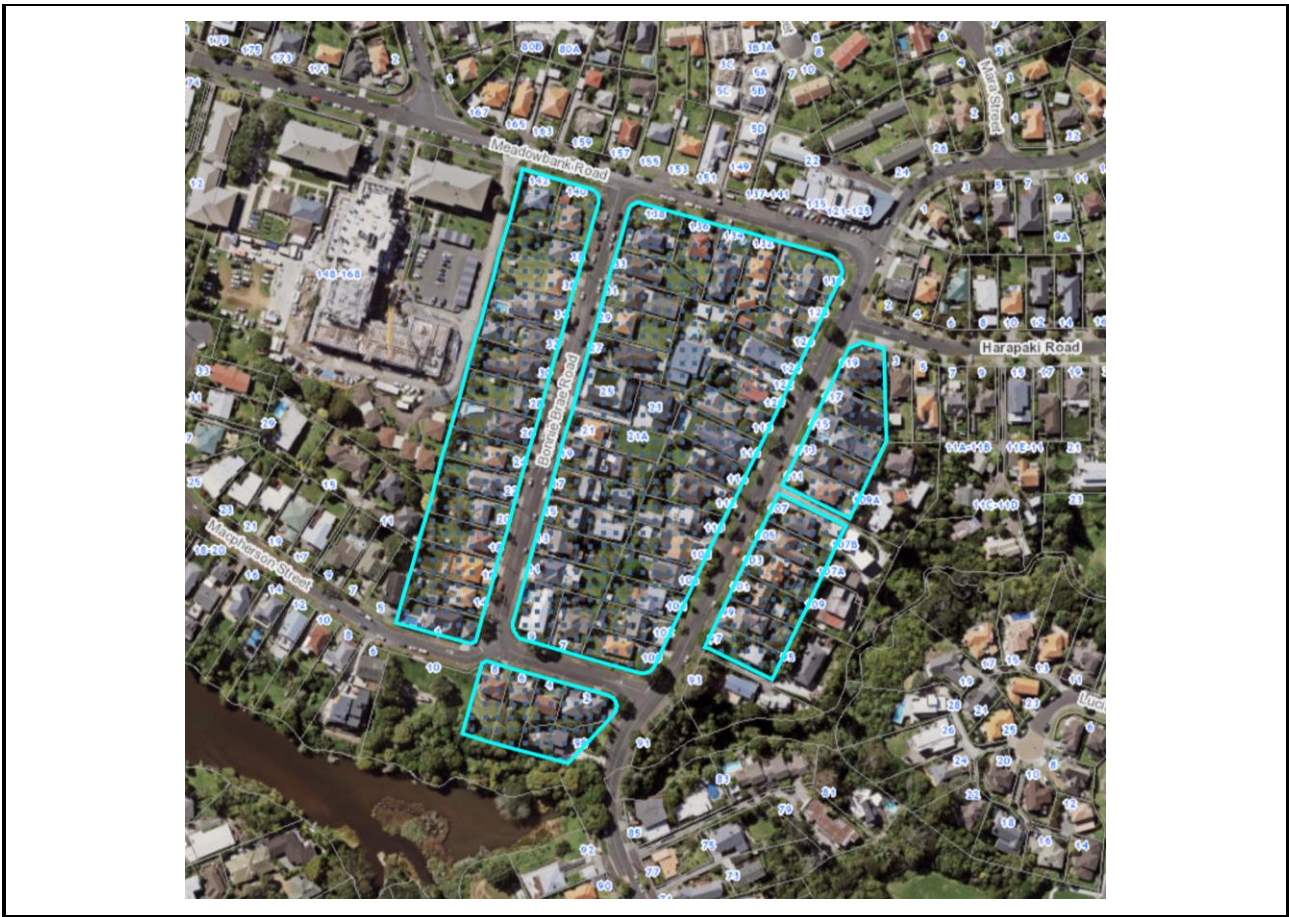


SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

| | |
|------------------------------|---|
| Name | Meadowbank |
| SCA Overlay | Isthmus B |
| Survey Area Number(s) | 50 |
| NPS-UD priority | Walkable Catchment – RTN – Meadowbank Train Station |
| AUP (OIP) Zone(s) | Residential – Single House |
| Area Description | <p>The Meadowbank report area of Isthmus B covers an area of early State Housing development to the south of the Meadowbank train station. The area reflects two periods of development, the first occurring along Meadowbank Road, which was subdivided in 1926 (DP 21225; DP 20034) with dwelling constructed in the 1930s, and the second along Bonnie Brae Road, which was subdivided in 1939 (DP 38615) and dwellings constructed from the 1940s. Lot sizes in the area are generally regular in shape and consistent at around 600-700m².</p> <p>The area is demonstrative of early State Housing Garden Suburb ideals with dwellings predominantly in the typical State House style, with tiled hipped or gabled roof forms, brick or weatherboard construction with timber casement style windows divided horizontally into three-panes. At the southern end, on the west side of Meadowbank Road there is a collection of modest English Cottage style houses associated with the earlier period of development. The majority of the State Houses and English Cottage dwellings from the period of significance retain high integrity.</p> <p>Houses are set back from the street with no or low fencing and have generous front yards with low density vegetation that retains an open aspect to the dwellings. A number of dwellings within the area have been modified with tall fences and front boundary garages which has partially reduced the overall quality of the area. Off-street parking is provided for on all sites. Meadowbank Road has wide verges and street trees while Bonnie Brae Road has no streetside verge. The wider carriageways of Meadowbank and Bonnie Brae Road provide a sense of space, and overall, retain their suburban qualities. There is later infill housing and rear lots are present throughout the area, but the special character qualities of the State House subdivision remain legible in the street-facing dwellings.</p> |



Key survey data

| | | | |
|-----------------------------------|-----------------|-----------------------------|-------------------------------|
| Survey date(s) | August 2021 | | |
| Level of survey | Field survey | NA | |
| | Desk top survey | 100% | |
| Number of properties | 71 | | |
| Individual property scores | Score | Number of properties | Percentage¹ |
| | 6 | 22 | 34% |
| | 5 | 19 | 30% |
| | 4 | 17 | 27% |
| | 3 | 4 | 6% |
| | 2 | 2 | 3% |
| | 1 | 0 | 0% |
| | 0 | 0 | 0% |
| | Rear/vacant | 7 | NA |

¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



| | |
|-------------------------|---|
| Overall findings | The Meadowbank 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

| | |
|---|---|
| <p>The Meadowbank 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.</p> <p>No further work is recommended in this area.</p> | |
| Sub-areas of high-quality Special Character | Flag: Potential Historic Heritage Area² |
| NA | NA |

Historic Heritage and High-Quality Special Character

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

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 Meadowbank Train Station walkable catchment area.

SUMMARY OF AREA FINDINGS


SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

| | |
|------------------------------|---|
| Name | Codrington Crescent, Mission Bay |
| SCA Overlay | Residential – Isthmus B |
| Survey Area Number(s) | 55 |
| NPS-UD priority | All other areas |
| AUP (OIP) Zone(s) | Residential - Single House |
| Area Description | <p>The Codrington Crescent area encompasses an area of mostly 1920s residential development in the suburb of Mission Bay. Parts of subdivision DP 19133 (1926) are included in the area as well as the full extent of subdivision of DP 21200 (1928).</p> <p>Housing in the area is varied in setback and density of development including standalone houses, semi-detached houses and flats. Lot sizes in the area also vary from around 800m² to over 1200m². The most prevalent architectural styles of surviving housing from the period of significance are the English Cottage style (1920s-1930s), Art Deco/Moderne style and Spanish Mission style (1930s-1940s). There is considerable later infill housing in the area, constructed outside of the period of significance.</p> <p>The roads within the area are generally narrow, compensating with wide grass verges with street trees. Houses are often visible on elevated landforms above hedges or stone walls and often have established vegetation within front gardens. All properties have some provision for off-street parking, generally to the side or rear, as permitted by the larger lot sizes. The area maintains a distinctly suburban character.</p> |



Key survey data

| | | | |
|-----------------------------------|---|-----------------------------|-------------------------------|
| Survey date(s) | August 2021 | | |
| Level of survey | Field survey | NA | |
| | Desk top survey | 100% | |
| Number of properties | 117 | | |
| Individual property scores | Score | Number of properties | Percentage¹ |
| | 6 | 26 | 26% |
| | 5 | 17 | 17% |
| | 4 | 7 | 7% |
| | 3 | 16 | 16% |
| | 2 | 15 | 15% |
| | 1 | 19 | 19% |
| | 0 | 0 | 0% |
| | Rear/vacant | 17 | NA |
| Overall findings |  | | |
| | <p>The Codrington Crescent 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 43% of individual properties scoring either 5 or 6.</p> | | |

¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Codrington Crescent 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.

| Sub-areas of high-quality Special Character | Flag: Potential Historic Heritage Area |
|---|--|
| NA | NA |

Historic Heritage and High-Quality Special Character

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



Report dated: 19 January 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

| | |
|------------------------------|-------------------------------|
| Name | Kepa Road, Mission Bay |
| SCA Overlay | Isthmus B |
| Survey Area Number(s) | 55 |

PLEASE NOTE:

This survey area is to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, that SCA residential be identified as a qualifying matter where:

- In walkable catchments, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

This survey area is outside a walkable catchment and has over 66% of individual properties scoring either 5 or 6.

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS


SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

| | |
|------------------------------|--|
| Name | Kepa Road, Mission Bay |
| SCA Overlay | Residential – Isthmus B |
| Survey Area Number(s) | 55 |
| NPS-UD priority | All other areas |
| AUP (OIP) Zone(s) | Residential - Single House |
| Area Description | <p>The Kepa Road area is an area of residential development in the suburb of Kohimarama, re-subdivided in 1938 (DP 27807 and DP 28079). The dwelling at 177 Kohimarama Road predates these subdivisions and existed at the time of an earlier subdivision in 1912 (DP 7078). The most prevalent architectural style in the area is the English Cottage style (1930s). Dwellings from within the period of significance generally maintain a high degree of physical integrity.</p> <p>Irregular lot shapes and sizes affect the rhythm of development – particularly along Kepa Road. Houses in the area are well setback from the road boundary with front yards along both Kepa and Kohimarama roads varying from approximately 5 metres to over 30 metres deep. Section sizes also vary from around 1000m² to 1500m², with some larger properties at around 3000m² to 4000m². Front yards are well vegetated with mature planting.</p> <p>Sites located along Kepa Road tend to have higher boundary treatments, however due to the deep setbacks and multi-storey scale of dwellings, houses remain visible from the streetscape. Both Kepa and Kohimarama roads have grass verges and street trees. The area retains a strong suburban character.</p> |



Key survey data

| | | | |
|---|---|-----------------------------|-------------------------------|
| Survey date(s) | August 2021 | | |
| Level of survey | Field survey | NA | |
| | Desk top survey | 100% | |
| Number of properties | 12 | | |
| Individual property scores | Score | Number of properties | Percentage² |
| | 6 | 7 | 58% |
| | 5 | 1 | 8% |
| | 4 | 0 | 0% |
| | 3 | 0 | 0% |
| | 2 | 4 | 33% |
| | 1 | 0 | 0% |
| | 0 | 0 | 0% |
| | Rear/vacant | 0 | NA |
|  | | | |
| Overall findings | <p>The Kepa 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 66% of individual properties scoring either 5 or 6.</p> | | |

² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Kepa 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.

| Sub-areas of high-quality Special Character | Flag: Potential Historic Heritage Area ³ |
|---|---|
| Kepa Road and Kohimarama Road Residences | |

Historic heritage and high-quality Special Character

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



Report dated: 19 January 2022

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

Appendix 1: Index map



SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

| | |
|------------------------------|-----------------------|
| Name | Melanesia Road |
| SCA Overlay | Isthmus A |
| Survey Area Number(s) | 55 (in part) |

PLEASE NOTE:

The area identified within this report has been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report below and shows the area to be identified as a qualifying matter.

The area has been reviewed and amended to remove the properties identified in red. This is a result of an internal review of the extent of the overlay.

This area is outside the walkable catchment. It is a small, isolated pocket. Therefore, this area is not identified as a qualifying matter.

Updated: August 2022



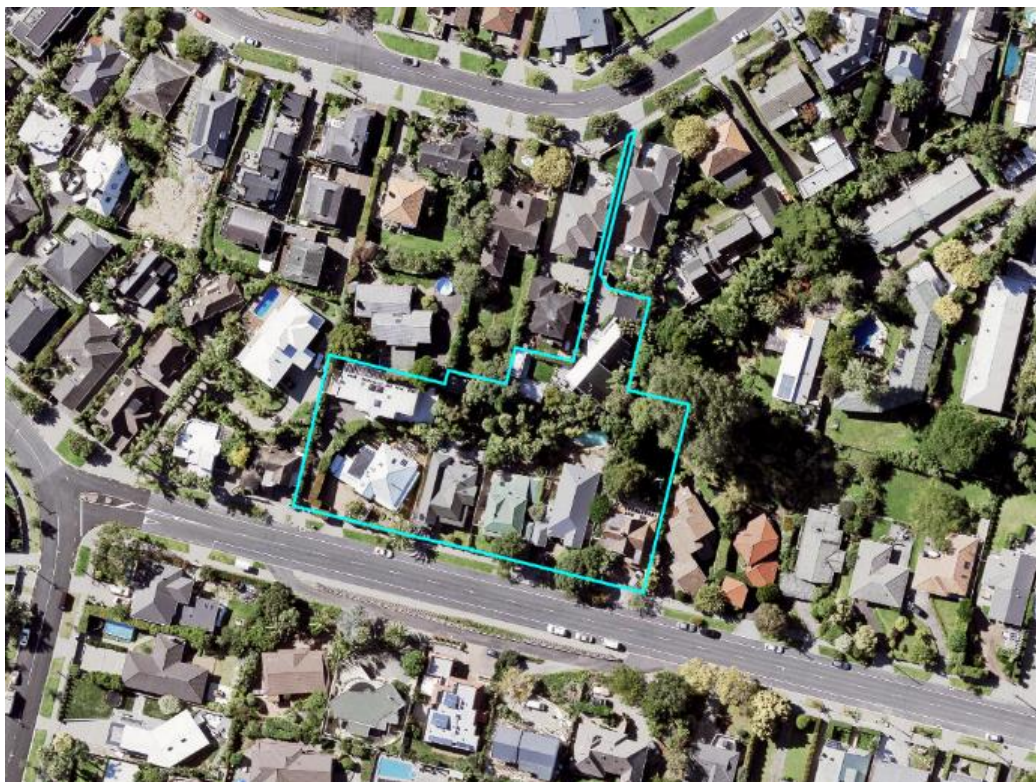
Please note where the sub-area map in this report differs from the map in the Plan Viewer, the map in the Plan Viewer takes precedence.

SUMMARY OF AREA FINDINGS


SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

| | |
|------------------------------|--|
| Name | Melanesia Road, St Heliers |
| SCA Overlay | Residential – Isthmus A |
| Survey Area Number(s) | 55 |
| NPS-UD priority | All other areas |
| AUP (OIP) Zone(s) | Residential - Single House |
| Area Description | <p>The Melanesia Road area encompasses a small number of properties that formed part of a residential subdivision in 1960 (DP 49210) in the suburb of St Heliers although the land appears to have remained vacant up until the 1980s.</p> <p>Housing along Melanesia Road has a consistent rhythm, setback and density of development. Lot sizes in the area are generally consistent and range from around 600m² to 900m². The most prevalent architectural styles are villas and transitional villas (1880s-1910s) which appear to have been relocated to the site during the 1980s. As relocated dwellings, none of the housing from the period of significance retains original chimneys. There is also some later infill housing constructed outside the period of significance within back yards. Housing from the period of significance maintains a high degree of physical integrity.</p> <p>Melanesia Road is a wide, straight street, providing open views both down and across the street with grass verges and some street trees. Houses are generally visible beyond low picket fences, hedges or stone walls and have established vegetation within front gardens. All properties have some provision for off-street parking, generally to the side or rear, as permitted by the larger lot sizes. The area maintains a distinctly suburban character.</p> |



Key survey data

| | | | |
|---|---|-----------------------------|-------------------------------|
| Survey date(s) | August 2021 | | |
| Level of survey | Field survey | NA | |
| | Desk top survey | 100% | |
| Number of properties | 7 | | |
| Individual property scores | Score | Number of properties | Percentage¹ |
| | 6 | 3 | 60% |
| | 5 | 2 | 40% |
| | 4 | 0 | 0% |
| | 3 | 0 | 0% |
| | 2 | 0 | 0% |
| | 1 | 0 | 0% |
| | 0 | 0 | 0% |
| | Rear/vacant | 2 | NA |
|  | | | |
| Overall findings | <p>The Melanesia Road 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 100% of individual properties scoring either 5 or 6.</p> | | |

¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

| The Melanesia Road report area is of high quality. | |
|--|--|
| No further special character work is recommended in this area at this time. ² | |
| Sub-areas of high-quality Special Character | Flag: Potential Historic Heritage Area |
| NA | NA |

Potential Historic Heritage and High-Quality Special Character

| | |
|--|----------------------|
| 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 ³ |
| Sub-area of High-Quality Special Character | NA ⁴ |



Report dated: 18 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



SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

| | |
|------------------------------|------------------------------------|
| Name | Parkside Street, St Heliers |
| SCA Overlay | Isthmus B |
| Survey Area Number(s) | 55 |

PLEASE NOTE:

The sub-area identified within this report has been amended. The map below replaces the 'Potential Historic Heritage and High-Quality Special Character Flags' map in the report and shows the area to be identified as a qualifying matter.

Auckland Council's Planning Committee resolved¹, for the purpose of public engagement, SCA residential be identified as a qualifying matter where:

- In walkable catchment, areas are of a high quality, being those areas in which 75% or more of individual properties score 5 or 6
- Outside of walkable catchments, areas are of special character value, being those areas in which 66% or more of individual properties score a 5 or 6.

The additional sub-area is outside a walkable catchment. As such, it has been updated to reflect this resolution.

Updated: April 2022



¹Resolution number PLA/2022/31, dated 31 March 2022

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

| | |
|------------------------------|--|
| Name | Parkside Street, St Heliers |
| SCA Overlay | Residential – Isthmus B |
| Survey Area Number(s) | 55 |
| NPS-UD priority | All other areas |
| AUP (OIP) Zone(s) | Residential - Single House |
| Area Description | <p>The Parkside Street report area includes an area of residential development in the suburb of St Heliers, primarily surrounding the Dingle Dell Reserve. The reserve was originally a raupō swamp, and subsequent tree plantings by residents and council has led to the establishment of extensive vegetation within the reserve.</p> <p>Most housing development occurred on the land surrounding the reserve from the 1920s onwards, and the area encompasses the full extent of subdivision DP 18262 (1925) and parts of subdivisions DP 17359 (1925), DP 19771 (1926) and DP 2081 (1927).</p> <p>Houses in the area are generally well setback from the road boundary and have large front yards. Individual sites, particularly those adjacent to the reserve, tend to be highly vegetated with mature trees. The most prevalent architectural style of housing from the period of significance is the English Cottage (1920s-1930s). The area also includes housing from outside the period of significance, particularly at properties fronting Long Drive.</p> <p>Although lot sizes and shapes are generally consistent, they do vary across the wider report area at around either 800m² to 1000m² or 1000m² to 2000m². Corner sites are often larger at around 3000m² to- 5000m². Within the area, there is little consistency in the rhythm of development – except for properties fronting Parkside Street, which have relatively consistent setbacks of around 10 – 20m.</p> <p>Houses are generally visible behind hedging or walls, with those on Parkside Street often having little or no front boundary treatment. Streets generally have footpaths, grass verges and street trees. Overall, the area retains a strong suburban character.</p> |



Key survey data

| | | | |
|-----------------------------------|---|-----------------------------|-------------------------------|
| Survey date(s) | August 2021 | | |
| Level of survey | Field survey | NA | |
| | Desk top survey | 100% | |
| Number of properties | 64 | | |
| Individual property scores | Score | Number of properties | Percentage² |
| | 6 | 21 | 43% |
| | 5 | 4 | 8% |
| | 4 | 2 | 4% |
| | 3 | 4 | 8% |
| | 2 | 4 | 8% |
| | 1 | 13 | 27% |
| | 0 | 1 | 2% |
| | Rear/vacant | 15 | NA |
| | | | |
| Overall findings | <p>The Parkside Street 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 51% of individual properties scoring either 5 or 6.</p> | | |

² Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

| | |
|--|---|
| The Parkside Street 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. | |
| Sub-areas of high-quality Special Character | Flag: Potential Historic Heritage Area³ |
| Parkside Street | |

Historic heritage and high-quality Special Character

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



Report dated: 12 January 2022

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

Appendix 1: Index map



SUMMARY OF AREA FINDINGS


SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

| | |
|------------------------------|--|
| Name | Ronaki Road, Mission Bay |
| SCA Overlay | Residential – Isthmus B |
| Survey Area Number(s) | 55 |
| NPS-UD priority | All other areas |
| AUP (OIP) Zone(s) | Residential - Single House |
| Area Description | <p>The Ronaki Road area includes five historic subdivisions: DP 7411 (1911), DP 19138 (1926), DP 20245 (1927), DP 23050 (1930) and DP 24980 (1934). These subdivisions make up part of a wider area of residential development in the suburb of Mission Bay.</p> <p>The most prevalent styles of housing from the period of significance are the English Cottage style (1920s-1930s), Art Deco/Moderne and Spanish Mission (1930s-1940s). Most houses are visible beyond low timber fences, stone or brick walls and hedges. Housing setback and rhythm is varied. Houses that front Ronaki Road tend to have a smaller setback than those which front Selwyn Avenue. Lot sizes also vary, ranging from around 800m² up to around 1500m². Some larger lots have been subdivided, creating rear development, particularly on corner sites.</p> <p>The streets are lined with bluestone kerbing and footpaths, grass verges and mature street trees. Properties often have established vegetation, especially those along Selwyn Avenue, which have larger front yards. Larger lot sizes mean off-street parking can be accommodated at the side or rear of houses. Overall, the area retains a strong suburban character.</p> |



Key survey data

| | | | |
|---|---|-----------------------------|-------------------------------|
| Survey date(s) | August 2021 | | |
| Level of survey | Field survey | NA | |
| | Desk top survey | 100% | |
| Number of properties | 31 | | |
| Individual property scores | Score | Number of properties | Percentage¹ |
| | 6 | 3 | 10% |
| | 5 | 14 | 47% |
| | 4 | 1 | 3% |
| | 3 | 3 | 10% |
| | 2 | 5 | 17% |
| | 1 | 4 | 13% |
| | 0 | 0 | 0% |
| Rear/vacant | 1 | NA | |
|  | | | |
| Overall findings | <p>The Ronaki 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.</p> | | |

¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.

Recommendation

The Ronaki 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.

| Sub-areas of high-quality Special Character | Flag: Potential Historic Heritage Area |
|---|--|
| NA | NA |

Historic Heritage and High-Quality Special Character

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



Report dated: 19 January 2022

