

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan Change 9 to the Operative Hamilton
City District Plan

STATEMENT OF REBUTTAL EVIDENCE OF ELISE NATALIE CADDIGAN

(HISTORIC HERITAGE – BUILT HERITAGE)

Dated 9 August 2024

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INTRODUCTION

1. My full name is Elise Natalie Caddigan.
2. My qualifications and experience are as set out in paragraphs 1 and 2 of my Supplementary Statement of Evidence dated 3 July 2024 (**SSE**).
3. I reconfirm that I have read and am familiar with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and I agree to comply with it.

PURPOSE AND SCOPE OF EVIDENCE

4. The purpose of this Statement of Rebuttal Evidence, which is provided on behalf of Hamilton City Council (**Council**) as Plan Change 9 (**PC9**) proponent, is to respond to matters raised in heritage expert evidence in relation to the PC9 Built Heritage (**BH**) topic.

RESPONSE TO SUBMITTER EVIDENCE

Laura Kellaway on behalf of Waikato Heritage Group (**WHG**)

5. Ms Kellaway filed a Statement of Evidence, 3 July 2024, and three appendices, 5 July 2024, on behalf of WHG outlining proposed shortlist BH places to progress, those not progressing and updated BH assessments using the PC9 Panel's interim guidance.
6. Based on the information within the BH assessments, site visits and verification of WHG statements where necessary, I have made a recommendation for each proposed BH place in **Appendix One**. This is supplemented by **Appendix Two** which visually demonstrates my extent of place (**EOP**) proposals.¹

¹ Proposed EOP shown by purple overlay.

7. **Appendix One** is divided into three sections: basic property information, WHG proposed heritage details and Council suggestions and comments. Note that I have amended the “Proposed Heritage Item” titles where I think appropriate to better reflect Council’s conventions and the heritage qualities of the place.

8. There are inconsistencies within Ms Kellaway’s Appendix 1 and 2 of her evidence. Some proposed BH places on Appendix 1 have no BH assessment, or only a Hearing Two BH assessment, and for others a BH assessment was included, but the place is not on Appendix 1 or 2, or a place is listed on both appendices. For Council to be determinative on what to review, Appendix 1 was utilised in conjunction with filed BH assessments. As such, no recommendation has been made for:
 - a) WHG #23 (not on Appendix 1);
 - b) WHG #95 (no BH assessment);
 - c) WHG #133 (not on Appendix 1); and
 - d) WHG #162 (no BH assessment and on Appendix 1 and 2).

9. Note that there are two proposed BH places on Ms Kellaway’s Appendix 1 for which an updated assessment was not provided. Both of these places have Hearing Two BH assessments and based on these I had categorised the places in the appendices of the memorandum of Counsel on behalf of Council, 9 April 2024 as follows:
 - a) WHG #36 (Appendix C: HCC has sufficient information to form a view and does not support these items); and
 - b) WHG #81 (Appendix A: HCC has sufficient information to form a view and does support these items).

10. Without a BH assessment utilising the interim guidance I cannot make a further recommendation and **Appendix One** reiterates my 9 April 2024 position. Should the WHG provide either a recategorisation record or updated BH assessment prior to Hearing Three for these places I would review (noting that I do not support WHG #36 progressing).
11. I have not formally peer reviewed the BH assessments and I have relied upon the expert research and knowledge of the WHG assessors. **Appendices One** and **Two** record my recommendations to WHG attributions of threshold-meeting heritage qualities and plan ranking, proposed EOP and exclusions. These proposed changes are based on site visits² and my understanding of the information within the whole BH assessment, and not just the statements made for each heritage criterion.
12. For example, I agree that proposed BH place WHG #90 exhibits high Historic qualities; however, I disagree that it meets the threshold of high for Physical/Aesthetic/Architectural qualities as the association with a notable architect is not sufficiently substantiated and the place, whilst recognisable as a functional example of its type, has a modern addition.
13. Conversely, for proposed BH place WHG #77-79 I concur that the place meets the high threshold for Historic and Physical/Aesthetic/Architectural qualities, but also suggest that the place has high Context qualities for its long and enduring association with the New Zealand Railways and extant collection of mid-century buildings that when taken together enhance the understanding of the site.

² Site visits were requested via email or letter for all WHG proposed BH places that I had categorised in Appendix A and Appendix B in the 9 April 2024 memorandum where not publicly accessible. Appendix One records the outcome of these requests. No formal site visits were undertaken for Appendix C categorised places.

14. Furthermore, WHG propose some EOP and exclusions that I consider require refinement. I contend that the recommendations I make in **Appendices One** and **Two** more accurately reflect the proposed BH place's setting, agreed heritage qualities and exclusions such as known modern garages/outbuildings/structures.
15. The below list contains those WHG proposed BH places that Council supports inclusion of in Schedule 8A of the Operative District Plan (**ODP**) based on the Appendix One recommendations:
 - a) WHG #51;
 - b) WHG #54;
 - c) WHG #75;
 - d) WHG #76;
 - e) WHG #77-79;
 - f) WHG #81;
 - g) WHG #87;
 - h) WHG #89;
 - i) WHG #90;
 - j) WHG #97;
 - k) WHG #98;
 - l) WHG #110;
 - m) WHG #149;
 - n) WHG #161;

- o) WHG #170;
- p) WHG #176;
- q) WHG #187;
- r) WHG #188; and
- s) WHG #191.

16. The below list contains those WHG proposed BH places that Council agrees meet the threshold for scheduling in principle based on the WHG built heritage assessments; however, cannot be determinative on for inclusion in Schedule 8A as a public realm site visit was insufficient to view the place:

- a) WHG #12; and
- b) WHG #169.

17. The below list contains those WHG proposed BH places that Council does not support inclusion of in Schedule 8A of the ODP:

- a) WHG #3;
- b) WHG #24;
- c) WHG #33;
- d) WHG #36;
- e) WHG #38;
- f) WHG #80;
- g) WHG #109;

h) WHG #167; and

i) WHG #168.

18. Due to the editorial inconsistencies and inaccuracies throughout the WHG BH assessments (terminology (eg. moderate/medium), referencing (or lack of), 'draft' watermarks, incomplete summaries etc.) where Council supports a proposed BH place being added to Schedule 8A, this is subject to the WHG BH assessments being 'cleaned up' and finalised prior to adoption by Council.
19. I understand from Ms Kellaway's evidence that the WHG are not 'sponsoring' the 23 opposed notified BH places that Council no longer pursue.

Lyn Williams and Graeme Burgess on behalf of WHG

20. Ms Williams filed a Statement of Evidence, 3 July 2024, on behalf of WHG including a BH assessment for proposed BH place WHG #12 (Deanwell School) concluding that it meets the threshold for scheduling as a Category B place. Ms Williams' evidence includes what she describes as a "peer review" by Mr Burgess of Burgess, Treep and Knight Architects; however, I note that Mr Burgess' document is titled "Heritage Assessment" and is an independent heritage assessment. Mr Burgess also concludes that the place meets the same threshold for scheduling, albeit with reduced heritage qualities and a different EOP.
21. As per paragraph 11 above, I have not formally peer reviewed Ms Williams' or Mr Burgess' reports and rely on their expertise and assessment in making my recommendation. As outlined in Appendix One, I prefer Mr Burgess' conclusion and agree in principle that the place has high Physical/Aesthetic/Architectural qualities.

22. Ms Williams and Mr Burgess propose different EOP and exclusions for the place. No response was received to the three emails sent to the submitter requesting a site visit. The public realm site visit was insufficient to view the place and I cannot be determinative on the place's inclusion on Schedule 8A and make no recommendation for the EOP or exclusions.

Lyn Williams on behalf of Alan Kellaway

23. Ms Williams filed a Statement of Evidence and attachments, 24 July 2024, for 9 Weka Street, Frankton, in support of its individual submission by the owner. The WHG and individual submissions for 9 Weka Street, Frankton, (WHG #110) have overlapped throughout PC9 and to be determinative on Council's approach to the place I stated at paragraphs 14 and 99 of my SSE that I would consider the place under the WHG submission. I note that the updated assessment for the place was included in Ms Kellaway's 5 July 2024 Appendix 3 on behalf of WHG.
24. As such, my recommendation for the place is outlined in **Appendix One**.

Jane Matthews on behalf of the Kellaway Family Trust

25. Ms Matthews filed a Statement of Evidence and updated BH assessment for proposed BH place "Kellaway Residence" at 121 Maeroa Road, Maeroa, 22 July 2024 on behalf of the owner. Relying on the information within the assessment and based on paragraphs 100-102 in my SSE, I continue to concur with Ms Matthews' conclusion and agree that the place meets the threshold for inclusion in Schedule 8A of the ODP as a Category B place.

**Adam Wild of behalf of the New Zealand Police Nga Pirihimana O Aotearoa
(NZ Police)**

26. Mr Wild filed a Supplementary Statement of Evidence, 24 July 2024, on behalf of the NZ Police which contains his BH response for 12 Anzac Avenue, Hamilton Central.
27. I disagree with Mr Wild's attribution of medium significance and maintain that the notified BH place has high Physical/Aesthetic/Architectural and Context qualities as outlined in my SSE at paragraphs 70-81 and the supplementary assessment within Appendix 2.
28. Notwithstanding this, I defer to Council's BH expert planner, Ms Galt, for Council's position on the place's scheduling.

Adam Wild of behalf of Ray and Wendy Pickett

29. Mr Wild filed a Statement of Evidence, 25 July 2024, on behalf of Ray and Wendy Pickett which contains his BH response for 13 Hammond Street, Hamilton Central.
30. I disagree with Mr Wild's attribution of medium significance and maintain that the notified BH place has high Historic and Physical/Aesthetic/Architectural qualities as outlined in my SSE at paragraphs 49-54 and the supplementary assessment within Appendix 2.
31. I disagree with Mr Wild's statement that there is a risk of conflating the significance of Alfred Ebbett with the current Ebbett Group.³ The WSP inventory assessment form, The Heritage Studio recategorisation record and the supplementary assessment all clearly demonstrate that Ebbett

³ Statement of Evidence of Adam Wild on Behalf of Ray and Wendy Pickett, 13 Hammond Street, 25 July 2024, paragraph 4.5(a).

was a notable local individual who is significant for founding the successful business of Ebbett Motors in 1928. I recognise that the contemporary Ebbett Group is now somewhat removed from Alfred Ebbett; however, the longevity of the business is notable and does not detract from Ebbett's importance as its founder. In my view it is appropriate to align the association and direct relationship of Ebbett as a person who made a significant contribution to the history of the locality with the only known dwelling he resided in throughout his career and until his death.

32. I have assumed that Mr Wild's reference to Sir Edmund Hillary's former residence⁴ is for the dwelling previously located at 278a Remuera Road, Remuera, Auckland. According to Auckland Council records, this place had not been subject to a built heritage assessment, was not heritage listed in the district plan, nor identified on Auckland Council's Cultural Heritage Inventory. As such, no resource consent was required for its relocation and no opportunity afforded to consider its potential heritage values.
33. It is relevant to note that very few architectural plans are publicly held for early twentieth century buildings in Hamilton and consequently it is often not possible to draw a direct line between a place and an architect. The Waikato Museum Te Whare Taonga O Waikato and Hamilton City Libraries Te Ohomauri O Kirikiriroa have confirmed that there are no known plans for 13 Hammond Street. This is not uncommon and differs from other areas, such as the central Auckland suburbs where a majority of pre-1940 architectural plans are available. Recognising this limitation of research material, I have utilised other primary sources to establish the architect of the dwelling. As per the supplementary assessment, I am confident that John Chitty can be attributed as the place's architect.

⁴ Wild, "13 Hammond Street", paragraph 5.3.

34. I disagree with Mr Wild that references to the Spanish Mission style are unfounded for 13 Hammond Street.⁵ I am familiar with the texts listed by Mr Wild⁶ and note that most exclude direct reference to Spanish Mission architecture and its characteristics. In my opinion there are Spanish Mission influences in the design of 13 Hammond Street, specifically the arching, semi-circle top light windows with leadlight and sculpted buttresses.⁷
35. I refer to the supplementary assessment and comparative analysis for 13 Hammond Street which demonstrates that the place is the only known residence attributed to Chitty influenced by the Spanish Mission style of architecture. Notwithstanding Mr Wild's reservations regarding the attribution to Chitty, there are no other known residential examples that are of a similar scale or design to 13 Hammond Street within Hamilton, nor are there any other extant buildings associated with Alfred Ebbett. The place is an architecturally distinctive residence and is a relatively grand, local representative example of its type and style strongly associated with the time period in which it was designed and constructed.
36. I note Mr Wild's agreement that the condition of a building's fabric or structure is not a determinant to an assessment of its historic heritage values.⁸ I defer to Council's Principal Building Advisor, Mr Arcus, for Council's position on the desktop technical assessments appended to Mr Pickett's evidence. Mr Arcus' memorandum addressing the assessments is appended to Ms Galt's evidence.

⁵ Wild, "13 Hammond Street", paragraph 5.4.

⁶ Wild, "13 Hammond Street", paragraph 4.2.

⁷ Publications such as: Terry Moyle, *Art Deco New Zealand an Illustrated Guide* (Auckland: New Holland Publishers Ltd., 2016); Peter Shaw and Peter Hallett, *Spanish Mission Hastings* (Napier: Cosmos Publications, 1991); Jeremy Salmond, *Old New Zealand Houses 1800-1940* (Auckland: Reed Publishing, 1993) provide good examples and characteristics of the Spanish Mission style and its architectural influences.

⁸ Wild, "13 Hammond Street", paragraph 5.9.

John Brown on behalf of Kāinga Ora – Homes and Communities (Kāinga Ora)

37. Mr Brown filed a Supplementary Statement of Evidence, 26 July 2024, for Historic Heritage Areas – Threshold and Methodology on behalf of Kāinga Ora which contains his BH response for 11-21 Pinfold Avenue, Hamilton East.
38. 11-21 Pinfold Avenue is addressed in the “Wilson Street and Pinfold Avenue” section of Mr Brown’s Historic Heritage Area (**HHA**) discussion. Mr Brown states that he does not consider Council’s evidence to provide any further information to substantiate the claim of rarity as a typology, or any other supporting information to demonstrate the architectural significance of the design, or any additional historical association that may be relevant.⁹
39. Mr Brown also states that the duplex group have not been demonstrably shown to have greater significance than any other duplex grouping, such as at the head of Watts Crescent.¹⁰
40. I have assumed that the “head” of Watts Crescent is the western, cul-de-sac end where there are two duplexes at nos. 10-12 and nos. 15-17. There are two other duplexes within the notified Wilson Street and Pinfold Avenue HHA, but these are addressed to Pinfold Avenue.
41. In my opinion 10-12 and 15-17 Watts Crescent are typical examples of late 1940s single-storey duplexes, commonly found in areas of state housing development of this period. Both properties exhibit features like those within the notified HHA (excluding 11-21 Pinfold Avenue), and are especially similar to 4-14 Pinfold Avenue, and many other State Advances Corporation duplexes in Hamilton.¹¹ Furthermore, I do not consider two duplexes, separated by a single dwelling, to be a group.

⁹ John Brown, Supplementary Statement of Evidence, 26 July 2024, paragraph 3.40, p. 15.

¹⁰ Brown, Supplementary Statement, paragraph 3.45, p.16.

¹¹ For example: 9-29 Sare Crescent (DP 2491, 1949); 7-9 and 8-10 Gardiner Place (DPS 1110, 1948-9); 45-47 Graham Street and 1 Newell/51 Graham Street (DPS 346, 1945).

42. I disagree with Mr Brown and refer to paragraphs 62-69 of my SSE. The supplementary assessment for 11-21 Pinfold Avenue within Appendix 2 provides robust additional information to support the threshold-meeting qualities of Physical/Aesthetic/Architectural and Context. Both the rarity and representativeness of the architectural style and association with early pensioner housing are demonstrated in the comprehensive comparative analysis.
43. For the avoidance of doubt in reference to Mr Brown's paragraph 4.1, I am not Council's topic expert for HHAs and have filed no evidence in relation to the topic.

CONCLUSION

44. I support 19 WHG proposed BH places for inclusion on Schedule 8A of Council's ODP and refer to Appendices One and Two for my recommendation on each place's plan rank, threshold-meeting qualities, EOP and exclusions.
45. I support the inclusion of "Kellaway Residence" at 121 Maeroa Road on Schedule 8A of Council's ODP as a Category B BH place.
46. I disagree with Mr Wild's attribution of medium significance for 12 Anzac Parade and maintain that the notified BH place has high Physical/Aesthetic/Architectural and Context qualities. I defer to Ms Galt for Council's position on the place's scheduling.
47. I disagree with Mr Wild's attribution of medium significance for 13 Hammond Street and maintain that the notified BH place has high Historic and Physical/Aesthetic/Architectural qualities.

48. I disagree with Mr Brown's statements regarding Council's level of evidence for 11-21 Pinfold Avenue and maintain that the notified BH place has high Physical/Aesthetic/Architectural and Context qualities.

Elise Natalie Caddigan

9 August 2024

APPENDIX ONE

Appendix One: Hamilton City Council Response to Waikato Heritage Group Built Heritage Assessments

WHG no.	Proposed Heritage Item	Address	Legal Description	WHG Proposed Plan Ranking	WHG Proposed Heritage Criteria and Context	WHG Proposed EOP	WHG Proposed Exclusions	HCC Recommended Heritage Criteria and Context	HCC Recommended EOP	HCC Recommended Exclusions	HCC Site Visit	HCC Comments
12	Deanwell School	43-49 Deanwell Avenue	Part Lot 3 DPS 7385	B	WHG: A, B; Not recorded; Graeme Burgess: B; Regional	WHG: The proposed extent includes the area and buildings within the red dashed line and the 1970s buildings (red star), verandahs and open courtyards. GB: same but includes yellow star	Hall (blue star), covered courtyard and field (yellow star)	B; Regional	Public realm site visit insufficient to view the place. No recommendation for EOP	Public realm site visit insufficient to view the place. No recommendation for exclusions	No response received; Public Realm	Based on the built heritage assessments only, I prefer the conclusion of Mr Burgess and concur in principle that the place meets the threshold for (B) only. No assessment or substantiation from WHG in current built heritage assessment to elevate threshold to Outstanding or Plan Ranking to A but agree there is potential for this with further research.
3	Former G E Clark & Sons building	25-31 Ward Street	Lots 5 and 6 DP 4197					Not supported			Public Realm	Modified and with no documented or substantiated heritage qualities of significance.
24	Former Te Puna o-te-Ora Hostel	50 Colombo Street	Lots 18, 19 and 20 DP 4771	B	In summary table: A, C in Recommendation: A, C, F; Regional	C-shaped building with lighter grey roof, closest to the road at left	NA	Not supported			No response received; Public Realm	A finely balanced recommendation that the multiple modifications and additions detract from the place's significance so that it does not meet the threshold for scheduling.
33	Former Public Works Office Fence and Wall Remnant	9-13 Knox Street	Lot 1 DPS 53837					Not supported			No	No documented or substantiated heritage qualities of significance.

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36	Residence	24 Marama Street	Part Lot 23 DP 5042					No Hearing Three built heritage assessment provided. Not supported based on Hearing Two assessment			No	No documented or substantiated heritage qualities of significance.
38	Te Awa Flats	12 Little London Lane	Part Lot 4 DPS 2404	B	A, B; Local	Legal description	Carport	Not supported			Yes	A finely balanced recommendation that the multiple modifications detract from the place's significance as a representative example so that it does not meet the threshold for scheduling. All windows have been replaced with aluminium in original openings, large modern stacker doors inserted to east elevation, original garages demolished, modern external stairwell constructed. Disagree that the built heritage assessment substantiates (A) and consider that whilst representative as a building type, the place is too modified for (B).

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51	Former Maunder/Gallagher residence	85 Seddon Road	Lot 9 DP 24191	B	A; Local	Legal description	Ramp	A; Local	Legal description	Interior; Ramp; Carport	No response received; Public Realm	
54	Former De Lisle Residence, Studio and Carport	6 Woodstock Road	Lot 24 DP 27284	B	A, B, C; Not Recorded	Bespoke red outline to include house, studio and site including carport		A, B, C; Local	Legal description. Title updated to reflect features	Interiors	Arranged and then cancelled by owner. No other suitable time found within timeframe; Public Realm	Based on what is visible from the public realm and images provided by the owner with his written confirmation that no changes have occurred since, I agree that the place meets the threshold for (A) and (B).
75	Horse Hitching post	Corner Grey and Clyde Streets	Road Reserve	B	A, B, C; Not Recorded	Road reserve, hitching post and plaque	NA	A, B, C; Local	Bespoke EOP as determined by the place's current setting. Refer to image in Appendix Two	NA	Public Realm	
76	Horse Hitching post	Corner of Grey and Te Aroha Streets	Road Reserve; Part Lot 4 DP 3726	B	A, B; Not Recorded	Hitching post and its plinth	NA	A, B, C; Local	Bespoke EOP as determined by the place's current setting. Refer to image in Appendix Two	NA	Public Realm	Recommend inclusion of Context qualities (C) for its relationship with the historic Claudelands commercial centre.
77 - 79	Former New Zealand Railways Staff Offices and Goods Shed	28 and 28a Empire Street	Part Allot 7 Te Rapa Parish	B	A, B; Not Recorded	Bespoke red outline	NA	A, B, C; Local	As per WHG	Interiors	Yes	Recommend inclusion of Context qualities (C) for its long and enduring association with the New Zealand Railways and extant collection of mid-century buildings that when taken together enhance the understanding of the site.

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80	New Zealand Railways Underground Railway Platform			B	A, B; Regional			Not supported without a site visit			Response received from Kiwirail but not the owner; no public access	Agree in principle that the place may have significance; however, a site visit is necessary for assessment.
81	Hamilton Railway Station	16 Fraser Street	Part Allot 1 Parish of Te Rapa	A	In summary table: A, B, C; Recommendation: A, B, C, F; Local and Regional	SO 395368 and includes main station building, two platforms and verandahs, Eastern line service buildings and main driveway to south of station buildings and planting (Phoenix palms), memorial plaques externally and internally a station bell	NA	Plan Rank B; B, C; Local	Bespoke EOP as determined by the place's current setting. Refer to image in Appendix Two	Interior; Transmission tower; post-1980 additions	Public Realm	No Hearing Three built heritage assessment provided. Supported as Category B based on (B) and (C) in Hearing Two assessment. Disagree that (A) and (F) heritage qualities are substantiated by the built heritage assessment.
87	Central Waikato Electric Power Board No.1 Substation	732 Grey Street	Lots 1, 2 and 3 DP 15048	B	A; Not Recorded	Bespoke red outline. Includes main building, front yard and pre-1950 equipment	Utility area and single-storey building to south	A, B; Local	Recommend revising EOP to main two-storey building only. This is captured by legal description Lot 1 DP 15048	Interior	Public Realm	Recommend inclusion of (B) to capture the place as an intact, good representative example of a distinctive Modern building with special functional attributes, including provision of staff accommodation.

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89	Former Frankton Rest Rooms	70-72 Kent Street	Lots 14 and 15 DRO 318	B	A, B; Not Recorded	Bespoke red outline		A, B; Local	Bespoke EOP as determined by the place's current setting. Refer to image in Appendix Two	Interior; Transformer	Yes	Note that the owner has advised that this building will be imminently demolished. As of 7 August 2024 it is extant; Council will check again pre-hearing.
90	Former Hamilton Borough Council Pumphouse	Hillsborough Terrace	Part Allot 67 Hamilton West Town Belt	B	A, B; Not Recorded	Bespoke red outline. Includes 1900 pumphouse building and associated site work elements if located; 1950s Waterworks building only	Additions post-1950s	A, C; Local	Remains of 1902 Pumphouse building and 1956 addition, remains of river water intake structure. Recommend bespoke EOP based on CT 216272; Part Allot 67 Hamilton West Town Belt. This captures historic buildings and intakes. Refer to image in Appendix Two	Interior; post-1957 additions to the 1902 and 1956 buildings; standalone post-1957 accessory buildings	Yes	Disagree with (B) as the association with a notable architect is not sufficiently substantiated and the place, whilst recognisable as a functional example of its type, has a modern addition. However, I recommend inclusion of (C) to reflect the place's long tenure onsite and important relationship with the river, its contribution to the wider theme of water reticulation in Hamilton and association with scheduled place H27.
97	Former J Gordon Smith Residence	218 Pembroke Street	Part Lot 14 DP 18271	B	In summary table: A; in Recommendation: A, B, C; Not Recorded	Only the building	NA	A, B, C; Local	Bespoke EOP as determined by the place's current setting. Refer to image in Appendix Two	Interior; post-1940 standalone outbuildings and structures	Response received too late to arrange; Public Realm	

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98	Former J Gordon Smith Laboratory	Waikato Hospital campus	Part Allot 25 Te Rapa Parish	B	In summary table: A; F in Recommendation: A, B, C, F, G; Not Recorded	The building's footprint	NA	A, C, F; Local	Bespoke EOP as determined by the place's current setting. Refer to image in Appendix Two	Interior	Response received too late to arrange; Public Realm	Based on what is visible from the public realm and images provided by the owner, I agree that the place meets the threshold for (A), (C) and (F).
109	Residence	8 Rifle Range Road	Flat A DPS 34898					Not supported			Denied by owner; Public Realm	No documented or substantiated heritage qualities of significance. Amendments between Hearing Two and Three built heritage assessments remove the historically important association of the place with A. Chocqueel.
110	Residence, Outhouse, Front Fence and Outdoor Shower Base	9 Weka Street	Lot 35 DPS 37472	B	A, B, C, D, F; Not Recorded	Legal description, specifically dwelling, outhouse, front fence and base of the outdoor shower	NA	A, B, C, D, F; Local	Legal description. Features noted in title	Interiors; Modern Double Garage	Yes	
149	Former Vacuum Oil Co. (Caltex) building	3 Ellis Street	Part Lot 3 DP 22262	A	A, B; Not Recorded	Bespoke red outline that appears to truncate the building	NA	Plan Rank B; A, B; Local	Bespoke EOP as determined by the place's current setting. Refer to image in Appendix Two	Interior. Note that the awning structure shown in Appendix Two is not extant	No response received; Public Realm	Disagree that the place is Plan Rank A.
161	Former George Boyes Office	6 Alma Street	Lot 5 DP 21509	B	A, B; Not Recorded	Bespoke red outline that appears to include adjacent buildings	NA	A, B; Local	Legal description	Interior	Public Realm	

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167	Commercial building	222 Victoria Street	Lot 1 DPS 5322					Not supported			Public Realm	No documented or substantiated heritage qualities of significance. The place is located in, and contributes to, the notified Victoria Street Historic Heritage Area (HHA), an area that contributes to a clear understanding and appreciation of the development expected in the Pioneer development period. The qualities identified for the place are therefore considered to be suitably captured and protected as part of the HHA.

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168	Commercial building	232 Victoria Street	Lot 1 DPS 78928					Not supported			No	No documented or substantiated heritage qualities of significance. The place is located in, and contributes to, the notified Victoria Street Historic Heritage Area (HHA), an area that contributes to a clear understanding and appreciation of the development expected in the Pioneer development period. The qualities identified for the place are therefore considered to be suitably captured and protected as part of the HHA.

Appendix One: Hamilton City Council Response to Waikato Heritage Group Built Heritage Assessments


WHG no.	Proposed Heritage Item	Address	Legal Description	WHG Proposed Plan Ranking	WHG Proposed Heritage Criteria and Context	WHG Proposed EOP	WHG Proposed Exclusions	HCC Recommended Heritage Criteria and Context	HCC Recommended EOP	HCC Recommended Exclusions	HCC Site Visit	HCC Comments
169	Miropiko Kindergarten	309 River Road	Part Lot 7 DP 27019	B	A; Local	Bespoke red outline. Includes the building and original site	Play equipment	A; Local	Public realm site visit insufficient to view the place. No recommendation for EOP	Public realm site visit insufficient to view the place. No recommendation for exclusions	Denied by owner; Public Realm	Based on the built heritage assessment only I agree in principle that the place demonstrates (A). Based on the assessment (and subject to a site visit) I recommend inclusion of (B) to capture the place as a representative example with special attributes and the work of notable local architects which expand the understanding of their repertoire. Cannot determine modifications that may affect this from the public realm.
170	Jamieson Kindergarten	70 Storey Avenue	Lot 1 DP 20961	B	Summary: A, B; Not Recorded	Legal description	NA	B; Local	Legal description	Interior; post-1959 freestanding structures and accessory buildings; play equipment	Denied by owner; Public Realm	Disagree that (A) heritage quality is substantiated by the built heritage assessment. Note the hedging of heritage thresholds as "High/Moderate" in both the heritage assessment criteria section and overall significance. Museum-held plans demonstrate that the WHG assumed front addition is original.

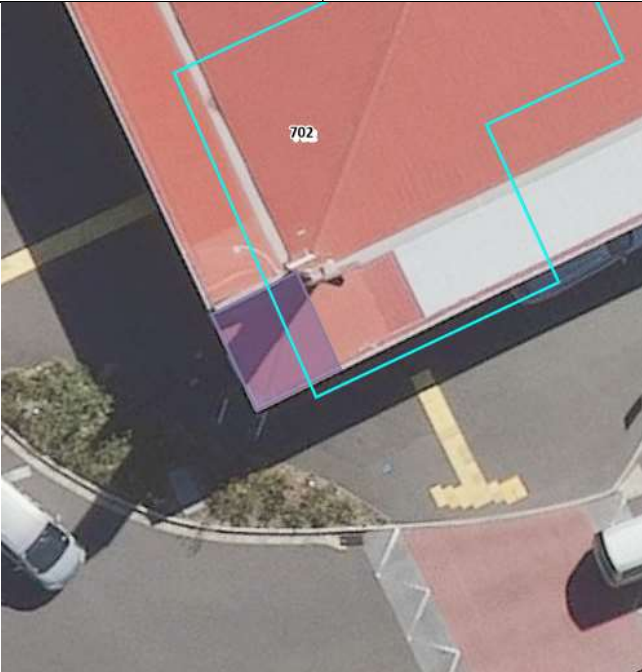
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176	Dame Hilda Ross Fountain	229 Tristram Street	Section 3 SO 57554	B	A, B, C, F; Not Recorded	Bespoke red outline. Concrete paving including steps and landscaping, all three fountains, associated pools and plant and surrounding hard built landscape	NA	B; Local	Bespoke EOP as determined by the place's current setting. Refer to image in Appendix Two	NA. Note that the building shown in Appendix Two is not extant.	Public Realm	Disagree that (A), (C) and (F) heritage qualities are substantiated by the built heritage assessment.
187	Former George Parr Residence and Outbuilding	103 Memorial Drive	Lot 1 DPS 3401; Part Allot 219 Kirikiriroa	B	A	House and old washhouse outbuilding, the coal bin against the house, trees over 100 years, driveway off Memorial Drive and entrance	NA	A, C; Local	Legal description: Part Allot 219 Kirikiriroa	Interior; aviary; post-1940 standalone outbuildings and structures; George Parr and Annie McPherson Memorial Bridge; playground equipment and furniture; playground fencing	Yes	I recommend inclusion of (C) to demonstrate the place's importance as a feature of Parana Park reflecting its relationship with its intact original setting and bequeathment context (Parana Park) and association with the George Parr and Annie McPherson Memorial Bridge.
188	George Parr and Annie McPherson Memorial Bridge	57 and 103 Memorial Drive	Part Allot 219 Parish of Kirikiriroa; Allot 417 Town of Hamilton East; Hydro	A	Summary: A, B, C, F; Recommendation: A, B, C, D, F; Not Recorded	The bridge including footings on either side of stream and immediate paths, south eastern steps and path should be considered part of extent. Setting includes creek and immediate plantings	NA	Plan Rank B; A, B, C; Local	Bespoke EOP as determined by the place's current setting. Refer to image in Appendix Two	Modern stairs on northern side	Public Realm	Disagree that the place is Plan Rank A. Disagree that (D) and (F) heritage qualities are substantiated by the built heritage assessment.
191	Little Bull Sculpture	170 Cobham Drive	Section 26 Hamilton East Town Belt	B	A, B, C, D, F; Not Recorded	The sculpture's footprint with plinth	NA	A, B, C; Local	Bespoke EOP as determined by the place's current setting. Refer to image in Appendix Two	NA	Public Realm	Disagree that (D) and (F) heritage qualities are substantiated by the built heritage assessment.


APPENDIX TWO

Appendix Two: Hamilton City Council Recommended Extent of Place


WHG no.	75
Proposed Heritage Item	Horse Hitching post
Address	Corner Grey and Clyde Streets
Legal Description	Road Reserve
	

WHG no.	76
Proposed Heritage Item	Horse Hitching post
Address	Corner of Grey and Te Aroha Streets
Legal Description	Road Reserve; Part Lot 4 DP 3726
	


WHG no.	81
Proposed Heritage Item	Hamilton Railway Station
Address	16 Fraser Street
Legal Description	Part Allot 1 Parish of Te Rapa
	


WHG no.	89
Proposed Heritage Item	Former Frankton Rest Rooms
Address	70-72 Kent Street
Legal Description	Lots 14 and 15 DRO 318
	

WHG no.	90
Proposed Heritage Item	Former Hamilton Borough Council Pumphouse
Address	Hillsborough Terrace
Legal Description	Part Allot 67 Hamilton West Town Belt
	

WHG no.	97
Proposed Heritage Item	Former J Gordon Smith Residence
Address	218 Pembroke Street
Legal Description	Part Lot 14 DP 18271
	

WHG no.	98
Proposed Heritage Item	Former J Gordon Smith Laboratory
Address	Waikato Hospital campus
Legal Description	Part Allot 25 Te Rapa Parish
	

WHG no.	149
Proposed Heritage Item	Former Vacuum Oil Co. (Caltex) building
Address	3 Ellis Street
Legal Description	Part Lot 3 DP 22262
	

WHG no.	176
Proposed Heritage Item	Dame Hilda Ross Fountain
Address	229 Tristram Street
Legal Description	Section 3 SO 57554
	

WHG no.	188
Proposed Heritage Item	George Parr and Annie McPherson Memorial Bridge
Address	57 and 103 Memorial Drive
Legal Description	Part Allot 219 Parish of Kirikiriroa; Allot 417 Town of Hamilton East; Hydro
	

WHG no.	191
Proposed Heritage Item	Little Bull Sculpture
Address	170 Cobham Drive
Legal Description	Section 26 Hamilton East Town Belt
