokes Road to Poronui Road

Largely intact group of commercial buildings constructed between c 1900 and the 1920s, with original verandahs.

The adjacent flats should be maintained without verandahs. Shopfronts are generally modified in this



block. Retain early detail where it remains and where possible.

Any redevelopment to be closely based on existing in terms of scale, division into separate smaller building units, solid plastered construction, and suspended verandah types, with servicing at rear. Retain flats and adapt to commercial uses in preference to new commercial development.



11. Poronui Street to Disraeli Street

Mixed development in this block includes residential flats, individual house and commercial buildings. Any new development to be sympathetic in scale and design to the predominantly residential character of adjacent development, with landscaping.

A defining character feature of St Heliers town centre is the close relationship between the commercial centre and the beachfront as well as the surrounding residential development overlooking the commercial centre. The centre retains a strong and varied mixed of local community, retail, commercial and recreational activities. St Heliers continues to be a popular destination for both commercial and recreational activities by people from the immediate surrounds and further afield.

St Heliers has a range of building forms which are generally 2 storied timber or rendered structures with a pitched roof of some form, and range from mono-pitched to gabled, hipped or a combination known as a gabled hip. Many of the commercial buildings in St Heliers Bay Rd use parapets to conceal the roof form and emphasis the street elevation. Both techniques are utilised to reduce the domination of the roof and emphasises the façade without over scaling.

The streetscape character is determined to a large extent by the proportions of road, footpath and the level of enclosure created by adjoining site development and verandahs over the footpath. The public realm is further enhanced by the views to the water as well as the community facilities such as the public library and the community hall.



SECTION CONTINUED

1.6 ST HELIERS

St Heliers Bay Commercial Centre can be described as being based on a strip shopping development model and is centred around St Heliers Bay Road and the waterfront which is now Tamaki Drive. The pattern of commercial growth has been strongly influenced by the transport patterns and suburban growth. Initially this was by ferry servicing small communities that became grouped along bus routes that finally intensified with the advent of the motorcar and construction of Tamaki Drive.

St Heliers is unique in its development because it was originally a planned seaside subdivision that was connected by a ferry service to the city. Although unsuccessful as a satellite community, it has operated as a recreational destination from its conception, developing to its peak between 1915 and the 1930s before being subsumed by suburban development by the 1950s and 60s. It is this development that is clearly expressed in the current form of the town centre and its unique juxtaposition of architectural styles and distinctive character.

The building character has developed in a non-designed or vernacular manner with a notable hierarchy of buildings forms from public buildings (ie. library, hall & post office) to commercial buildings (ie. Keys Building, hotels) and residential. This is represented in the scale, general form, location within the street network, quality of materials and design.

