

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

Recommendation

The Ronaki Road 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
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

Appendix 1: Index map



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

Recommendation

The Codrington Crescent 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
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

Appendix 1: Index map



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	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 ²
	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.		

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

Recommendation

The Kepa Road 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
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

