

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 survey 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.¹ 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.

¹ Based on the survey findings 62% of dwelling from within the period of significance retain a high degree (+1) of physical integrity.



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 ²
	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

² 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

The Meadowbank survey 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
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

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



Report dated: January 2022

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