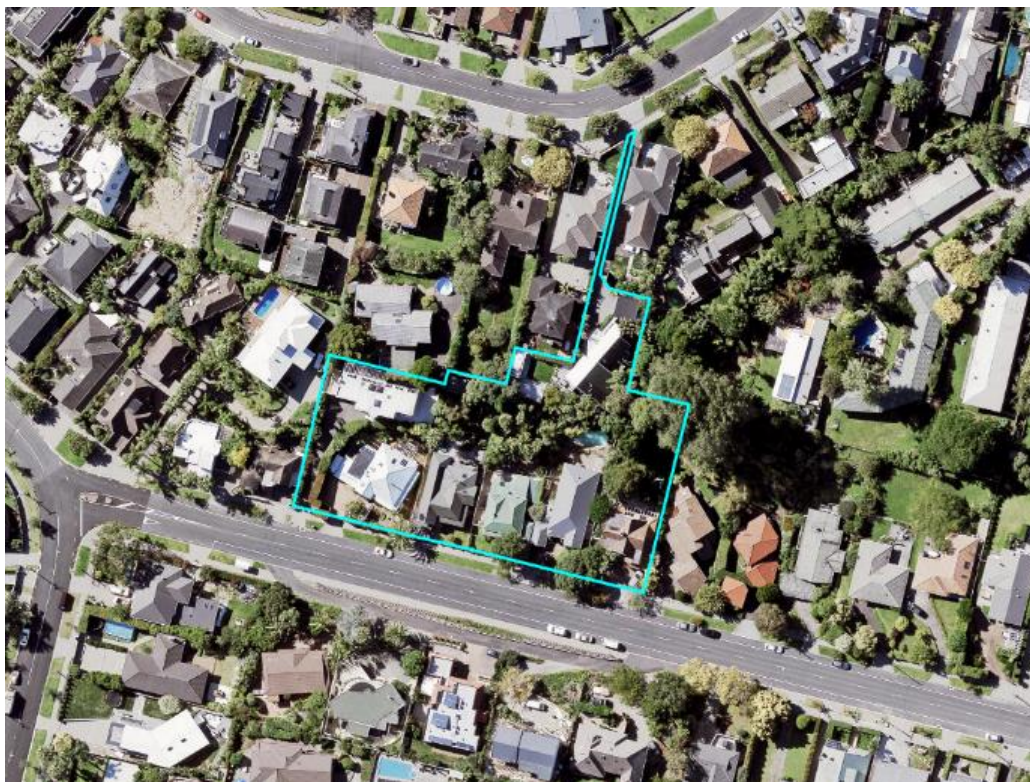


SUMMARY OF AREA FINDINGS

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

Recommendation

The Melanesia Road survey 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

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

