

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Meadowbank
SCA Overlay	Isthmus B
Survey Area Number(s)	50

PLEASE NOTE:

The Summary of Area Findings report for the Meadowbank 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

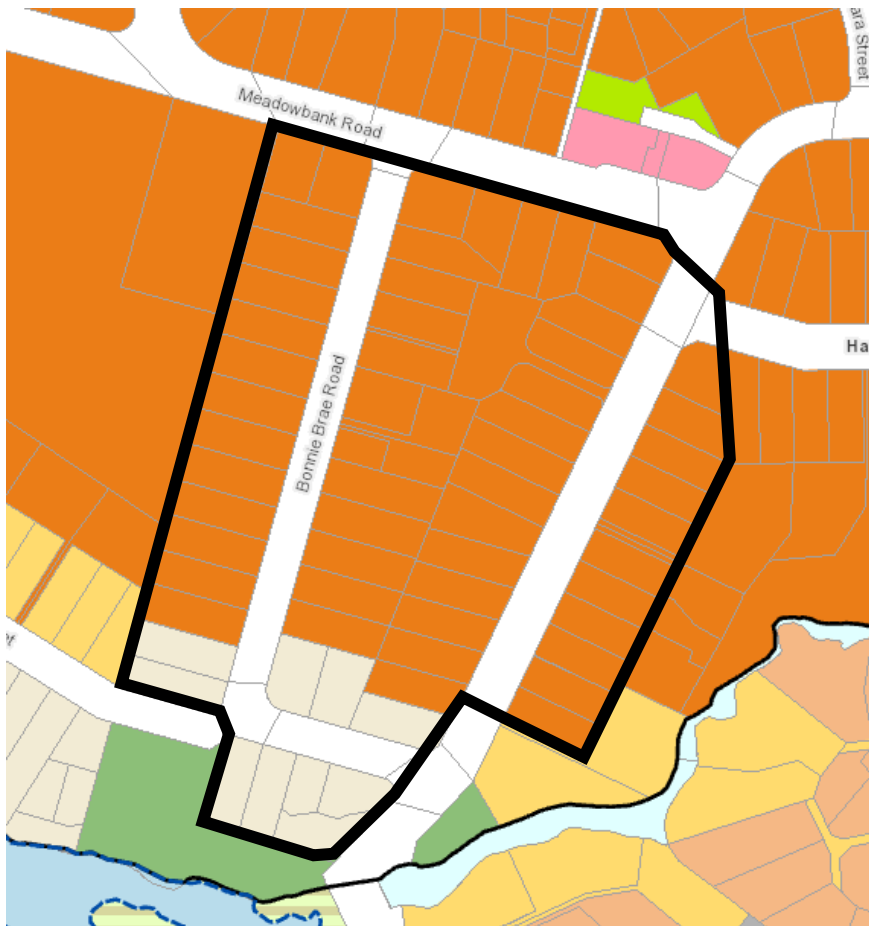


Figure 1: The area subject to this findings report is outlined in a thick black border. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	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	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. 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. 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.



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	Percentage ¹
	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 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 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

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.

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	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: January 2022

An aerial photograph of the Mt. Carmel area in Auckland, New Zealand. A blue line outlines the proposed Mt. Carmel Urban Centre. Within this boundary, a central area is highlighted in pink, representing the Mt. Carmel Urban Centre. The pink area is bounded by Meadowbank Road to the north, Dover Place to the south, and a series of streets including Mairangi Street, Kaitiaki Street, and Mairangi Street. The map shows a dense residential area with many houses and streets. A river or stream is visible on the left side of the map. Labels for various streets are visible, including Puhara Road, Meadowbank Road, Dover Place, and Mairangi Street.

Meadowbank SCA: Summary of Area Findings | FINAL |

UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Codrington Crescent, Mission Bay
SCA Overlay	Residential – Isthmus B
Survey Area Number(s)	55

PLEASE NOTE:

The Summary of Area Findings report for the Codrington Crescent, Mission Bay 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

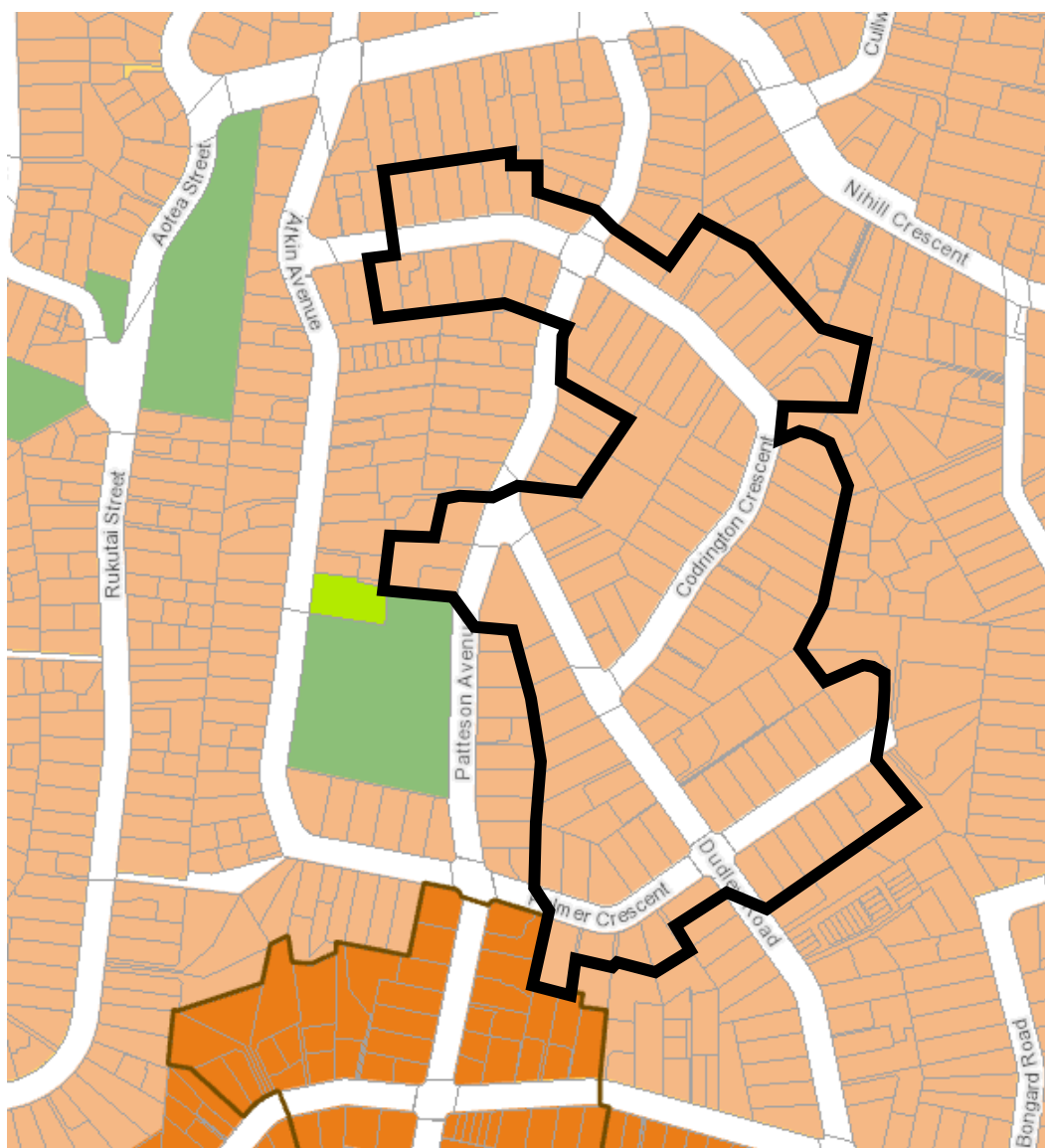


Figure 1: The area subject to this findings report is outlined in a thick black border. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	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	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). 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. 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.



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	Percentage ¹
	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	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.
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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 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.

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/ Rārangī Kōrero	0 (marked ★ on maps)
Potential: Historic Heritage Area	0 (marked)
Sub-area of high-quality Special Character	0 (marked)



Report dated: 19 January 2022

Appendix 1: Index map



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

PLEASE NOTE:

The Summary of Area Findings report for the Kepa Road, Mission Bay 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. Kepa Road is outside a walkable catchment and was reviewed in relation to the updated threshold.

Dated: October 2025

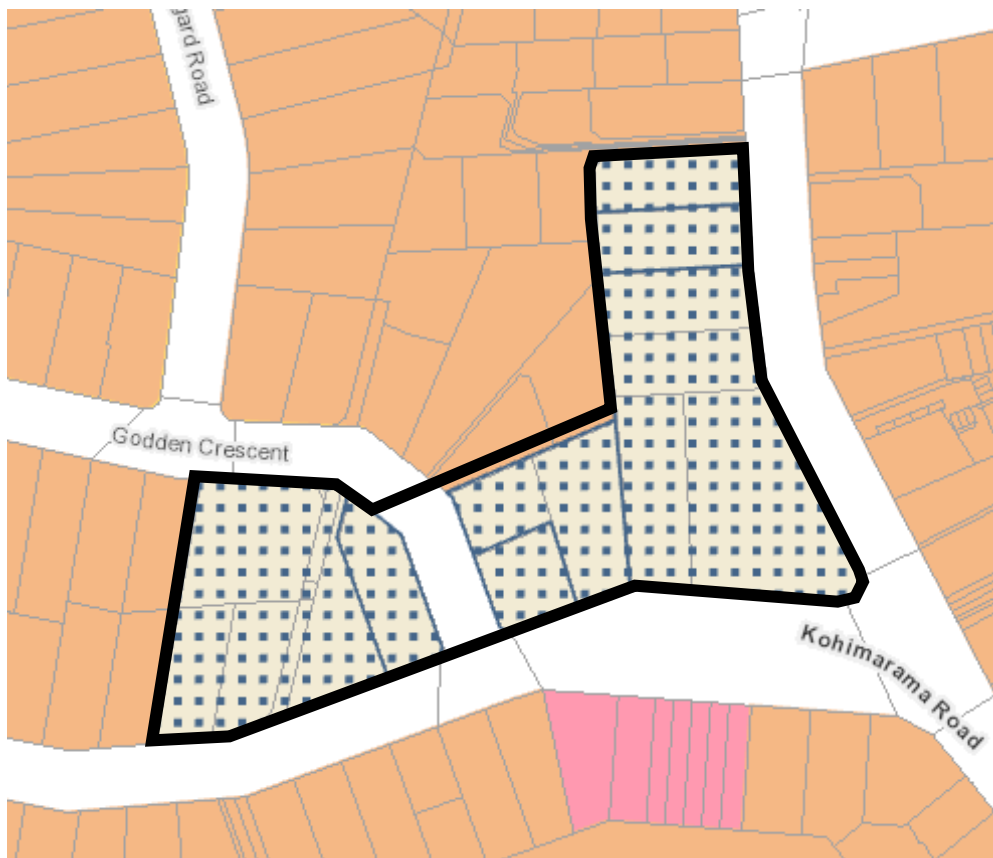


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

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	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. 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. 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.



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	Percentage ¹
	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	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.		

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 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.

Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
Kepa Road and Kohimarama Road Residences	

Potential HHAs and high-quality special character areas

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



Report dated: 19 January 2022

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

Appendix 1: Index map



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

PLEASE NOTE:

The Summary of Area Findings report for the Melanesia Road special character area was prepared in January 2022. The report is attached to this cover sheet. Since completion of the report, this area has been reviewed and is not proposed to be retained in the Special Character Areas Overlay.

Dated: October 2025

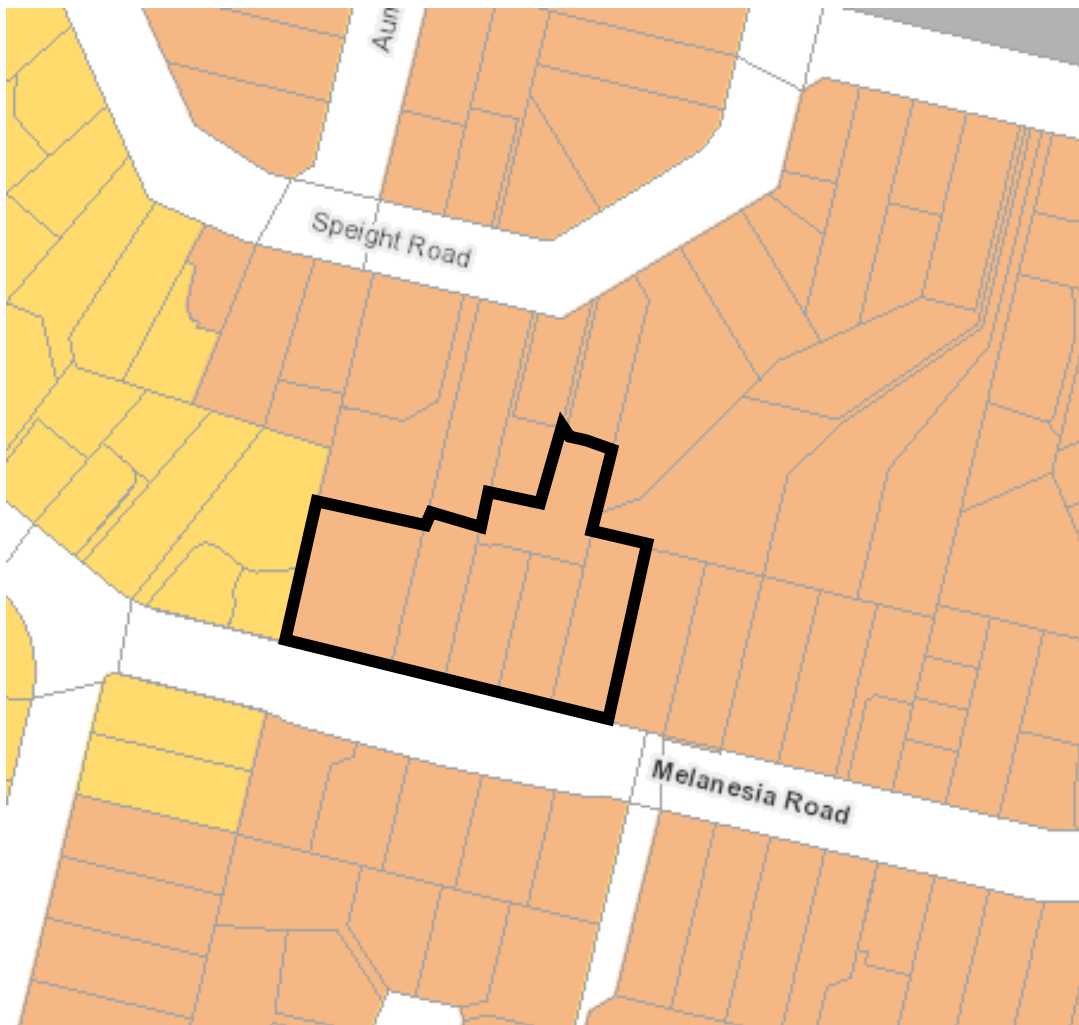


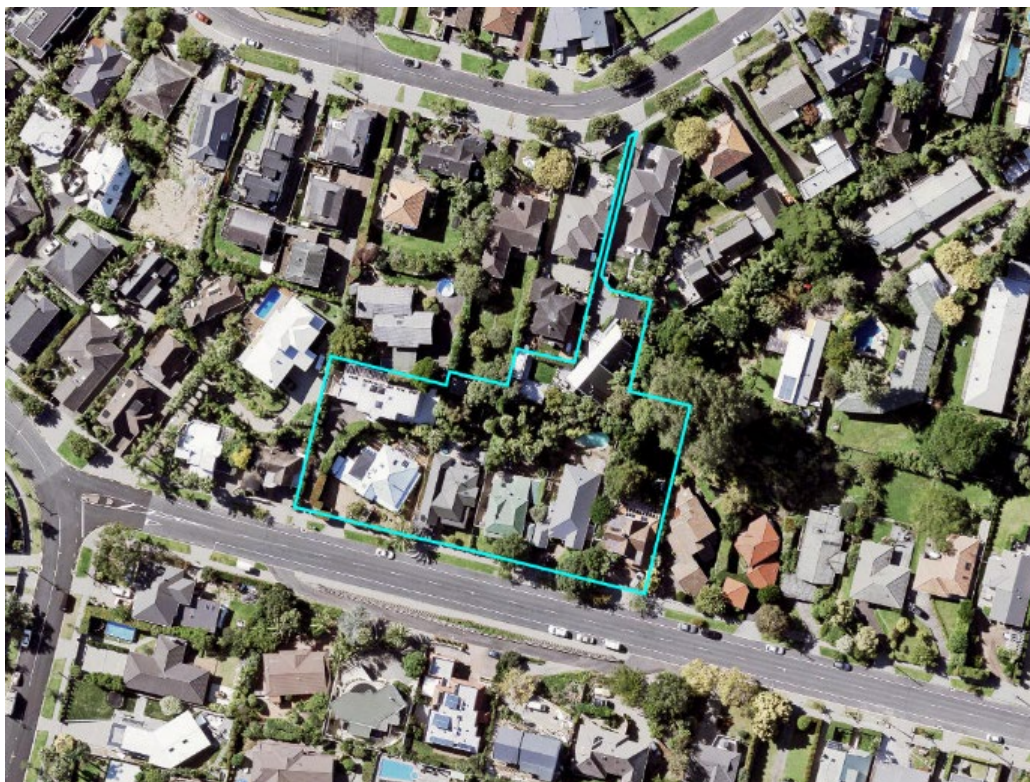
Figure 1: The area subject to this findings report is outlined in a thick black border. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps and Schedule 15 take precedence.)

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	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	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. 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. 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.



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	Percentage ¹
	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	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.
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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 Melanesia 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 / 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



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

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

PLEASE NOTE:

The Summary of Area Findings report for the Parkside Street, St Heliers 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. Parkside Street is outside a walkable catchment and was reviewed in relation to the updated threshold.

Dated: October 2025

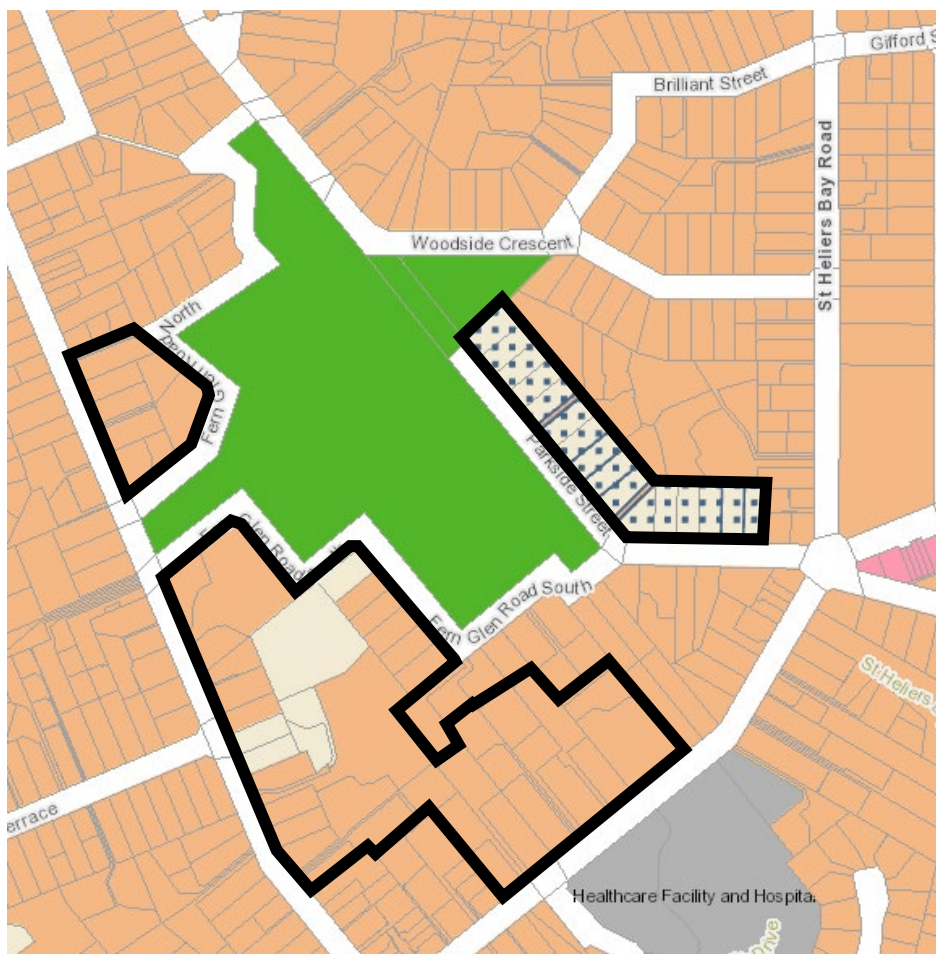


Figure 1: The area subject to this findings report is outlined in a thick black border. The proposed extent of the Special Character Areas Overlay is shown in blue squares. (This is provided as supporting information only. Where this map differs from the Planning Maps or Schedule 15, the Planning Maps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

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	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. 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). 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. 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. 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.
	

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	Percentage ¹
	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	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.
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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 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.	
Areas of high-quality Special Character value	Flag: Potential Historic Heritage Area (HHAs) ²
Parkside Street	

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	0 (marked)
Sub-area of high-quality Special Character	1 (marked)



Report dated: 12 January 2022

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

Appendix 1: Index map



UPDATE TO SUMMARY OF AREA FINDINGS FOR PLAN CHANGE 120

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Ronaki Road, Mission Bay
SCA Overlay	Residential – Isthmus B
Survey Area Number(s)	55

PLEASE NOTE:

The Summary of Area Findings report for the Ronaki Road, Mission Bay special character area was prepared in January 2022. 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

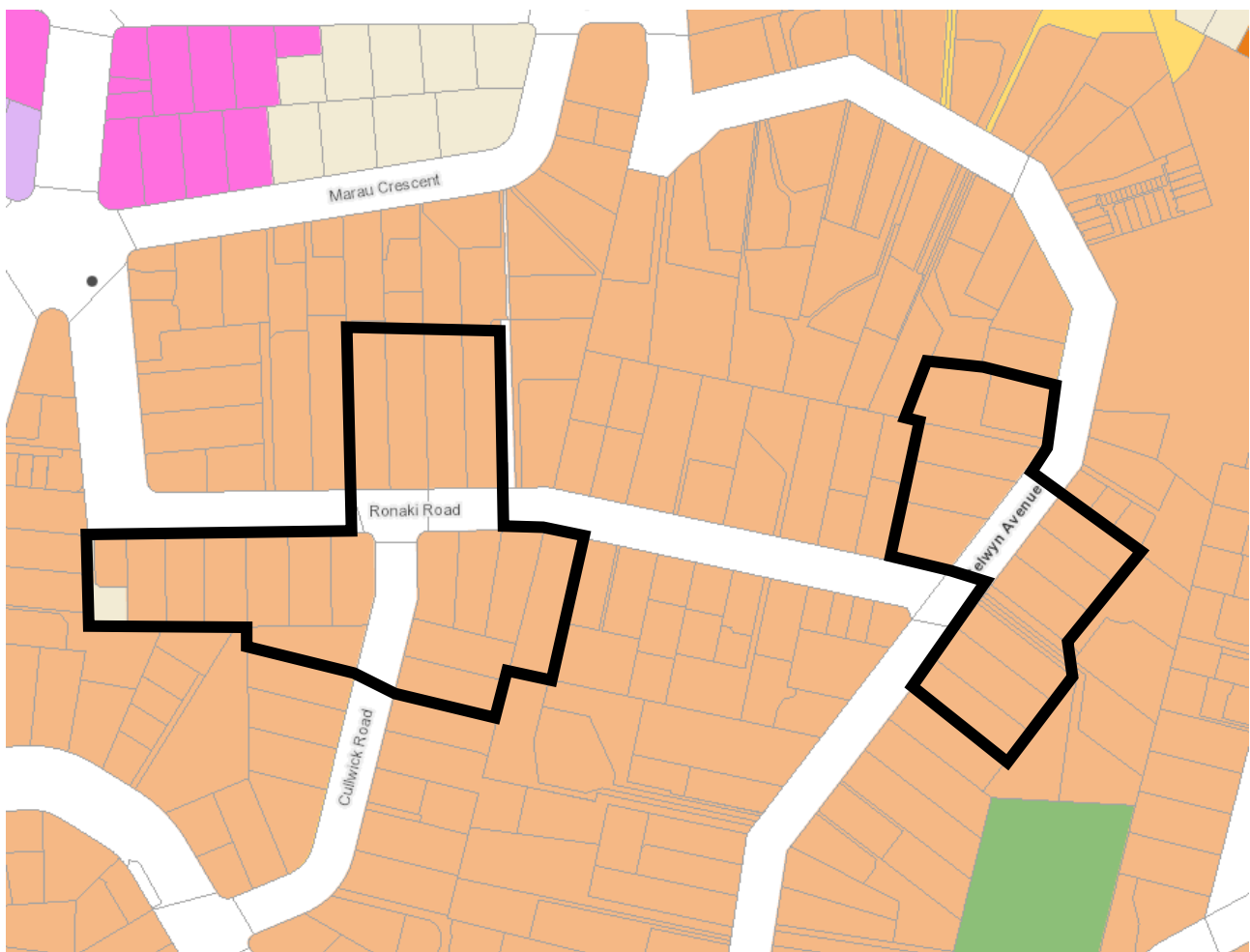


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SUMMARY OF AREA FINDINGS

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	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. 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. 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.



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	Percentage ¹
	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	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.
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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 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.

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	0 (marked)
Sub-area of high-quality Special Character	0 (marked)



Report dated: 19 January 2022

Appendix 1: Index map

