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

---

SUPPLEMENTARY STATEMENT OF EVIDENCE OF RICHARD JOHN KNOTT IN RESPONSE TO PANEL DIRECTION 8

(HISTORIC HERITAGE AREAS)

Dated 22 September 2023

LACHLAN MULDOWNEY
BARRISTER

P +64 7 834 4336 **M** +64 21 471 490
Office Panama Square, 14 Garden Place, Hamilton
Postal PO Box 9169, Waikato Mail Centre, Hamilton 3240
www.lachlanmuldowney.co.nz

INTRODUCTION

1. My full name is Richard John Knott.

2. My qualifications and experience are as set out in paragraphs 2 to 7 of my primary statement of evidence dated 14 April 2023 (**primary evidence**).

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 supplementary statement of evidence, provided on behalf of Hamilton City Council (**HCC**), the Plan Change 9 (**PC9**) proponent, is to respond to Directions #8 dated 14 June 2023, #10 dated 12 July 2023 and #17 dated 25 August 2023 of the Independent Hearings Panel.

5. As such the evidence addresses:

   a) The threshold for inclusion as a s 6(f) Historic Heritage Area (**HHA**), in particular:

      (i) The methodology to assess the proposed HHAs against the Waikato Regional Policy Statement (**WRPS**) APP7 assessment criteria;

      (ii) The RMA requirements in relation to the s 6(f) threshold;

      (iii) The threshold adopted in my recommended methodology;

   b) The time bands of the three adopted development periods;

   c) The size / scale of the proposed HHAs;

   d) My WRPS APP7 Assessments for the HHAs recommended in my primary evidence; and

e) My WRPS APP7 Assessments for the HHAs proposed by submitters.

SUMMARY OF EVIDENCE

6. In accordance with Panel Direction #8 and #10, ahead of expert conferencing I prepared a methodology for the assessment of HHAs against the Waikato Regional Council's criteria as set out in APP7. At conferencing, all experts agreed that the methodology was appropriate in all respects, except in relation to the threshold at which a quality should be recognised as historic heritage. As the JWS records:

> **3.2 Threshold for significant heritage value – Area of Disagreement**
> All experts agree that for an area to be identified as an HHA it should have significant heritage value.
> All experts agree that areas demonstrating "high" or "outstanding" value according to the Evaluation Indicators would meet the threshold for scheduling in Appendix 8D as Historic Heritage Areas.
> The disagreement between the experts relates to whether or not areas with "moderate" value should be recognised as having significant heritage value.
> **John Brown and Ann McEwan do not consider areas demonstrating "moderate" value according to the Evaluation Indicators would merit scheduling.**
> Ann McEwan and John Brown understand that "Moderate" means "average in amount, intensity, quality, or degree" (Oxford English Dictionary) and is therefore too low a threshold for significant historic heritage areas that merit protection under RMA Section 6(f).
> **Richard Knott, Susie Farminer and Laura Kellaway consider areas demonstrating "moderate" value according to the Evaluation Indicators would merit scheduling.**
> The experts note that this area of disagreement is reflected in the final section of the methodology in Attachment 1 under the heading "Recommendation".
> For clarity, all other aspects of the methodology are agreed.
> In accordance with the Hearing Panel Direction 10 the experts understand that because there is not agreement on the threshold Richard Knott is to adopt his "final recommended methodology following conferencing" and apply it to the areas.
> [**Emphasis added**].

7. I consider that the threshold debate is somewhat of a distraction and misses the critical point. Whether an area is deemed historic heritage is determined by assessing the area in light of the definition of historic heritage in the RMA. That means that each of the qualities in APP7 must

be assessed in terms of whether it contributes to an understanding and appreciation of New Zealand's history and culture.

8. It is more likely that a quality that is deemed 'outstanding' or 'significant' will meet this test, and that a quality that is deemed minimal will not. I consider that where a quality is deemed to be moderate, this is a reasonable threshold at which it is likely to make a contribution to an understanding and appreciation of New Zealand's history and culture. Whether it does or not requires a case-by-case evaluation.

9. In accordance with Panel Direction #8 I have reviewed the time bands of the three development periods and considered the effect of the disparate durations. Whilst I recognise that it would be possible to identify 'sub-periods' or 'themes' (uses, particular types of architecture etc) within each development period such divisions would be artificial and is not needed to achieve a robust justification for any of the proposed HHAs, or needed for the assessment of each against the APP7 criteria which has now been carried out.

10. In view of the above, I do not consider that any changes are required to the identified development periods.

11. I recognise that some Councils have identified a minimum size for HHAs (or heritage precincts). I believe that a minimum size could be justified if an HHA was so small that even a minor change within it could result in the area no longer meeting the threshold for inclusion. I have reviewed the smallest of the recommended HHAs and do not consider that any of the proposed HHAs are so small that anticipated changes cannot be accommodated without impacting the ability of the area to continue to meet the threshold for inclusion.

12. In accordance with Direction #10 I have retested each of the recommended HHAs against the statutory test and the APP7 assessment criteria, using the (largely) agreed methodology. My assessments confirm that each of the

proposed HHAs have met the threshold for inclusion as a s 6(f) HHA. This includes all of the areas identified as being of overall 'moderate' significance, in so much for each of these areas there is clear evidence of the significance of the area and its role in Hamilton's history, and as such they each make a clear and direct contribution to the understanding and appreciation of New Zealand's history and culture. As all meet the definition of historic heritage in the RMA, they all require recognition and protection against inappropriate subdivision use and development.

13. I have also prepared WRPS APP7 assessments for three areas proposed by submitters, who the panel heard evidence from at the original hearing in May:

    a) Fairview Downs area;

    b) Harrowfield Drive area; and

    c) Queens Avenue area.

14. For the reasons set out in the APP7 assessments in **Appendix 4** to my evidence, I do not consider any of the three proposed areas present qualities that meet the definition of historic heritage and therefore warrant inclusion in the Operative District Plan (**ODP**) as HHAs.

THRESHOLD

Methodology to assess proposed HHAs against WRPS APP7 Assessment Criteria

15. In accordance with paragraph 15 of Direction #8, I filed supplementary evidence dated 11 July 2023 (**July Supplementary Evidence**). Included as Attachment 1 to my July Supplementary Evidence was my proposed HHA evaluation methodology.

16. Subsequently, expert conferencing of the heritage experts was convened on 24 August 2023 for the purpose of considering my proposed HHA evaluation methodology. As recorded in the Joint Witness Statement (**JWS**), all experts agreed the methodology for consideration of the

proposed HHAs against the WRPS APP7 assessment criteria but for the 'moderate' threshold for the inclusion of areas as HHA:

> **3.2 Threshold for significant heritage value – Area of Disagreement**
> All experts agree that for an area to be identified as an HHA it should have significant heritage value.
> All experts agree that areas demonstrating "high" or "outstanding" value according to the Evaluation Indicators would meet the threshold for scheduling in Appendix 8D as Historic Heritage Areas.
> The disagreement between the experts relates to whether or not areas with "moderate" value should be recognised as having significant heritage value.
> **John Brown and Ann McEwan do not consider areas demonstrating "moderate" value according to the Evaluation Indicators would merit scheduling.**
> Ann McEwan and John Brown understand that "Moderate" means "average in amount, intensity, quality, or degree" (Oxford English Dictionary) and is therefore too low a threshold for significant historic heritage areas that merit protection under RMA Section 6(f).
> **Richard Knott, Susie Farminer and Laura Kellaway consider areas demonstrating "moderate" value according to the Evaluation Indicators would merit scheduling.**
> The experts note that this area of disagreement is reflected in the final section of the methodology in Attachment 1 under the heading "Recommendation".
> For clarity, all other aspects of the methodology are agreed.
> In accordance with the Hearing Panel Direction 10 the experts understand that because there is not agreement on the threshold Richard Knott is to adopt his "final recommended methodology following conferencing" and apply it to the areas.
> [Emphasis added].

17. Referring to Attachment 1 to the JWS, I note that all 'Evaluation Indicators' agreed at the expert conferencing reference local, regional or national significance, and the Historic Heritage Assessment template provides for the geographic significance (referred to as 'Context' in the 'Summary of Heritage Values') to be recorded separate from heritage significance (referred to as 'Significance' in the 'Summary of Heritage Values'). I consider that this separation, in part, reflects the Heritage New Zealand Pouhere Taonga (**HNZ**) assessment criteria where there is no geographic association with either rank of items.

RMA requirements for threshold

18. The Resource Management Act 1991 (**RMA**) defines Historic Heritage as:

(a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:
(i) archaeological:
(ii) architectural:
(iii) cultural:
(iv) historic:
(v) scientific:
(vi) technological; and
(b) includes—
(i) historic sites, structures, places, and areas; and
(ii) archaeological sites; and
(iii) sites of significance to Māori, including wāhi tapu; and
(iv) surroundings associated with the natural and physical resources

19. The RMA does not require that a natural or physical resource has 'significant', 'high' or 'outstanding' heritage value. It merely requires that the qualities of the identified natural and physical resource 'contribute to an understanding and appreciation of New Zealand's history and culture'. It is a simple yes or no requirement.

Recommended threshold

20. The scale of 'Evaluation Indicators' agreed at the expert conferencing is:

a) Outstanding – The area has outstanding value in respect of the criterion and has national, regional or local significance.
b) High - The area has high value in respect of the criterion and has national, regional or local significance.
c) Moderate – The area has moderate value in respect of the criterion and has national, regional or local significance.
d) Low – The area has low value in respect of the criterion and may have national, regional or local significance.
e) None - The area has no value in respect of the criterion, nor does it have national, regional or local significance.
f) Unknown – The area may have heritage value, but, due to knowledge limitations, the significance of the area is unknown.

21. The question is therefore where on the scale of 'Evaluation Indicators' agreed at the expert conference do the identified qualities begin to 'contribute to an understanding and appreciation of New Zealand's history and culture'.

22. It is clear that if the natural and physical resource (or area) exhibits 'none' value in respect of all of the APP7 criterion (which align with the natural

and physical resources identified in the RMA definition of historic heritage), the area does not 'contribute to an understanding and appreciation of New Zealand's history and culture'.

23. However, were an area to exhibit 'low' value in respect of one or more APP7 criterion, it may still 'contribute to an understanding and appreciation of New Zealand's history and culture'. Whether it does or not will require a judgement to be made, but the fact that the presence or characteristics of the criteria may have only been recognised as 'low' may mean that the contribution is equally low, or even in some cases so weak as to make no contribution.

24. I consider that an area exhibiting 'moderate' value in respect of one or more APP7 criterion would be more likely to make a clearer and direct contribution to the understanding and appreciation of New Zealand's history and culture, in so much as for a criterion to be evaluated as 'moderate' there would need to be clear evidence of the significance of the area and its role in Hamilton's history; it would have significant heritage value. In this regard, I remain of the view that a 'moderate' threshold is a useful standard to set in terms of being satisfied that the criteria makes the necessary contribution to an understanding and appreciation of New Zealand's history and culture.

25. I recognise that this approach appears to move someway off the usual expectation that an area must be of 'high' or 'outstanding' value (or other such similar descriptors) but consider that it more clearly reflects the RMA than other approaches do.

26. Ultimately, I do not consider that the evaluation indicators can simply replace the statutory requirement that a quality must be demonstrated to contribute to an understanding and appreciation of New Zealand's history and cultures. That is a factual question which must be determined on a case-by-case basis, regardless of where an area sits on the scale of evaluation indicators. My view is that those areas which are recorded as

'moderate' or above are likely to meet the statutory criteria, but I have not assumed this. I have reviewed all of my recommended HHAs in light of the statutory test and confirm that each of them, including those registering 'moderate' on the scale of evaluation indicators, meet the statutory definition of historic heritage, and therefore warrant protection from inappropriate subdivision use and development.

DEVELOPMENT PERIODS TIME BANDS

27. Direction #8 indicated that consideration should be given to the unevenness of the time bands of the three development periods.

28. In assessing the architectural qualities of an area, the WRPS APP7 assessment criteria require the consideration of whether *"The style of the building or structure is representative of a significant development period in the region or the nation."* In the case of the assessment of an HHA, I consider that this consideration extends to whether the area (as a whole) is representative of a significant development period in the region or the nation.

29. Dr Gu addressed the adopted development periods in his evidence:[1]

> The identification of development periods is therefore fundamental for heritage assessment. A three-part sequence of change in the pre-1980 urban area in Hamilton can be identified: pioneer development (1860s–1880s), late Victorian and Edwardian and during and after inter-war growth (1890s–1940s), and early post-war expansion (1950s–1970s). Within these development periods, a series of heritage themes can then be recognised.

30. The development periods referred to by Dr Gu do not relate to periods of architecture, but to the urban form or urban morphology which was created within each development period.

31. As set out in the updated Appendix 8-3.1., supplied at the time of the initial hearing, each development period has a distinctive urban form:

[1] Evidence of Dr Kai Gu, 14th April 2023 – Paragraph 15.

a) **Pioneer Development (1860 to 1889):** Grid or connected street pattern; super street blocks (200m by 200m); later creation of cul-de-sacs; planned areas of park and reserve; late Victorian bay villas (as well as the town belt which shows a higher proportion of open ground and lower building coverage; lower street density and greater vegetative cover; urban structures serving diverse purposes).

b) **Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949):** The pattern of development influenced by pre-urban morphological frame; streets tend to meet at right angle; back-to-back lot pattern and a relatively high-density built environment; green open spaces in the neighbourhood reflecting the influence of garden-suburb ideas; single-storey detached villas and bungalows in an eclectic architectural style.

c) **Early Post-War Development (1950–1980):** Loop roads, crescents, culs-de-sac and irregular shapes; neighbourhood units and the grouping of houses around common green spaces; more variation in house plan forms such as L, T and shallow V shapes.

32. Whilst I recognise the that it would be possible to identify 'sub-periods' or 'themes' (uses, particular types of architecture etc) within each development period:

a) Such divisions would be artificial in so much as I have, in practice, found each of the existing development periods to be appropriately identified and described by the descriptions given above. Were each development period divided, each part would have a similar description as that currently given for the whole.

b) It is not needed to achieve a robust justification for any of the proposed HHAs, or needed for the assessment of each against the APP7 criteria which has now been carried out.

33. In view of the above, I do not consider that any changes are required to the identified development periods.

SIZE / SCALE OF PROPOSED HHAs

34. I recognise that some Councils have identified a minimum size for HHAs (or heritage precincts). I believe that a minimum size could be justified if an HHA was so small that even a minor change within it could result in the area no longer meeting the threshold for inclusion.

35. In considering the matter of the size of the HHAs, it should be remembered that they have each been assessed as meeting the threshold on the basis of the identified boundaries. That is, a large HHA is not in some way more significant than a small HHA, if they have both been assessed similarly against the evaluation indicators included in the accepted methodology.

36. The smallest of the proposed HHAs within residential areas are Ashbury Avenue, Cattanach Street and Oxford Street (East) and Marshall Street.

37. The boundaries of Ashbury Avenue and Cattanach Street are well defined, in part because they span both sides of the street and include the road. I am confident that changes which could be expected were these HHAs to be confirmed (based upon the proposed objectives, policies, rules and assessment criteria) could be accommodated without impacting the ability of the areas to continue to meet the threshold i.e. the changes would not adversely affect the integrity of the HHA.

38. In the case of the Oxford Street (East) and Marshall Street HHA, the proposed HHA does not span both sides of the street. Whilst I believe that the width of the street will provide mitigation against the effects of development opposite the HHA, alterations to sites and buildings within the HHA would have a greater effect on the values of the HHA than would otherwise be the case. However, I remain confident that the changes that could be expected (based upon the proposed objectives, policies, rules and

assessment criteria) could be accommodated without an impact upon the ability of the area to continue to meet the threshold.

39. Given my consideration of these 'worst case' scenarios, I do not consider that any of the proposed HHAs are so small that anticipated changes cannot be accommodated without impacting the ability of the area to continue to meet the threshold for inclusion.

WRPS APP7 ASSESSMENTS

40. In line with Direction #10, each proposed HHA has been assessed against the APP7 criteria. This assessment has been carried out in accordance with the methodology (largely) agreed at the expert conferencing held on 24 August 2023 (noting, as discussed above that all experts agreed the methodology but for the 'moderate' threshold).

41. My assessments confirm that each of the proposed HHAs have met the threshold for inclusion as a s 6(f) HHA. This includes all of the areas identified as being of overall 'moderate' significance, in so much for each of these areas there is clear evidence of the significance of the area and its role in Hamilton's history, and as such they each make a clear and direct contribution to the understanding and appreciation of New Zealand's history and culture.

42. The 'overall' score for each area has been taken to be equal to the highest evaluation indicator for the area. It was accepted by all experts at the expert conferencing that "The overall heritage significance of an HHA may be derived from any of the following qualities. It is not necessary for a Historic Heritage Area to be representative of all of the qualities; one is sufficient.'[2] To seek to somehow average an overall score across the range of assessment criteria would not be logical in light of this agreed position. For example, were some average position across all criteria to be taken, it would mean that an area which has 'outstanding' significance for as single

[2] Attachment 1 to JWS (Heritage – HHA Methodology) dated 24 August 2023.

criterion would perhaps receive an overall score of 'low' or slightly above. This would mean that it could not be recognised as meeting the threshold for inclusion as a s 6(f) HHA. This would be contrary to the JWS agreed HHA methodology.

43. In preparing these assessments it is important to clarify:

    a) Whilst a number of the HHAs identified as 'outstanding' are areas originally developed in the Pioneer and Late Victorian and Edwardian and during and after inter-war growth development periods, the age of the areas and buildings has not itself influenced the magnitude of the evaluation indicator given to each item against the architectural criterion, but rather the integrity and relative rarity of the buildings and the urban form of the area have influenced the score.

    b) Given this, HHAs which currently score 'moderate' could in time be scored 'high' or 'outstanding', as redevelopment occurs on other land and they become more rare or unusual.

    c) Given this, it is important to not undermine such areas by considering lesser controls (weaker rules) over them. Such an approach could result in change which reduces their integrity, and requires a lesser rather than increasing score, in a future reassessment. For this reason I am reluctant to treat 'moderate' HHAs as warranting less effective protection in the ODP than 'outstanding' HHAs.

44. A summary of the significance of each area against each APP7 criterion is set out below. The detailed assessments for each proposed HHA are attached:

    a) **Appendix 1** – Areas which were found to be of 'outstanding' significance overall;

    b) **Appendix 2** – Areas which were found to be of 'high' significance overall; and

c) **Appendix 3** – Areas which were found to be of 'moderate' significance overall.

45. No areas were found to be of 'low, none or unknown' significance overall.

Summary of Significance of each HHA against the WRPS APP7 Assessment Criteria						O - Outstanding H - High M - Moderate L - Low N - None U - Unknown		
	Name	**Archaeological**	**Architectural**	**Cultural**	**Historic**	**Scientific**	**Technological**	**Overall**
OUTSTANDING	Cattanach Street	M	M	N	O	N	N	O
	Claudelands Commercial	M	H	M	O	N	N	O
	Claudelands	H	H	N	O	N	N	O
	Frankton Commerce Street	H	H	O	O	N	H	O
	Frankton Railway Village	L	O	O	O	N	H	O
	Hamilton East	O	O	H	O	N	N	O
	Hayes Paddock	H	O	H	O	N	N	O
	Myrtle Street and Te Aroha (West)	M	H	N	O	N	N	O
	Riro Street	H	H	N	O	N	N	O
	Te Aroha Street (East)	H	H	N	O	N	N	O
	Temple View	H	O	O	O	N	M	O
	Victoria Street	O	O	H	O	N	N	O
HIGH	Acacia Crescent	L	M	N	H	N	N	H
	Ashbury Avenue	L	M	N	H	N	N	H

	Chamberlain Place	L	H	M	H	N	N	H
	Fairfield Road	L	M	L	H	N	N	H
	Frankton East HHA	L	H	L	M	N	N	H
	Matai, Hinau and Rata Streets	L	M	N	H	N	N	H
	Sare Crescent	L	H	L	H	N	N	H
	Wilson Street and Pinfold Avenue	L	H	L	M	N	N	H
MODERATE	Augusta, Casper and Roseburg Streets	L	M	N	M	N	N	M
	Casey Avenue	M	M	L	M	N	N	M
	Hooker Avenue	L	M	N	M	N	N	M
	Jennifer Place	L	M	N	M	N	N	M
	Lamont, Freemont, Egmont and	L	M	N	M	N	N	M
	Oxford Street (East) and Marshall Street	L	M	N	M	N	N	M
	Seifert Street	M	M	N	M	N	N	M
	Springfield Crescent	L	M	N	M	N	N	M
	Sunnyhills Avenue	L	M	N	M	N	N	M

46. Based upon these assessments and my conclusion above that 'moderate' represents an appropriate threshold for inclusion as a s 6(f) HHA, I remain of the opinion that all 29 HHAs proposed in my primary evidence meet the threshold to be identified as an HHA in the District Plan.

WRPS APP7 ASSESSMENTS FOR AREAS PROPOSED BY SUBMITTERS

47. For completeness, I have prepared WRPS APP7 assessments for three areas proposed by submitters, who the panel heard evidence from at the original hearing which are included in **Appendix 4**:

a) Fairview Downs area;

b) Harrowfield Drive area; and

c) Queens Avenue area.

48. In completing these assessments, I have found that in two cases, Fairview Downs area and Queens Avenue area, that if I assessed the areas as a desk based exercise without reference to their existing physical condition I would have found that they would have achieved different scores against the 'historic qualities' criteria than I have recorded in my assessment. They would each score:

a) Fairview Downs – Moderate; and

b) Queens Avenue – High.

49. However, I do not consider it appropriate to consider this matter in isolation of the current condition of the areas. I consider that the degree of change which has taken place in each diminishes their significance against the 'historic qualities' criteria, as the changes reduce the ability to appreciate the historic qualities significance of the areas. I have therefore scored them both 'low' against this criterion.

50. Were I not to have taken this approach they would have each been recommended as an HHA.

51. This approach pulls upon my earlier work, where the use of the 'consistency criteria' test was to objectively assess and filter out streets where significant change had taken place. It is significant to note that both Fairview Downs and Queens Avenue were dismissed at this stage.

Summary of Significance of areas proposed by submitters against the WRPS APP7 Assessment Criteria	O - Outstanding H - High M - Moderate L - Low N - None U - Unknown

	Name	Archaeological	Architectural	Cultural	Historic	Scientific	Technological	Overall
LOW	Fairview Downs area	L	L	N	L	N	N	L
	Harrowfield Drive area	L	L	N	N	N	N	L
	Queens Avenue area	L	L	N	L	N	N	L

52. **Fairview Downs area**: Whilst the area demonstrates some architectural and historic interest, and the subdivision pattern remains true to the original, the ability to appreciate the historic significance of the area has been diluted by the changes which have taken place, in particular the construction of medium and tall height timber fences along the frontage of many lots. This, along with the diversity of the houses within the area, has disrupted the integrity of the area. As such, the area is only of 'low' heritage significance.

53. **Harrowfield Drive area**: The area has 'low' heritage significance for its architectural qualities, including the design and layout of the street. It does not represent one of the periods of development which have currently been identified as being of significance to the City. Overall, it has 'low' heritage significance.

54. **Queens Avenue area**: Whilst the area has undoubtedly been of historic significance to the development of Hamilton and whilst the general subdivision pattern remains true to the original, the ability to appreciate the architectural and historic significance of the area has been diluted by the changes which have taken place, including the redevelopment of sites with unsympathetic dwellings, changes to older buildings, wide driveways

and parking areas, tall fences and walls along the street frontages of many lots. As such it is only of overall 'low' heritage significance.

Richard John Knott
22 September 2023

APPENDIX 1

Areas assessed as being of 'outstanding' significance overall

Historic Heritage Assessment Template

Assessment for HHA: Cattanach Street

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area was not subdivided until 1974. However there are known sites within around 500m of the area. The potential for information regarding earlier human occupation is therefore moderate.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Moderate
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings in the street are largely 1970s builds, with some 1980s builds. These all date from the from the original subdivision of the street, and most appear to be unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1970s buildings. The street forms part of a wider grid network of streets located between Sandwich Road and the Waikato River. The network of streets links northwards under Wairere Drive, although overall there are a limited number of connections out of the area (as is typical of development representative of this Development Period). Whilst the streets are more regularly shaped than often seen in this development period, this is a response to the flat generally flat topography. The wider network includes a range of curvilinear streets, which are typical of the development period. Together the dwellings and overall urban form are typical of the Early Post War Expansion (1950 to 1980) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The dwellings in the street are largely 1970s builds, with some 1980s buildings. Most appear to be relatively unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1970s and 1980s buildings. Many of the buildings display features which are typical of buildings constructed later in the in the Early Post War Expansions (1950 to 1980) development period, including: - Concrete tiled roofs - First floor balconies overlooking the street on some of the two storey buildings. - Dutch and Dutch gable roofs - Integral garaging (on single storey and two storey buildings) Lots are generally of a similar size and dimension (from around 860m2) although corner lots are

		larger. Buildings generally show a similar setback and are usually placed perpendicular to the street. Each dwelling has a fully formed driveway leading to integral garaging, as typical for buildings of the later period. The majority of front yards are open plan (representative of the heritage theme), although there is a timber retaining wall and tall fence above at 7 Cattanach Street. The majority of sites have planting within their front yard area. The street has a narrow carriageway, with regularly spaced street trees in narrow berms.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of buildings which were constructed in the 1970s (the latter part of the Early Post War Expansions (1950 to 1980) development period), where features such as balconies facing the street became more prevalent.
Level of significance		Moderate
		Local
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.

Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	Cattanach Street is part of a larger series of subdivisions by the DV Bryant Trust, a very significant landowner and philanthropist, making positive contributions to the welfare of the community in Hamilton and the wider Waikato. The DV Bryant Trust was established in 1960. Following the death of Dan Bryant in 1962 the trust prospered through the sale of the remaining 200+ acres of the Bryant family farm at Te Rapa adjacent to the Waikato River and Hamilton Golf Club. This land was subdivided into residential and industrial blocks from the 1960s. The DV Byrant Trust have played an important role in the history of Hamilton, distributing some of its surplus income to welfare agencies and community organisations both within Hamilton and the wider Waikato, including amongst others funding Bryant Hall and the Academy of Performing Arts Centre at the University of Waikato (UoW), the Bryant Village

		retirement community, and various School and UoW Scholarships.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The land was brought into the City as part of the 8th Extension to the City. This was Hamilton's largest boundary extension which almost doubled the land area of Hamilton City. Hamilton's population growth was occurring much faster than predicted, and there was insufficient land for the low-density suburban life that the growing population demanded. Previously the City's boundaries had been adjusted to respond to existing urban development, but the 8th extension planned for population growth, spatial development, and infrastructure. Subdivision consent was granted for the street on 14th August 1974. It was named in 1974 by the Bryant Trust Board, after their former chairperson and Presbyterian minister, Reverend Duncan Cattanach. The road was in place by 1974 and some houses building by 1975. By 1979 the road formed part of a wider grid network of streets located between Sandwich Road and the Waikato River. The network of streets links northwards under Wairere Drive, although overall there are a limited number of connections out of the area (as is typical of development representative of this Development Period). The street shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with no further subdivision or development from its establishment.
Level of significance		Outstanding
		Regional
Scientific Qualities		**Comment/Assessment**

Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Moderate	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	Outstanding	Local
Scientific Qualities	None	
Technological Qualities	None	

Statement of Significance	Cattanach Street is part of a larger series of subdivisions by the DV Bryant Trust, a very significant landowner and philanthropist, making positive contributions to the welfare of the community in Hamilton and the wider Waikato. The subdivision of the land began 12 years after the land was incorporated into the city, illustrating the large areas of land available for development in St Andrews area at the time. Maintaining existing open (unfenced) frontages is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of private development expected in the later part of the Early Post War Expansions (1950 to 1980) development period and exhibits Outstanding heritage significance as a relatively unaltered example of 1960s/1970s development. The street shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with no further subdivision or development from its establishment. The street and wider area are typical of the development period, including the linked roads and cul-de-sacs. The building plans and designs are typical of those expected, including features which are typical of later in the development period including balconies on the front of dwellings, along with no shallow V shape plan forms (which were less popular by the 1970s). Importantly most of the buildings appear to be relatively unmodified and show significant integrity. Further heritage interest is provided by it being developed by the DV Bryant Trust, a very significant landowner and philanthropist, making positive contributions to the welfare of the community in Hamilton and the wider Waikato and which amongst others things funded Bryant Hall and the Academy of Performing Arts Centre at the University of Waikato (UoW), the Bryant Village retirement community, and various School and UoW Scholarships.

Recommendation

The Cattanach Street HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Claudelands Commercial

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Subdivision in the local area occurred in the late 19th Century. There are known archaeological sites alongside the River and within the local area. The potential for information regarding earlier human occupation is therefore moderate.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the place could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the HHA.
Level of significance		Moderate
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The area includes original shop buildings at the intersection of Grey Street with Te Aroha Street and to the north of this a number of other older shop buildings, including shops attached to owners houses (including 707/711 and 731/737;Grey Street). In these instances, the dwelling is set back from the street with the residential front yard beside the shop. This arrangement is typical of the Development Period and is seen in other suburban shopping areas. These shop units present traditional style shop fronts to the street, with verandahs projecting over the street, and in one case a raised parapet above to increase the presence of the commercial premises. At the northern edge of the area, on the intersection of Claudelands Road is the two storey Claudelands Road electricity sub-station building. The other more recent shop buildings, illustrate the continued evolution of the area to serve the needs of its local community; the area has responded to changing needs and demands whilst remaining true to its Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) subdivision pattern.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The remaining original shop buildings are typical of shop buildings of the development period. They include both shop buildings built to the street frontage (wholly in commercial use) and shops attached to owners houses , with the dwelling is set back from the street with the residential front yard beside the shop. The older shops incorporate verandah roofs over the footpaths. The overall street pattern remains true to Claude's original subdivision pattern. The overall layout, with shops along significant roads and at intersections of

		main streets, it typical of the period. The area was also proximate to the Hamilton East railway station.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The area is associated with Francis Richard Claude, who is responsible for the original urban subdivision of the land, and who was very influential in the continuing growth of the area to the east of the River.
Level of significance		High
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The commercial area as a whole, and the adjacent Hamilton East (Claudelands) railway station, contribute to the overall sense of place and community identity to the wider Claudelands area..
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the*	The area does not exhibit these qualities

	descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.	
Level of significance		Moderate
		Local
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area has direct association with Francis Richard Claude, an early wealthy settler from South America. Overall, Claude bought 400 ha (990 acres) and subdivided most of it in 1878. It is a significant example of a developer subdividing land beyond the boundaries of the Borough. In this case the area has undergone further subdivision to create a mixed use area which has continued to evolve to respond to the needs of its local community. The evolution of the area over time, guided by Claude's subdivision plan of 1878 with further subdivision from the early 20th Century onward, prior to the land being brought into the city, responded to the population growth in the area following the opening of the railway station in Claudelands in 1884, only 7 years after the railway arrived in Frankton, and the improved connectivity that this provided to Auckland and to the wider Waikato. Since the area was originally developed, it has continued to evolve. Whilst there has been some site amalgamation, for instance to create the former petrol filling station at 718 Grey Street (now redeveloped), the original subdivision pattern remains broadly unchanged.
Historical Pattern	*The place or area is associated with broad patterns of local or national*	Prior to the 1864 invasion of the Waikato by colonial troops, Miropiko Pā, at River Road, in the north-west of Claudelands, was occupied by Ngāti Wairere,

	history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.	Ngāti Hānui and Ngāti Kourathey. However, following the invasion they moved to Gordonton and the land was confiscated and sold by the government. Initially the land was allocated to soldier settlers, but many of them sold their land to Claude, who bought 400 ha (990 acres) and subdivided most of it in 1878. Part of an area of existing kahikatea forest was cleared to create a racecourse, which was subsequently sold to the South Auckland Racing Club and then the Waikato A&P Association. The A&P Association had their first show on the 27th October 1892. Racing moved to the Te Rapa Racecourse in 1925. The Hamilton-Morrinsville railway opened on 1 October 1884; the railway station in Claudelands opened at the same time and remained open until 1991. This provided direct access to Claudelands from Auckland. In 1908 a footbridge was added to the Claudelands Bridge to allow easier access to and from Victoria Street. The area of the subsequent Claudelands commercial centre was included in Claude's 1879 'Township of Claudelands' plan, although the land to the west of Grey Street (known at the time as Heaphy Terrace) was shown as a single lot running down to River Road and the land to the east was show as subdivided into large residential sections. Subsequent subdivisions have been granted to create the lots seen across the area today, from around the turn of the 20th Century onwards, including after the area being brought into the Borough in April 1912. The Record Map Pt.Hamilton Domain, 1935, covers part of the area and shows a subdivision pattern quite similar to the layout seen today. The street pattern created by the subsequent subdivisions remains a very clear representation of the development period. Claude's amalgamation and subsequent subdivision of land has played a very significant role in the history of the city as it is seen today, and is

		associated with the coming of the railway to the area.
Level of significance		Outstanding
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Moderate	Local
Architectural Qualities	High	Local
Cultural Qualities	Moderate	Local
Historic Qualities	Outstanding	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	The area is an example of a very significant local developer, Francis Richard Claude, subdividing land beyond the boundaries of the Borough. In this case the area has undergone further subdivision to create a mixed use area which has continued to evolve to respond to the needs of its local community. The evolution of the area over time, guided by Claude's subdivision plan of 1878 with further subdivision from the early 20th Century onward, prior to the land being brought into the city, responded to the population growth in the area following the opening of the railway station in Claudelands in 1884, only 7 years after the railway arrived in Frankton, and the improved connectivity that this provided to Auckland and to the wider Waikato. Since the area was originally developed it has continued to evolve. Whilst there has been some site amalgamation, for instance to create the former petrol filling station at 718 Grey Street (now redeveloped), the original subdivision pattern remains broadly unchanged. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period, and also illustrates a continued evolution to meet changing needs since that development period. The area exhibits Outstanding heritage significance. The area maintains the high level structure illustrated in Claude's subdivision plan of 1878, and the finer grained subdivision of the area which occurred in the early 20th Century. The area includes a number of original shop buildings, including both shop buildings built to the street frontage (wholly in commercial use) and shops attached to owners houses , with the dwelling is set	

	back from the street with the residential front yard beside the shop. The association of the land with Claude brings further historic interest, as does the fact that subdivisions took place prior to the land being brought into the city, which was a response to the population growth in the area following the opening of the railway station in Claudelands in 1884 (only 7 years after the railway arrived in Frankton).

Recommendation

The Claudelands Commercial HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Claudelands

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Subdivision in the local area occurred in the late 19th Century. There are known archaeological sites alongside the River and within the area. The potential for information regarding earlier human occupation is therefore high.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the place could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are records which relate to the HHA.
Level of significance		High
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The overall layout and form of the area is typical of its development period, consisting of a broadly rectilinear grid of roads, with buildings arranged back to back between these. The area includes a range of original dwellings within the area, including Villas, California Bungalows and more recent styles in brick or plaster. The regular setbacks from front and side yards provides consistency. Overall, these buildings and street layout is a good remaining example of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period. However, of equal interest is the evolution of the housing stock in the area, within an area which is very close to the city centre, particularly after the installation of the lower-level rail bridge over the River in 1968 and the adaptation of the original rail bridge to take vehicles
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The uptake of sections was almost complete by 1943. Whilst this would initially have led to less initial variation in architectural style, the area has seen the development of a relatively large number of two storey flats in the 1960s and 1970s. These often have concrete block or plaster elevations, and flat roofs. However, this form of development has left the overall subdivision layout and street layout unchanged – generally developments have taken place on a single lot, and lots have not been amalgamated. The large street trees across the area are a significant feature and, in many cases, assist with reducing the dominance of the flat developments. Within that part of the wider area included within the HHA the flats are not a dominant feature but live alongside the original single level detached dwellings.

		There are a range of styles of original dwellings within the area, including Villas, California Bungalows and more recent styles in brick or plaster. The regular setbacks from front and side yards provides consistency. Overall, the impression is that these buildings represent the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period. However, of equal interest is the evolution of the housing stock in the area, within an area which is very close to the city centre, particularly after the installation of the lower-level rail bridge over the River in 1968 and the adaptation of the original rail bridge to take vehicles. The area has responded to changing needs and demands whilst remaining true to its Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) subdivision pattern
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The older buildings are typical of their period. The subsequent flats on redeveloped sites illustrate a new form of development, mainly utilising concrete blocks for their construction. Whilst this is typical of other flat developments of the period, it represented a new form of construction, which moved away from previous timber frame designs.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The area is associated with Francis Richard Claude, who is responsible for the original urban subdivision of the land, and who was very influential in the continuing growth of the area to the east of the River.
Level of significance		High
		Local
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of*	The area does not exhibit these qualities.

	spiritual, political, national or other cultural sentiment.	
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area has direct association with Francis Richard Claude, as an early wealthy settler from South America. Claude bought 400 ha (990 acres) of land within the 'Claudelands' area and subdivided most of it in 1878.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Prior to the 1864 invasion of the Waikato by colonial troops, Miropiko Pā, at River Road, in the north-west of Claudelands, was occupied by Ngāti Wairere, Ngāti Hānui and Ngāti Kourathey. However, following the invasion they moved to Gordonton and the land was confiscated and sold by the government. Initially the land was allocated soldier settlers, but many of them sold their land to Francis Richard

		Claude, as an early wealthy settler from South America. Overall Claude bought 400 ha (990 acres) and subdivided most of it in 1878. Part of an area of existing kahikatea forest was cleared to create a racecourse, which was subsequently sold to the South Auckland Racing Club and then the Waikato A&P Association. The A&P Association had their first show on the 27th October 1892. Racing moved to the Te Rapa Racecourse in 1925. The Hamilton-Morrinsville railway opened on 1 October 1884; the railway station in Claudelands opened at the same time and remained open until 1991. This provided direct access to Claudelands from Auckland. In 1908 a footbridge was added to the Claudelands Bridge to allow easier access to and from Victoria Street. The area was included in Claude's 1878 subdivision and is included on the 1879 'Township of Claudelands' plan. Subsequent subdivisions have been granted to create the lots seen across the area today, from around the turn of the 20th Century onwards (prior to the area being brought into the Borough in April 1912). The Record Map Pt.Hamilton Domain, 1935, covers part of the area and shows a subdivision patterns similar to the current time. The street pattern created by the subsequent subdivisions remains a very clear representation of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period: - Streets tend to meet at right angle - Back to back lot patterns - A relatively high-density built environment - Retention of green open spaces in the wider area, including the 'racecourse' and associated forest
Level of significance		Outstanding
		Local

Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	High	Local
Architectural Qualities	High	Local
Cultural Qualities	None	Local
Historic Qualities	Outstanding	Local
Scientific Qualities	None	Local
Technological Qualities	None	Local
Statement of Significance	The area is an example of a very significant local developer, Francis Richard Claude, subdividing land beyond the boundaries of the Borough. The subsequent development of the area over time, guided by Claude's subdivision plan 1878 with further subdivision from the early 20th Century onward, prior to the land being brought into the city, responded to the opening of the railway station in Claudelands in 1884, only 7 years after the railway arrived in Frankton, and the improved connectivity that this provided to Auckland and to the wider Waikato. Since the area was originally developed, it has continued to evolve, responding to the further improved connectivity to the CBD brought by the adaptation of the original Claudelands rail bridge to take vehicles in 1968. Despite the intensification which has taken place, the original subdivision pattern remains broadly unchanged. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period, and also illustrates a continued evolution to meet changing needs since that development period. The area exhibits Outstanding heritage significance. The area maintains the high level structure illustrated in Claude's subdivision plan of 1878, and the finer grained subdivision of the area which occurred in the early 20th Century, without significant change. The area includes a large number of original houses, including Villas, California Bungalows and more recent styles in brick or plaster. The regular setbacks from front and side yards provides consistency. However, of equal interest is the evolution of the housing stock in the area, within an area which is very close to the city centre, particularly after the installation of the lower-level rail bridge over the River in 1968	

	and the adaptation of the original rail bridge to take vehicles. Many of these later developments are multi-unit, mainly utilising concrete blocks for their construction. Whilst this is typical of other flat developments of the period, it represented a new form of construction, which moved away from previous timber frame designs.

Recommendation

The Claudelands HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Frankton Commerce Street

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Development of the area began in the late 19th Century. There is a known archaeological site within the local area. The potential for information regarding earlier human occupation is therefore high.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the place could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are records which relate to the HHA.
Level of significance		High
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	A number of buildings remain which illustrate continued development of commercial centre, which represents a series of development periods which are important to the history of Hamilton, and associated with the coming of the railway, a significant event in the history of Waikato.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	There are a number of significant buildings within the area which illustrate its important role in the development of Hamilton. This includes the two storey 1929 Frankton Hotel, in the same location as the hotel shown on the 1915 survey, remains at the corner of Commerce Street with High Street, along with the 1923 Former Frankton Junction Supply Stores on the opposite corner at 245 Commerce Street. Other historic single storey shop units, with tall parapets above verandahs are located at Puna's Building (221–229), 205 and 212-216 Commerce Street, with other more recent shop buildings and the former Post Office occupying the remainder of the frontages from High Street to Kent Street. Apart from 217 Commerce Street, these are single storey. The building at 217 appears modified at ground floor, but contains full width glazing at first floor, typical of the 1960s period. A number of historic shop buildings remain on Commerce Street between Kent Street and Lake Road. However, the recent demolition and redevelopment of a significant on the west side of the street has had a negative impact on its heritage significance of this section of the street. The section of Commerce Street from Kent Street to High Street is considered to be representative of the Late Victorian and Edwards and during and after inter-war growth (1890 to 1949) development

		period, as well as illustrating the continued change in the area during the Early Post War Expansions (1950 to 1980) development period.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of their period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of their period, rather than being designed by a particular known practitioner.
Level of significance		High
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	As the commercial centre of Frankton, being the location of former civic offices and the railway station (which was significant to the history of Hamilton and the Waikato as a whole), the area plays a significant role in the sense of place and community identity of Frankton and Hamilton.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the*	As the commercial centre of Frankton, being the location of former civic offices and the railway station (which was significant to the history of Hamilton and the Waikato as a whole), the area has

	descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.	symbolic significance to the descendants of people who used it. It provides an opportunity to increase the past events of Frankton and Hamilton.
Level of significance		Outstanding
		Regional
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area is directly associated with the coming of the Railway to Hamilton, with the station opening in 1877, and with it demand for the development of the area.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The development of Frankton plays a significant place in the history of Hamilton. The history of Frankton can be traced to Major Jackson Keddell of the 4th Waikato Militia who granted 300 acres in what became the Waipa County. In 1867 he sold the land to Thomas and Mary Jolly for farmland. They named the area Frankton after their son Frank. When the railways department was planning the route from Auckland to Wellington, the Jolly's offered them access through their farm. The trainline opened on the 17 December 1877, when the first train arrived from Auckland. Later that day subdivisions of land were put up for sale near the new railway line. The land was peaty and low-lying which meant it required draining. Sections were sold cheaply and most commonly to wage earners and labourers. The coming on the Railway to Hamilton is very significant to the city and region, as it provided for significantly improved connections to Auckland.

		In 1902, only four houses stood in the area, but this increased to seventy in only four years. By 1910 Frankton was firmly established as a railway town, with over eighty trains arriving per day. Frankton became more self-sufficient as the town grew and a sense of community came with the opening of local businesses. The development of the Frankton main street area is directly linked to the significance of the railway and the associated railway yard. The undated survey plan 'Village of Frankton adjoining Hamilton Station' shows the subdivision of a town centre area, adjacent to the station (with the current Norton Road labelled as Whata Whata Road). The 1915 subdivision plan for Lots 12 and 13 shows the existence of the Frankton Hotel and Glover's shop and dwelling along with various outbuildings sheds. By this time Frankton's population was over 1000 (reached in 1913) and it had been proclaimed a Borough. The settlement had all the components of a small town - its own school, dairy factory, stock yards, abattoir, police station, bakery, hall, hotel, picture theatre and library. Frankton Borough Council received a petition from residents proposing an amalgamation with Hamilton Borough in 1916. The community wanted access to services, particularly Hamilton's sewerage scheme as drainage was difficult on the low-lying land. Negotiations began to ensure Frankton interests would be looked after should amalgamation occur. A poll was taken in May 1916 with a small majority of 24 securing the success of the proposal, and the amalgamation took effect in April 1917. The grid street pattern laid out across the town centre and local area is typical of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period, with streets generally meeting at right angles. Commerce Street (or Main Street as it was originally labelled on the 1915 plan) continued across the railway to provide access to Waterloo Street and areas of

		Frankton to the west of the railway, including Frankton Railway Village and the Railway House Factory. The area to the south of High Street is no longer part of the railway corridor and is currently being redeveloped.
Level of significance		Outstanding
		Regional
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area is associated with the coming of the railway to Hamilton/Waikato. This was an important milestone/achievement in the history of the region.
Level of significance		High
		Regional

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	High	Local
Architectural Qualities	High	Local
Cultural Qualities	Outstanding	Regional
Historic Qualities	Outstanding	Regional
Scientific Qualities	None	
Technological Qualities	High	Regional
Statement of Significance	The area illustrates the historic significance of Frankton as a Borough and the important role that Frankton and the Frankton Railway Junction have made to the history and growth of Hamilton and the Waikato. The grid street pattern laid out across the town centre and local area along with the Frankton Hotel, Former Frankton Junction Supply Stores, Puna's Building and other single storey shop buildings with parapets, are typical of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period. The more recent shop buildings, illustrate the continued evolution of the area to serve the needs of its local community. Overall, the area contributes to a clear understanding and appreciation of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period period and exhibits Outstanding heritage significance as it continues to illustrate the historic significance of Frankton as a Borough and the important role that Frankton and the Frankton Railway Junction have made to the history and growth of Hamilton and the Waikato. Its grid street pattern, with back to back lots, is typical of the period and retains its integrity, as do the retained buildings which illustrate the importance of the area as an entrance to Hamilton and Borough and suburb in its own right. The more recent shop buildings, illustrate the continued evolution of the area to serve the needs of its local community. The association of the area to the Jolly family and the coming of the railway add further historic significance to the area.	

Recommendation

The Frankton Commerce Street HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Frankton Railway Village

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The development of the factory began in 1921, and the houses followed this. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no archaeological records regarding the proposed HHA or local area. The Railways Institute and the Area as a whole are included on the New Zealand Heritage List Rārangi Kōrero.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings are all Villa and California Bungalow cottages, of standard designs, which were used for all NZ Railways cottages across the North Island whilst the factory in operation. The factory building has a saw tooth roof design, with lights bringing in southern light. The Railway Cottages represent a nationally important aspect of the development preriod.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	Today the Frankton Railways Village provides a relatively unmodified example of a planned railway settlement. The area clearly incorporates design elements of the 'garden suburb' movement, fashionable at that time, and included a hall and central open space for workers. The area contains a number of different design variations on the railway house, with front porch, horizontal weather boarding, and galvanised corrugated iron roofing. The single storey railway cottages are arranged in regularly spaced lines along each side of the streets, each building showing a similar setback. The area contains a number of different design variations on the railway house, with front porch, horizontal weather boarding, and galvanised corrugated iron roofing. The overall design of buildings is influenced by Villa and California Bungalow designs. Roof designs and porch designs, to provide similar sized building a different appearance – roofs include hipped, gabled and Dutch gable designs. The majority of dwellings have double hung sash windows, with the upper sash divided into nine panes and the lower into two. However, there are buildings with side hung casement windows, often with both surrounds and projecting cornices over their heads.

		Whilst front boundaries vary, including low wire fences, picket fences and planting/hedges (and some taller fences), there are generally views through to the frontage of the buildings. Whilst the sizes of lots varies a little (around 800m2) and dimension. Dwellings are regularly arranged, with consistent setback, parallel to the street with generous space around them. The area is based around a grid street pattern. The majority of the area is located offline from Rifle Range Road and includes narrow carriageways and wide berms with regular street trees. Whilst Rifle Range Road is a busy through route, with a wide carriageway, the regular street trees continue in this section of the HHA, albeit that they are located within more narrow berms. The area maintains existing levels and topography. The overall layout of the area is very complete surviving example of development in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period, consolidating the Frankton area, and consisting of: - Streets meeting at right angles - Back to back lot pattern - A relatively high-density built environment - A large green public open space at the centre of the development reflecting the influence of garden-suburb ideas - Single storey detached cottages. The Railway Factory itself is an example of Industrial Architecture worth noting, the saw tooth roof being reminiscent of Victorian factories and bringing in southern light. The design allows for a clean floor, open interior. The light giving windows on the South side of the building were later copied on other factories, such as the Ford Car Factory at Seaview. An integral part of the Frankton Junction settlement was the inclusion of recreational buildings including the Railways Institute which catered for the "social, mental and health needs" of the railway families. It

		was probably pre-cut at the house factory and built voluntarily by railway employees including the staff of the Mill and House Factory who were responsible for most of the construction and the locomotive and railway men who did the unskilled work. Both the cottages and overall layout of the area have been altered very little since they were originally constructed; their integrity is a significant factor in their significance. Whilst the factory and its surroundings have been more altered, the overall form of the building has not and also maintains integrity.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The cottages and Institute buildings are significant in so much as they were manufactured as 'kit sets' on the site, in the factory building.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings were designed by the Architectural Branch of the Railways Department, headed by George Troup. Similar designs were utilised for Railway Houses across the North Island. The standarised dwellings have made a significant contribution to the history of NZ as a whole.
Level of significance		Outstanding
		National

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area was designed to provide for the social needs of the railway community, with the large area of open space being an essential element of the original design and layout of the area. The village as a whole was a focus for the railway community.

Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The factory and village have played an important role in the history and identity of Hamilton. Its retention is significant to this continuing.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	As a planned settlement, it provide the opportunity for future generations to learn about a significant time and event in New Zealand's history.
Level of significance		Outstanding
		National
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area has a direct association with New Zealand Railways; the coming of the railway to Frankton in 1877 was a significant milestone in the development of Hamilton and the Waikato. The development of the site for the factory and workers village was a further significant milestone.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The area represents a significant period of New Zealand and Hamilton's history, containing both the Railway Factory and the Frankton Railway Village. The village remains very unaltered, and whilst the factory building has undergone more change, it still maintains its original shape and form. The area illustrates the historic significance of Frankton as a Borough and the important role that Frankton and the Frankton Railway Junction have made to the history and growth of Hamilton.

		The Railways Department had provided homes for some of its workers since the 1880s. The New Zealand Government was only in the early stages of considering social housing when the Railway Department with a burgeoning railway workforce pushed Prime Minister William Massey into running an unplanned pilot scheme, houses for railway workers. The success of the scheme was so immense that it forced it's own end within a few short years, meantime populating the countryside with small and perfectly formed homes which still stand today. The factory was established at Frankton and was built over a short period in 1921 – 1922. Production began in 1923 and timber from the Railways Department's own forests was fashioned into prefabricated houses. The entire house would be bundled up and sent on a railcar to any corner of the North Island that there might be a railway worker, with a booklet to assist the builder at the other end. None of these houses were built in the South Island because of the greater shipping costs. At their destination, the houses only took about three weeks to construct, the jigsaw often put together by the railway worker himself, or other unskilled labour. To keep expenses low, houses were small and came in a number of standard designs. Most had three bedrooms, although another could be added to accommodate large families. The kitchen was the largest room and social hub of the home. It was designed so that a dining table and easy chairs could be placed around a cosy coal range. Between 1923 and 1926 increased efficiencies saw production rise to 500 houses per year and the cost of a five-room house fall from £831 to £635. This success led to the scheme's downfall. Timber companies threatened by state competition scuttled the scheme by convincing the government that private enterprise could build workers' houses more cheaply.

		During the 1920s the Railways Department built the whole Railway Village at Frankton and another suburb in Moera, Lower Hutt. Smaller settlements were scattered along main trunk and secondary lines, including Sunshine Village, Taumarunui and Egmont Street, Ohakune, both of which are located away from the immediate route of the railway. By 1926 the factory was producing more houses than it needed, and started storing them and then selling them to local authorities. Houses were also sold to private owners, so that houses can be found in locations far from any Railway; for example the dwelling at 6 Waitai Road, Waiheke Island. By 1928 the construction industry was so envious of the railway house factory that they lobbied for it's closure. The grid street pattern, with large area of public open space is typical of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period. Tall fences to the front of building lines would have a negative impact on the heritage values of the area, but timber picket fences or timber and wire fences with a significant degree of transparency of up to 1.2m could be inserted whilst maintaining the historic heritage values of the area.
Level of significance		Outstanding
		National
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the*	The area does not exhibit these qualities.

	importance of the data involved, its rarity, quality or representativeness.	
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area is significant in that the factory produced complete kitset houses, which were subsequently constructed to form the workers village and in a wide variety of other locations across the whole north island.
Level of significance		High
		National

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Outstanding	National
Cultural Qualities	Outstanding	National
Historic Qualities	Outstanding	National
Scientific Qualities	None	
Technological Qualities	High	National
Statement of Significance	The area represents a significant period of New Zealand and Hamilton's history, containing both the Railway Factory and the Frankton Railway Village. The village remains very unaltered, and whilst the factory building has undergone more change, it still maintains its original shape and form. Tall fences to the front of building lines would have a negative impact on the heritage values of the area, but timber picket fences or timber and wire fences with a significant degree of transparency of up to 1.2m could be inserted whilst maintaining the historic heritage values of the area.	

	Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period, and exhibits Outstanding heritage significance as it is a relatively unmodified example of a planned railway settlement. The overall design of the area incorporates design elements of the 'garden suburb' movement, fashionable at that time, and included a hall and central open space for workers. The subdivision layout of the area is generally unaltered from when it was originally constructed. The area contains a number of different design variations on the railway house, with front porch, horizontal weather boarding, and galvanised corrugated iron roofing. These are generally in good condition with few alterations The area illustrates the historic significance of Frankton as a Borough and the important role that Frankton and the Frankton Railway Junction have made to the history and growth of Hamilton. The development of the site for the factory and workers village was a further significant milestone.

Recommendation

The Frankton Railway Village HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Hamilton East

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area was one of the first areas in present Hamilton settled by Māori and later by European settlers (with the current road pattern laid out in the1860s), with it being easily accessible to the Waikato River.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the area could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are identified archaeological places within close proximity to the area. A number of buildings in the area are included on the New Zealand Heritage List Rārangi Kōrero.
Level of significance		Outstanding
		Regional

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The built form within the area has developed over time, as the 'super-grid' has been developed, subdivided and filled over a period of 150 years, across development periods which are significant to the City. Significant periods of growth in the area include: - 1870s from when Prime Minister Julius Vogel plan was to borrow heavily to build infrastructure (railways, ports and telegraphs) and to lure migrants. Whilst this was controversial, and ended in a recession, the money and migrants stimulated the economy and created a viable consumer market for producers. Many dwellings in this period were in the Georgian box cottage style, on the original one acre lots. - Early 1900s from ex militia starting businesses; the growth of housing and the beginning of subdivision of original 1 acre plots into ¼ acre plots and Bay Villa houses. - 1920s, many Californian Bungalows constructed. The continuation of ¼ acre subdivision, although many original sections were still not constructed on. - Later 1920s and early 30s - Art Deco, Spanish Mission and early Moderne houses. - 1940s demand by returned servicemen for housing, with State housing construction, Modern Movement and Californian Ranch styles, built on land previously used for farming; especially horticulture, on west, south and east periphery of suburb. - Post 1960s infill in centre of blocks, some redevelopment of sites for two storey flats.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail,*	Hamilton East was first surveyed in 1864 by William Australia Graham. He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber which was used to build the first houses in the area. The size of the sections at that time allowed the area

	fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.	to be laid out with a 'super-grid' of 200+m x 200+m blocks; military settlers were granted an acre in the town (approximately 4000m2) and 50 acres (approximately 20ha) of rural land. Each 'super block' was subdivided into 12 sections. The houses were spread out, each on a one-acre section, with many sections remaining unoccupied. In 1874 the population of Hamilton East was 300, living in mainly wood and iron dwellings and two sod huts (replacing the original tents provided to settlers). The further subdivision of the area which has occurred since the original grid road layout was established has resulted in the creation of large areas of rear lots. In many cases there are limited views of the rear lots from the street, apart from the sometimes-wide driveways leading into these central areas. As such the further subdivision does not detract from the dominance of the original grid, which remains the key feature of the urban morphology of the area. The area is a significant example of Hamilton's Pioneer Development (1860 to 1889) development period, as originally developed and consolidated over time. The mix of architectural types and the continued evolution of the area is a significant feature, illustrating how the area, established during the original Pioneer Development (1860 to 1889) period has adapted and changed over time to meet the changing expectations and needs of residents of the growing city.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of their period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.

Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical buildings of their period, rather than being designed by a particular known practitioner.
Level of significance		Outstanding
		Regional

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The Hamilton area has a history of some 700-800 years of Māori occupation and settlement. For the Tainui tribes, the harbours, rivers and swamps of Waikato provided food and other resources, and its mountain ranges were strongholds. As waka traffic increased along the rivers in the 19th century, the number of riverbank settlements multiplied. As such the area shas significant cultural significance. The original European settlement straddled the western and eastern sides of the River. They were connected by punt and developed as two separate towns, known as 'Highway Township Districts'. Each was administered by a separate Highway Board; until the amalgamation of the Highway Boards in 1877, Hamiton East had its own identity and governance. As such it is an important focus of the political history of Hamilton.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The continued occupation of the area, and its evolution to meet changing needs, ensures that it makes a significant contribution to the sense of place of Hamilton and provides evidence of cultural and historical continuity.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the*	The area provides the opportunity to increase understanding of past lifestyles and events.

	descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.	
Level of significance		High
		Local
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area has direct association with early European settlers.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The Hamilton area has a history of some 700-800 years of Māori occupation and settlement. For the Tainui tribes, the harbours, rivers and swamps of Waikato provided food and other resources, and its mountain ranges were strongholds. As waka traffic increased along the rivers in the 19th century, the number of riverbank settlements multiplied. As such the area shas significant cultural significance. The original European settlement straddled the western and eastern sides of the River. They were connected by punt and developed as two separate towns, known as 'Highway Township Districts'. Each was administered by a separate Highway Board; until the amalgamation of the Highway Boards in 1877, Hamiton East had its own identity and governance. As such it is an important focus of the political history of Hamilton.
Level of significance		Outstanding
		Regional

Scientific Qualities		Comment/Assessment
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit this quality.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit this quality.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit this quality.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Outstanding	Regional
Architectural Qualities	Outstanding	Regional
Cultural Qualities	High	Local
Historic Qualities	Outstanding/	Regional
Scientific Qualities	None	

Technological Qualities	None	
Statement of Significance	The Hamilton East area was one of the first areas in present Hamilton settled by Māori and later by European settlers, with it being easily accessible to the Waikato River. The Hamilton area has a history of some 700-800 years of Māori occupation and settlement. For the Tainui tribes, the harbours, rivers and swamps of Waikato provided food and other resources, and its mountain ranges were strongholds. As waka traffic increased along the rivers in the 19th century, the number of riverbank settlements multiplied. Hamilton East is one of the first established suburbs in the city. It was laid out as a grid road development in the 1860s. Whilst these blocks have been further subdivided since they were originally established, they remain the key feature of the urban morphology of the area. The built form within the area has developed over time; the 'super-grid' has been filled over a period of 150 years. During this time there have been significant periods of growth which each have housing of different architecture and form. This slow development and the diversity which it has brought to the area, contributes significantly to the heritage values of the area, and whilst one form of architecture may be considered to be of greater value than another, in this case the whole is worth more than the sum of the individual parts. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Pioneer development period, and exhibits Outstanding heritage significance as one of the first areas settled by Māori and later by European settlers, with it being easily accessible to the Waikato River. The original 'super block' subdivision pattern is still apparent and retains its integrity, with subsequent subdivisions not harming the overall integrity of the Pioneer period urban morphology. Architecture varies, and represents most development periods since the initial establishment of the area; this variety assist with telling the story of the further subdivision of the area over time and the ability of the area to continue to meet the changing expectations and needs of residents of the growing city. The significance of the area to Māori and that it was also one of the first areas in Hamilton to be settled by Europeans adds further to the historic and cultural interest of the area.	

Recommendation

The Hamilton East HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Hayes Paddock

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Subdivision in the local area occurred in the late 1930s. However, there are known archaeological sites alongside the River and within the area. The potential for information regarding earlier human occupation is therefore high.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the place could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are records which relate to the HHA.
Level of significance		High
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The housing at Hayes Paddock is a good example of early State housing. It incorporates a variety of housing typologies in a mix of claddings and construction materials ranging from weatherboard to brick. Roofs are generally clay tiles; the majority being terracotta colour, adding to the cottage appearance of the buildings. It is a very significant development, formed at the cusp of two development periods,
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The subdivision was designed by Reginald Hammond – the Department of Lands and Survey planner, who was heavily influenced by Garden Suburb ideals. The Hayes Paddock development was designed with curvilinear streets and interwoven green spaces that responded to the sloping and curved topography of the site in the bend of the Waikato River. The suburb design included features that would encourage community and connection, from a commercial hub at the corner of Jellicoe Drive and Plunket Terrace to front 'public' areas with a diagonal footpath to the front door. The buildings feature hipped or gabled roofs with terracotta tiles, shallow eaves, weatherboard cladding, recessed front doors, and small, multi-paned, timber windows. Each house has a similar form, materials, and construction with similar setbacks throughout the area, providing a consistent appearance to the street. Some Moderne housing is present. There are limited boundary fences at the street front, which is an original feature of the Garden Suburb, where fencing was considered to detract from the desired ambience. The sweeping streets, riverside parks, and cohesive unity of style throughout Hayes Paddock contribute to the strong village character of the area.

Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The construction of the buildings is typical of their period, and of other state houses built at a similar time.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	Hayes Paddock is a significant example of relatively intact and architecturally coherent area of State housing designed by the Department of Lands and Survey planner, Reginald Hammond, in a Garden Suburb model.
Level of significance		Outstanding
		National
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area has some significance as a large area of planned early state housing, which is in itself of National significance.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area has a very strong sense of place, being designed and built as a whole, with limited change since. It is an area which continues to be a popular recreational reserve on the banks of the Waikato River and which is well used by the local community. The position of the commercial hub (now Hayes Common) at the intersection of Jellicoe Drive and Plunket Terrace provides a focus for residents and visitors, directly opposite the retained area of reserve, which continues to provide direct access to the River.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the*	Unknown

	descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.	
Level of significance		High
		National
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The development illustrates that the housing shortage in Hamilton, which became apparent in late 1920s, was still an issue and there was pressure for new housing development in post war Hamilton Hayes Paddock was one of the first State developments that was decommissioned by the incoming National Government; most houses were sold to private owners in the 1950s, within 10 years of completion.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The area was initially set aside as a reserve in 1864 and owned by the Hamilton Borough Council and leased to William Hayes in 1903 and, later, L. C. Buckenham. The area was a popular recreational reserve on the banks of the Waikato River and was well used by the local community. Many protested the proposed development of the land in the 1930s. The land at Hayes Paddock was requisitioned by the Government in 1938. The land was surveyed between 1939 and 1943, with streets named after former Governor-Generals - Earl John Jellicoe, William Lee Plunket, Sir George Monckton-Arundell (8th Viscount Galway), Viscount Bledisloe, and Sir James Fergusson. The State housing scheme was widely publicised. The subdivision was designed by Reginald Hammond – the Department of Lands and Survey planner, who was heavily influenced by Garden Suburb ideals. The Hayes Paddock development was designed with curvilinear streets and interwoven green spaces that

		responded to the sloping and curved topography of the site in the bend of the Waikato River. The suburb design included features that would encourage community and connection, from a commercial hub at the corner of Jellicoe Drive and Plunket Terrace with a diagonal footpath to the front door. Construction on some housing began immediately. Fifty-one units had been completed by December 1940, with 129 units still under construction. Hayes Paddock was regarded as the model State housing project.
Level of significance		Outstanding
		National
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or*	The area does not exhibit these qualities.

	technical innovations or achievements.	
Level of significance		None
		The area does not exhibit these qualities.

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	High	Local
Architectural Qualities	Outstanding	National
Cultural Qualities	High	National
Historic Qualities	Outstanding	National
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Hayes Paddock is a significant example of relatively intact and architecturally coherent area of State housing designed by the Department of Lands and Survey planner, Reginald Hammond, in a Garden Suburb model. The was considered to be a model suburb of State housing, and demonstrates consistent materials and site layout throughout the area, contributing to a strong village character. The establishment of Hayes Paddock provides evidence of the growth of the Hamilton population with a valuable central location turned from public open space into State housing and is a notable example of the State housing movement that became prominent in the New Zealand housing vernacular. Overall, the area contributes to a clear understanding and appreciation of the development expected at the cusp of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period with the Early Post War Expansions (1950 to 1980) development period, and exhibits Outstanding heritage significance. The simple, but well designed and elegant, state house designs provide model forms of development, whilst the curving street design moves away from the previously regimented grid street layouts previously expected towards the more free flowing street forms which were to characterise the post war period. The buildings, overall layout of the area and current subdivision pattern have altered little since they were first developed; they have significant	

	integrity. The area has significance as a large area of planned early state housing, and has a very strong sense of place, being designed and built as a whole, with limited change since. It is an area which continues to be a popular recreational reserve on the banks of the Waikato River and which is well used by the local community. The position of the commercial hub (now Hayes Common) at the intersection of Jellicoe Drive and Plunket Terrace provides a focus for residents and visitors, directly opposite the retained area of reserve, which continues to provide direct access to the River.

Recommendation

The Hayes Paddock HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Myrtle Street and Te Aroha (West)

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area is shown on the 1879 survey of Township of Claudelands, although many of the sites were subsequently further subdivided. Subsequent subdivisions were granted in Te Aroha Street soon after the turn of the 20th Century and in the second decade for Myrtle Street. There are known archaeological sites alongside the River and within the local area. The potential for information regarding earlier human occupation is therefore moderate.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the place could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the HHA.
		Moderate

Level of significance		Local
Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The majority of dwellings in the area were constructed between 1910s to 1930s. The buildings are mainly single storey, and are California and English Bungalow style. The dwellings and the rectilinear grid pattern, with back to back houses, are typical of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	Aerial photographs show that the uptake of sections was almost complete by 1943. Unlike other parts of the Claudelands area, there has not been the redevelopment of a large number of lots with two storey flats in the 1960s and 1970s (although there are a limited number examples of this and other redevelopments). As a result, there is not significant variation in the architectural styles within the area; the 1910s to 1930s buildings are mainly single storey, and are California and English Bungalow style, with: - Weatherboard elevations - Corrugated steel or tile gabled and hipped roofs - Side hung casement windows - Some ornamentation including on building gables. - The layout of buildings within lots is relatively consistent, with buildings being placed reasonably central with in some cases equal depth front and rear yards. - Most dwellings have had driveways added to the side of the building, with some garages in rear yards. - There are also some garages built close to street frontages, these are generally small

		and some show on the 1942 aerial photograph. These are significant as they show the emergence of the importance of the private car. - Front boundary treatments include low walls and fences, planting and some more dominant solid fences. - Some of the taller more dominant fences take away from the consistency of the area but overall the low walls and fences are respectful of the boundaries which would have originally existed in the area. Overall, the buildings and the morphology of the area in the area represent the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The area is associated with Francis Richard Claude, who is responsible for the original urban subdivision of the land, and who was very influential in the continuing growth of the area to the east of the River.
Level of significance		High
		Local
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities

Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area has direct association with Francis Richard Claude, as an early wealthy settler from South America. Overall Claude bought 400 ha (990 acres) and subdivided most of it in 1878. It is a significant example of a developer subdividing land beyond the boundaries of the Borough. In this case the area has undergone further subdivision to create the existing residential area we see today. Claude's plan has been very significant in the development of the City east of the River. The evolution of the area over time, guided by Claude's subdivision plan of 1878 with further subdivision from the early 20th Century onward, prior to the land being brought into the city, responded to the population growth in the area following the opening of the railway station in Claudelands in 1884, only 7 years after the railway arrived in Frankton, and the improved connectivity

		that this provided to Auckland and to the wider Waikato.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The Te Aroha Street and Myrtle Street area had been included in Claude's 1878 subdivision and is included on the 1879 Town of Claudelands plan. Prior to the 1864 invasion of the Waikato by colonial troops, Miropiko Pā, at River Road, in the north-west of Claudelands, was occupied by Ngāti Wairere, Ngāti Hānui and Ngāti Kourathey. However, following the invasion they moved to Gordonton and the land was confiscated and sold by the government. Initially the land was allocated to soldier settlers, but many of them sold their land to Claude, who bought 400 ha (990 acres) and subdivided most of it in 1878. Part of an area of existing kahikatea forest was cleared to create a racecourse, which was subsequently sold to the South Auckland Racing Club and then the Waikato A&P Association. The A&P Association had their first show on the 27th October 1892. Racing moved to the Te Rapa Racecourse in 1925. The Hamilton-Morrinsville railway opened on 1 October 1884; the railway station in Claudelands opened at the same time and remained open until 1991. This provided direct access to Claudelands from Auckland. In 1908 a footbridge was added to the Claudelands Bridge to allow easier access to and from Victoria Street. Subsequent subdivisions have been granted to create the lots seen across the area today, including in 1905 for Mr Atkinson to subdivide part of the land to the south of Te Aroha Street and in 1911 for J W Hardley to create Myrtle Street and the north side of Te Aroha Street from Myrtle Street to River Road. The Record Map Pt.Hamilton Domain, 1935, shows subdivision patterns similar to the current time. The street pattern created by the subdivisions is representative of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period:

		- Streets tend to meet at right angle - Back to back lot pattern - A relatively high-density built environment - Retention of green open spaces (in the wider area, including the 'racecourse' and associated forest - Single-storey detached villas and bungalows in an eclectic architectural style
Level of significance		Outstanding
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities

Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Moderate	Local
Architectural Qualities	High	Local
Cultural Qualities	None	
Historic Qualities	Outstanding	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	The area is an example of a very significant local developer, Francis Richard Claude, subdividing land beyond the boundaries of the Borough. The subsequent development of the area over time, guided by Claude's subdivision plan 1878 with further subdivision from the early 20th Century onward, prior to the land being brought into the city, responded to the opening of the railway station in Claudelands in 1884, only 7 years after the railway arrived in Frankton, and the improved connectivity that this provided to Auckland and to the wider Waikato. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period; it exhibits Outstanding heritage significance. The area maintains the high level structure illustrated in Claude's subdivision plan of 1878, and the finer grained subdivision of the area which occurred in the early 20th Century, without significant change. Unlike other parts of the Claudelands area, there has not been the redevelopment of a large number of lots with two storey flats in the 1960s and 1970s (although there are a limited number examples of this and other redevelopments). As a result, there is not significant variation in the architectural styles within the area; the 1910s to 1930s buildings are mainly single storey and are California and English Bungalow style. The overall layout of the area and buildings within it show significant integrity and have changed little since their original construction.	

Recommendation

The Myrtle Street and Te Aroha (West)HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Riro Street

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area is shown on the 1879 survey of Township of Claudelands, although many of the sites were subsequently further subdivided, with Riro Street being subject to a further subdivision in 1909. There are known archaeological sites alongside the River and within close proximity to the area. Being a level area, immediately on the banks of the River, the potential for information regarding earlier human occupation is therefore high.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the place could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records which relate to the HHA.
Level of significance		High
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings in the area are California and English Bungalow styles are representative of the development period, as is the overall simple layout of the street.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	Overall the street is a good example of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period, with orthogonal layouts and relatively high density development, which capitalises on its location close to the river to provide amenity to residents with single storey villas and bungalows in an eclectic architectural style. The California and English Bungalows are: - Generally single level, with one having first floor space within the roof. - Gabled ridged roofs mainly of corrugated steel. - Most have weatherboard elevations, although there is one brick building and one with shingle elevations. - Side hung casement windows. - Some ornamentation including on building gables. - Front boundaries are generally low picket fences, open or planted; whilst these vary, they provide the street with a consistent appearance. - Whilst lot sizes vary, becoming larger towards the river, the overall impression is that lot layout is reasonably consistent, with buildings arranged to provide a large private rear yard for the dwellings.

		- The original levels/topography of the area are maintained. The street includes wide berms and good-sized street trees along the south side of the street.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The area is associated with Francis Richard Claude, who is responsible for the original urban subdivision of the land, and who was very influential in the continuing growth of the area to the east of the River.
Level of significance		High
		Local
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities
Amenity or Education	*The place or area has symbolic or commemorative significance to people who*	The area does not exhibit these qualities

	use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.	
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area has direct association with Francis Richard Claude, as an early wealthy settler from South America. Overall Claude bought 400 ha (990 acres) and subdivided most of it in 1878. It is a significant example of a developer subdividing land beyond the boundaries of the Borough. The evolution of the wider area over time, guided by Claude's subdivision plan of 1878 with further subdivision from the early 20th Century onward, prior to the land being brought into the city, responded to the population growth in the area following the opening of the railway station in Claudelands in 1884, only 7 years after the railway arrived in Frankton, and the improved connectivity that this provided to Auckland and to the wider Waikato.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The area forming Riro Street was originally part of Frank Claude's 400 hectare farm, which he had purchased from Colonel William Moule in 1860. The extension of the railway across the river divided Claude's land 1884. A subdivision plan dated 1909, prepared for Dr A Brewis, shows the subdivision of the land along with land forming Opoia Road and as far north as the railway. At this time the Borough boundary was a little way to the south of the area. The subdivision of the land illustrates the pressure for development during the Late Victorian and

		Edwardian and during and after inter-war growth (1890 to 1949) development period, with land owners adjacent to the town boundaries pre-empting the town's expansion by subdividing their property into smaller parcels intended for residential purposes; this meant a large additional population existed with access to the town's amenities and jobs but not paying rates to Hamilton Borough Council. The land was brought into the Borough (which had been formed in 1860) in 1912, by way of the first extension. Riro Steet is located on a flat area of land alongside the River. The road corridor connects through to the River, and it is likely that there were views of the River from the street before the vegetation along the bank grew to its current size. The current impression is that the land at the end of the formed street is within 14 Riro Street, although boundary plans indicate that this is not the case. There is a direct link from the street to Parana Park/Memorial Park.
Level of significance		Outstanding
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities
Level of significance		None

Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	High	Local
Architectural Qualities	High	Local
Cultural Qualities	None	
Historic Qualities	Outstanding	Local
Scientific Qualities	None	
Technological Qualities	None	Local/Regional/National
Statement of Significance	Riro Street illustrates the pressure for development along the boundaries of the Borough during the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period, having been subdivided prior to the land being brought into the Borough through the first extension in 1912, and then further subdivided after. Maintaining the existing open frontages or low picket fences is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period; it exhibits Outstanding heritage significance. The area maintains the high level structure illustrated in Claude's subdivision plan of 1878, and the finer grained subdivision of the area which occurred in the early 20th	

	Century, without significant change. Unlike other parts of the local area (including Opoia Street), there has not been the redevelopment of a large number of lots with two storey flats in the 1960s and 1970s.. The orthogonal layouts and relatively high-density development, which capitalises on its location close to the river to provide amenity to residents, the single storey villas and bungalows, and the simple street pattern, are a clear representation of the development period and has undergone little change.

Recommendation

The Riro Street HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Te Aroha Street (East)

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Subdivision in the local area occurred in the late 19th Century. The potential for information regarding earlier human occupation is therefore high.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the place could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records within the HHA.
Level of significance		High
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The overall layout and form of the area is typical of its development period, consisting of a broadly rectilinear grid of roads, with buildings arranged back to back between these. The area includes a range of original dwellings within the area, including Villas, California Bungalows and more recent styles in brick or plaster. The regular setbacks from front and side yards provides consistency. Overall, these buildings and street layout is a good remaining example of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	Whilst other parts of the 'Town of Claudelands' have seen the development of flats in the 1960s and 1970s, the Te Aroha west area has been less altered. The uptake of sections was almost complete by 1943. The buildings and overall layout of the area is a good example of the development period and includes the following features: - Single storey dwellings dominate. - A range of styles including villas, California Bungalows and more recent styles in Huntly Brick or plaster. - Many of these buildings retain their integrity, with the retention of timber joinery/windows and architectural detail. - The regular setbacks from front and side yards provides consistency. - The majority of streets have regularly spaced street trees within berms; the exception being Bond Street which has a wider carriageway than other streets with no front berm on the west side of the street. The retention of these street trees contributes to the heritage values of the area. - Whilst many buildings in the area have open frontages, or very low fences or walls along

		their front boundary, a significant number have medium height fences or walls (the continuation of low, less than 1.2m, fences or walls would not have a significant impact on the heritage values of the area). Overall, the impression is that the buildings in the area represent the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The area is associated with Francis Richard Claude, who is responsible for the original urban subdivision of the land, and who was very influential in the continuing growth of the area to the east of the River.
Level of significance		High
		National/Regional/Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place,*	The area does not exhibit these qualities.

	and provides evidence of cultural or historical continuity.	
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area has direct association with Francis Richard Claude, as an early wealthy settler from South America. Claude bought 400 ha (990 acres) of land within the 'Claudelands' area and subdivided most of it in 1878.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Prior to the 1864 invasion of the Waikato by colonial troops, Miropiko Pā, at River Road, in the north-west of Claudelands, was occupied by Ngāti Wairere, Ngāti Hānui and Ngāti Kourathey. However, following the invasion they moved to Gordonton and the land was confiscated and sold by the government. Initially the land was allocated soldier settlers, but many of them sold their land to Francis Richard Claude, as an early wealthy settler from South America. Overall Claude bought 400 ha (990 acres) and subdivided most of it in 1878. Part of an area of existing kahikatea forest was cleared to create a racecourse, which was

		subsequently sold to the South Auckland Racing Club and then the Waikato A&P Association. The A&P Association had their first show on the 27th October 1892. Racing moved to the Te Rapa Racecourse in 1925. The Hamilton-Morrinsville railway opened on 1 October 1884; the railway station in Claudelands opened at the same time and remained open until 1991. This provided direct access to Claudelands from Auckland. In 1908 a footbridge was added to the Claudelands Bridge to allow easier access to and from Victoria Street. The Te Aroha Street area had been included in Claude's 1878 subdivision and is included on the 1879 Town of Claudelands plan. The names of many of the north-south road shown on that plan were taken from roads in Hamilton East, as though it was intended that they would in time extend south over the intervening land and join. Subsequent subdivisions have been granted to create the lots seen across the area today, from around 1911 onwards (around the time that the area was brought into the Borough). The Record Map Pt.Hamilton Domain, 1935, shows subdivision patterns similar to the current time. The street pattern created by the subsequent subdivisions remains a very clear representation of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period: - Streets tend to meet at right angle - Back to back lot patterns - A relatively high-density built environment - Retention of green open spaces in the wider area, including the 'racecourse' and associated forest
Level of significance		Outstanding
		Local

Scientific Qualities		Comment/Assessment
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	High	Local
Architectural Qualities	High	Local
Cultural Qualities	None	
Historic Qualities	Outstanding	Local
Scientific Qualities	None	

Technological Qualities	None	
Statement of Significance	The initial subdivision of the area was undertaken by Francis Richard Claude, a speculative developer, and took place prior to the land coming into the Borough and prior to the railway being extended across the River, providing connection from Auckland through to Morrinsville. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period; it exhibits Outstanding heritage significance. The area maintains the high level structure illustrated in Claude's subdivision plan of 1878, supplemented by additional streets through subdivisions in the second decade of the 20th Century. The rectilinear grid street layouts are typical of the development period with no significant change since their original construction. Unlike other parts of the Claudelands area, there has not been the redevelopment of a large number of lots with two storey flats in the 1960s and 1970s (although there are a limited number of examples of redevelopments). There are a range of architectural styles including villas, California Bungalows and more recent styles in Huntly Brick or plaster. Many of these buildings retain their integrity, with the retention of timber joinery/windows and architectural detail.	

Recommendation

The Te Aroha Street HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Temple View

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Whilst subdivision in the local area did not occur until the mid 20th Century, there is a known archaeological site within the area. The potential for information regarding earlier human occupation is therefore high.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the place could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are records which relate to the HHA.
Level of significance		High
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The buildings all represent styles which are associated with the Church of Jesus Christ of Latter-day Saints.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The Temple, and other Church buildings, including the retained and conserved Wendell B Mendenhall Library, the G R Biesinger Hall, First House and Kai Hall, all utilise materials and finishes which ensure that they are viewed as a suite of related buildings. This extends to the replacement walls constructed along Tuhikaramea Road, and the common landscaping within the road reserve and wider Church campus. The blocks for the older buildings were manufactured on site, with an increasing degree of mechanisation over time. The siting, design and landscape treatment of the Temple emphasise the vertical proportions of the building and create the impression of a monument. Landscaping and tree planting emphasises the dramatic and dominant position of the Temple in the local landscape and also includes trees that mark periods of occupation before development of the site by the Church. Whilst located outside of the city when originally developed, as a whole, the campus retains sufficient original buildings, and displays sufficient design integrity, that it illustrates an important element of Hamilton's Early Post War Expansions (1950 to 1980) development period.

Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The original buildings were constructed using blocks which were manufactured on site, with an increasing level of mechanisation over time.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The development of the buildings and site in general has a direct association with George R. Biesinger, the general supervisor of Church building in the South Pacific.
Level of significance		Outstanding
		National

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The site has been, and remains, an important focus for members of the Church of Jesus Christ of Latter-day Saints in New Zealand and the southern hemisphere.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area contributes to the overall sense of place of the Temple View area, and is evidence of cultural and historical continuity.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its*	As the first temple of the Church of Jesus Christ of Latter-day Saints in the southern hemisphere the area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. This includes the labour missionaries, and their families and descendants, who assisted with the construction of

	potential to increase understanding of past lifestyles or events.	the Temple and other buildings in the area. There is a museum and interpretive material which assists visitors to understand past lifestyles and events.
Level of significance		Outstanding
		National
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The project includes the construction of the first temple of the Church of Jesus Christ of Latter-day Saints in the southern hemisphere and has a direct association with George R. Biesinger, the general supervisor of Church building in the South Pacific.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Construction had begun at Temple View, just west of Hamilton, in December 1955. The project included the building of the Temple, which was the first temple of the Church of Jesus Christ of Latter-day Saints in the southern hemisphere, and Church College, which was a private secondary school. The project was overseen by George R. Biesinger, the general supervisor of Church building in the South Pacific. The labour for the construction was performed by volunteer workers known as labour missionaries. The workers were given a small allowance of 10 shillings per week for basic necessities and were called to serve for two years. However, many extended their time upwards to between 8 and 10 years. Additional labour was supplied by church members from around New Zealand who visited for week-long assignments. Overtime the project included other Church buildings such as the Wendell B Mendenhall Library, the G R Biesinger Hall, First House and Kai Hall, all of which are scheduled in their own right. The development of the Temple encouraged the development of areas of housing to the west of

		Tuhikaramea Road, all beyond the boundaries of the city on previously undeveloped land. In the past decade the area has been significantly altered with the demolition of the school buildings, block plant and housing; the redevelopments have refocused the campus on the centrepiece of the Temple. However, the site remains in the ownership and use of the Church, and forms a clearly identifiable campus which shows overall design consistency and which illustrates the significant historical and social significance of the site to the history of Hamilton and the local area, particular during the Early Post War Expansions (1950 to 1980) development period when the Temple, School and associated buildings were originally constructed.
Level of significance		Outstanding
		National
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities
Level of significance		None
Technological Qualities		**Comment/Assessment**

Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The materials (blocks) for the buildings were made on site, with increasing mechanisation over time.
Level of significance		Moderate
		National

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	High	Local
Architectural Qualities	Outstanding	National
Cultural Qualities	Outstanding	National
Historic Qualities	Outstanding	National
Scientific Qualities	None	
Technological Qualities	Moderate	National
Statement of Significance	The Temple View area has significant historical, cultural and architectural significance, being the first Temple of the Church of Jesus Christ of Latter-day Saints in the southern hemisphere, the former location of Church College, a range of other remaining church buildings and a rich social history of the labour missionaries and other volunteers who moved from their usual home to live at the site to work on all aspect of the development, from brick making through to building construction. Overall, whilst located outside of the city when originally developed, the area contributes to a clear understanding and appreciation of a historically and culturally significant development which played an important role in Hamilton's Early Post War Expansions (1950 to 1980) development period. Whilst the area has undergone significant change during the past decade, the alterations made have been sympathetic to the area as originally designed, it exhibits Outstanding heritage significance. The buildings all represent styles which are associated with the Church of Jesus Christ of Latter-day Saints.	

	The Temple, and other Church buildings, including the retained and conserved Wendell B Mendenhall Library, the G R Biesinger Hall, First House and Kai Hall, all utilise materials and finishes which ensure that they are viewed as a suite of related buildings. This extends to the replacement walls constructed along Tuhikaramea Road, and the common landscaping within the road reserve and wider Church campus. The temple was the first Church of Jesus Christ of Latter-day Saints temple to be constructed in the southern hemisphere and has a direct association with George R. Biesinger, the general supervisor of Church building in the South Pacific. The blocks for the older buildings were manufactured on site, with an increasing degree of mechanisation over time.

Recommendation

The Temple View HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Victoria Street

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Subdivision in the local area occurred from the mid-19th Century. There are known archaeological sites alongside the River and within the area.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the place could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are archaeological records which relate to the HHA. Five buildings within the area are included in the New Zealand Heritage List/Rārangi Kōrero of significant heritage places.
Level of significance		Outstanding
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The built form within the area has developed over time, as the 'super-grid' has been developed, subdivided and filled over a period of 150 years. However throughout this time, the supergrid has remained a constant feature. Each stage of development has responding to the differing expectations and aspirations of owners and Hamilton residents. Although its roots are in the Pioneer Development (1860 to 1889) development period, the area has responded to the expectations of residents and owner in each subsequent development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	All buildings in the area are generally built on the back edge of the footpath and many are two storeys or taller and provide enclosure and definition to the street. At ground level the narrow shop fronts provide rhythm in the frontages and contribute to the creation of a human scale. They provide interest to pedestrians by bringing the opportunity for a diversity of ownership and uses. The utilisation of painted plaster or brick elevations on most buildings illustrates the requirement that buildings be constructed in brick or stone. This helps to provide continuity and a sense of identity, as do the verandahs over the footpath. The latter also provide shelter for users, continuity along the street and also contribute to the sense of enclosure within the street. The area has significant townscape interest, with careful attention having been paid to the design of corner buildings, which assist with the creation of distinct spaces at intersections, and arrangement of buildings to terminate views from side streets. Development within Hood Street came later. A number of the commercial buildings are lower scale, reflecting their location away from the main street area, and also reflecting the styles of commercial buildings seen within commercial centres located away from the CBD at a similar time. The buildings

		represent the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period. The design of the streetscape within Victoria Street, the associated trees and landscaping, and the two landmark sculptures within the street (the Sapper Moore-Jones and Tongue of the Dog sculptures) add a further dimension of interest to the area and contribute to its overall significance. Whilst sites have been redeveloped, and buildings changed, overall the form of the buildings and area in general remains representative of the Pioneer Development (1860 to 1889) development period.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	It is significant that the buildings in the area are of masonry construction, responding to local requirements buildings be constructed in brick or stone, responding earlier building fires in the area.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical buildings of their period, rather than being designed by a particular known practitioner.
Level of significance		Outstanding
		Regional
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area is part of the city centre of Hamilton, the area has always been a focus for civic governance and community activity. There is therefore sentiment associated with this.
Identity	*The place or area is a context for community*	As part of the city centre, the area is a critical element in the community identity and sense of

	identity or sense of place, and provides evidence of cultural or historical continuity.	place of Hamilton as a whole. It provides evidence of cultural and historical continuity.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	There is the potential for the area to continue to provide information for the community regarding the history and development of Hamilton.
Level of significance		High
		Regional
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area has at times been associated with the Hamilton Highway District Board, and successive local government in the area. The original (Council) Chambers constructed in 1878 consisted of two military huts with a facade and were located on Victoria Street Opposite Garden Place on the north side of the later built Carnegie Library. In 1905 new Council Chambers and a Town Hall were erected and opened at the south end of Victoria Street near the Municipal Pools.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The current Victoria Street area was one of first areas settled by Māori and later by European settlers, with it being easily accessible to the Waikato River. The Hamilton area has a history of some 700-800 years of Māori occupation and settlement. For the Tainui tribes, the harbours, rivers and swamps of Waikato provided food and other resources, and its mountain ranges were strongholds. As waka traffic

		increased along the rivers in the 19th century, the number of riverbank settlements multiplied. On the west side of the River the main Māori settlements (Pa) in the area of Hamilton were Kirikiriroa Pa occupied by Ngati Wairere, and Te Rapa (near the present Waikato Hospital) occupied by Nagti Koura. Kirikiriroa Pa was the largest settlement in the area and had a large population. It was a thriving community at the time the European traders and missionaries arrived in the area in the 1830's. In 1864, following the Māori wars, a number of defensive militia posts were established throughout the Region, including Hamilton. The establishment of the European settlement of Hamilton began with arrival of the first detachment of soldiers from the 4th Waikato Militia. They built redoubts on opposite sides of the river, on the western side on the hill known to the local iwi as Pukerangiora, on which the St Peters Cathedral is now located and on the eastern side of the river at the end of Bridge Street. The original European settlement straddled the western and eastern sides of the River. They were connected by punt and developed as two separate towns, known as 'Highway Township Districts'. Each was administered by a separate Highway Board. The business area was initially located on Grantham Street close to the wharf, which was a key junction for the movement of people and goods into and out of the area. Improved road links to Auckland and the wider area led to a decreased dependency on river transport, and the commercial centre gradually moved from Grantham Street to Victoria Street. In 1865 the original Hamilton Hotel building was erected on the Corner of Victoria and Sapper Moore Jones Streets (2023 locational reference) and additional development followed. In 1875, with the steady growth of the town's population, Hamilton had a printing press (the Waikato Times), breweries, brickyards, biscuit manufactures, agricultural suppliers, saddlers, tailors, sawmills, flour mills and both vehicle and furniture factories.

		In 1877 the Highways Boards were amalgamated and became the Hamilton Borough, which established its Chambers on the western side of the River in 1878. The original Union Bridge was constructed in 1879, physically linking the two areas (replaced by the existing Victoria Bridge in 1910). The rail station opened the same year, although delays in the construction of the Claudelands Bridge led to it being closed from 1881 to 1884 until the bridge was completed. Between 1874 and 1899 there were five major fires in this area of Victoria Street, destroying a number of the original buildings and businesses. In response the Borough introduced building regulations requiring buildings in the Victoria Street to be of brick or stone construction. It was also the original location for a number of important civic buildings and the location of a number of significant Hotels; these buildings have shaped the City as we see it today. It remains a significant location within the city centre and supports a wide range of daytime and night-time activities. Whilst shown on the 1895 plan, the examination of survey and subdivision plans indicates that the creation of smaller lots in Hood Street came later, in the early 20th Century. The Victoria Street and Hood Street area is an important example of the Pioneer Development (1860 to 1889) development period, illustrating the development and consolidation of Hamilton East and West areas, linked to the military settlement of the area, the significant role of the River and the early establishment of a service town. The area includes the 200+m by 200+m superblocks which are a key feature of the development period.
Level of significance		Outstanding
		Regional

Scientific Qualities		Comment/Assessment
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit this quality.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit this quality.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit this quality.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Outstanding	Local
Architectural Qualities	Outstanding	Regional
Cultural Qualities	High	Regional
Historic Qualities	Outstanding	Regional
Scientific Qualities	None	

Technological Qualities	None	
Statement of Significance	Victoria Street and Hood Street are one of the first established areas of the city. The area was laid out as a grid of streets and the resulting blocks remain the key feature of the urban morphology of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Pioneer development period and exhibits Outstanding heritage significance as one of the first areas settled by Māori and later by European settlers, with it being easily accessible to the Waikato River. The original 'super block' subdivision pattern is still apparent and retains its integrity, with subsequent subdivisions not harming the overall integrity of the Pioneer period urban morphology. Whilst the built form within the area has developed over time, buildings in the area are generally built on the back edge of the footpath and many are two storeys or taller and provide enclosure and definition to the street, with narrow shop fronts providing rhythm in the frontages. The utilisation of painted plaster or brick elevations on most buildings illustrates the historic regulation requiring that buildings be constructed in brick or stone; this contributes to the continuity and sense of identity of the area. A number of the buildings are included on the Heritage New Zealand Pouhere Taonga List.	

Recommendation

The Victoria Street HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Outstanding heritage significance (refer to the table above).

APPENDIX 2

Areas assessed as being of ‘high’ significance overall

Historic Heritage Assessment Template

Assessment for HHA: Acacia Crescent

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area was not surveyed for allotments until 1912. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings in the street are largely 1960s and 1970s builds, dating from the original subdivision of the street, and most appear to be unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings. The overall design and layout of the street is also typical of the period, with the street being a curvilinear loop road. The area is representative of the Early Post War Expansion (1950 to 1980) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The dwellings along Acacia Crescent have strong similarities with the 1960s plan book designs, with multiple houses with angled designs, gable windows, large picture windows, and built-in garages. Split level dwellings dominate, taking advantage of the topography of the area. The following 1960s architectural elements are present at Acacia Crescent, and are particularly visible along the western side of the road: – Linked or integral garages – Plain, flat wall surfaces with rectangular picture windows – Timber window frames with opening top lights – Front doors glazed with small panels – Low pitched roofs with gable ends finished with a prominent but plain bargeboard – Tiled roofs – Red bricks or light brown/grey/dull coloured bricks – White painted panels between windows. There appears to have been little change to the dwellings along Acacia Crescent, since the streets original establishment The overall design and layout of the street is also typical of the period, with the street being a curvilinear loop road.

		There have been no changes to lot size and layout since the establishment of Acacia Crescent. Only one lot has been subdivided with a small, modern unit constructed near the street edge. The overall form of the street and development is typical of the Early Post War Expansions (1950 to 1980) development period.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of plan book houses, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.

Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Acacia Crescent was part of a larger piece of land surveyed into allotments in May 1912. There was a homestead recorded on Lot 62, with a creek running near the eastern end of Lot 61-63. From the 1920s, the land was owned by farmers Edward and Laura Houchen. Edward Houchen died in 1939 at the family homestead, 'Tirohanga,' on Houchens Road in 1939. The development of Acacia Crescent was part of a series of subdivisions carried out by the Houchen family. The first subdivision was along the main road (Houchen's Road), which was surveyed in July 1954, and the family also subdivided an adjacent street, Exeter Street, in 1975. Plans for further subdivision were evident in the July 1954 plan, which included a road connection.

		Acacia Crescent was surveyed in November 1961 (Figure 1). The street was reportedly named after a stand of acacia trees in a nearby gully. All lots were approximately 1/4 acre (1,000m2) in size, surveyed in a rectangular shape. The majority of the sections had a short street frontage to the road, with some longer sections surveyed on the east side of the road. Acacia Crescent connected Houchens Road as outlined in the earlier survey plan and curved around behind the existing sections along Houchens Road. Historic aerials show the newly formed crescent surrounded by agricultural land in the 1960s, located away from the edge of the city. These historic aerials show construction had started on the west side of the street by 1964, with almost all lots occupied by 1971. By 1974, the majority of lots on the eastern side of the road were also occupied. In April 1962, Acacia Crescent was brought within the city boundaries as part of Hamilton's largest boundary extension which almost doubled the land area of Hamilton City. Hamilton's population growth was occurring much faster than predicted, and there was insufficient land for the low-density suburban life that the growing population demanded. Previously the City's boundaries had been adjusted to respond to existing urban development, but the 8th extension planned for population growth, spatial development, and infrastructure. Acacia Crescent was gradually connected to the city with ongoing development and residential construction. Aerials show Acacia Crescent was developed in isolation, likely due to its subdivision from privately owned land. It was developed during a period where many loop roads and cul-de-sacs were formed in isolation as part of a private subdivision from privately owned land. By 1988, residential development connects Acacia Crescent to the city to the north . The overall form of the street and development is typical of the Early Post War Expansions (1950 to 1980) development period.
		High

Level of significance		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	High	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Acacia Crescent is one of a series of subdivisions by the Houchen family, who originally operated a farm on the land. The subdivision of Acacia Crescent and surrounding area provides evidence of landowners capitalising on the growth of Hamilton City, which resulted in a collection of loop roads and cul-de-sacs developed in isolation. Acacia Crescent was initially an outlier when formed in the 1960s and later connected to the city by its ongoing growth. It remains at the southern boundary of the city. The street shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with little further subdivision and development from its establishment. The dwellings in the street are largely 1960s and 1970s builds, dating from the original subdivision of the street, and most appear to be unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings. The Acacia Crescent subdivision and dwellings brought forward on the land, are typical of the Early Post War Expansions (1950 to 1980) development period, including linked roads and cul-de-sacs and building plan forms which incorporate L, T and shallow V shapes Maintaining existing open (unfenced) frontages is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Early Post War Expansions (1950 to 1980) development period, and exhibits High heritage significance as it is a relatively unaltered example of 1960s/1970s development, which includes retained dwellings, which incorporate features of the 1960s plan book designs, and an almost unaltered subdivision layout and urban morphology,	

	including a curvilinear street design. Additional heritage interest is brought by the fact that the land was originally surveyed for subdivision before the land was brought into the city, providing evidence of landowners capitalising on the growth of Hamilton City, and seeking to meet the unpent demand for more housing.

Recommendation

The Acacia Crescent HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates High heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Ashbury Avenue

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Lots within what is now Ashbury Avenue were first surveyed in 1916, with further subdivisions granted in 1965.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings in the street are largely 1960s builds, dating from the original subdivision of the street, and most appear to be unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings which are characteristic of the Early Post War Expansions (1950 to 1980) development period. The layout of the wider street network, of which Ashbury Avenue is part, is typical of the Early Post War Expansions Development Period (1950 to 1980), comprising a series of linked culs-de-sac and irregular shaped roads.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The design of the buildings is typical of that expected in the Development Period, and designs seen in plan books. They are largely unaltered. The incorporate the following typical architectural elements: - Plan forms incorporate L, T and shallow V shapes. - They have brick elevations, with some split block and artificial stone, fibre cement cladding to gables and some blockwork plinths on other buildings. - A mixture of gable and hipped roofs with mainly corrugated steel coverings, although there are some tiled roofs. - Large areas of horizontal proportion picture windows. The layout of the wider street network, of which Ashbury Avenue is part, is typical of the Early Post War Expansions Development Period (1950 to 1980), comprising a series of linked culs-de-sac and irregular shaped roads. Common with the development period, the subdivision layout includes a number of rear lots. These pairs of rear lots are accessed by wide shared

		driveways from the street, running between adjacent lots.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of the period, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people.*	The area does not exhibit these qualities.

	The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.	
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The subdivision of Ashbury Avenue is evidence of a commercial developer bringing forward a subdivision within an area recently added to the city, by way of the 8th extension, in part likely in response to the Ruakura Research Centre, new Teachers College and new University of Waikato campus all within easy distance (both of which have regional significance). This relationship adds to the overall historic qualities of the area.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The land is located in the 8th Extension to the City; this was Hamilton's largest boundary extension which almost doubled the land area of Hamilton City. Hamilton's population growth was occurring much faster than predicted, and there was insufficient land for the low-density suburban life that the growing population demanded. In December 1963 Chartwell Properties Limited were granted a subdivision of Lot 2, forming five lots facing Silverdale Road, and providing connection to Lot 6 to the rear. Lot 6 was further surveyed in 1965 to create a series of lots facing Ashbury Avenue and Regent Street. The first building permit was granted in February 1965. Ashbury Avenue is the first of a series of linked culs-de-sac on west side of Silverdale Road, and provides the only link into the area. The street also provides direct access to Jansen Park; this park provides the

		west boundary to the residential area, and there are direct views westward along the straight alignment of the street into the park. Common with the development period, the subdivision layout includes a number of rear lots. These pairs of rear lots are accessed by wide shared driveways from the street, running between adjacent lots. The layout of the wider street network, of which Ashbury Avenue is part, is typical of the Early Post War Expansions Development Period (1950 to 1980), comprising a series of linked culs-de-sac and irregular shaped roads.
Level of significance		High
		Regional and Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or*	The area does not exhibit these qualities.

	technical achievement at a particular time or is associated with scientific or technical innovations or achievements.	
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	High	Local and Regional
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Ashbury Avenue is one of a series of subdivisions by the Chartwell Properties Limited, of land originally owned by FC Lichfield, who had also owned surrounding land. The subdivision, and dwellings brought forward on the land, are typical of the Early Post War Expansions (1950 to 1980) development period, including linked roads and cul-de-sacs and building plan forms which incorporate L, T and shallow V shapes. The street shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with no subdivision or development from its establishment. The dwellings in the street are largely 1960s builds, dating from the original subdivision of the street, and most appear to be unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings which are characteristic of the Early Post War Expansions (1950 to 1980) development period. Maintaining existing open (unfenced) frontages is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Early Post War	

	Expansions (1950 to 1980) development period and exhibits High heritage significance as it retains significant integrity with no alterations from the original survey and formation of the street, with no subdivision or development from its establishment. The dwellings in the street are largely 1960s builds, dating from the original subdivision of the street, which also maintain their integrity as most appear to be unmodified. Additional heritage interest is brought by the fact that the subdivision is evidence of a commercial developer bringing forward a subdivision within an area recently added to the city, by way of the 8th extension, in part likely in response to the Ruakura Research Centre, new Teachers College and new University of Waikato campus all within easy distance.

Recommendation

The Ashbury Avenue HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates High heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Chamberlain Place

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Development of the area began in the early 1970s. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings are typical of those being developed by the Housing Corporation in the local area. Whilst they are of simple designs, they incorporate features seen in market housing constructed at a similar time including large windows (some full height) and on some units brick elevations under tiled roofs. The majority are relatively unaltered. The cul-de-sac, curved street layout is typical of the development period. Overall, the development is a good example of Early Post War Expansion (1950 to 1980) development period, which has undergone very little change since it was developed.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The dwellings are typical of those being developed by the Housing Corporation in the local area. Whilst they are of simple designs, they incorporate features seen in market housing constructed at a similar time including: - Plain, flat wall surfaces with rectangular picture windows. - Large windows; mainly horizontally. proportioned with top opening lights, and some full height vertical proportion windows. - Some corner windows, with a horizontal proportion. - Often glazed front doors. - Low pitched roofs mainly with gable ends finished with a prominent but plain bargeboard. - Some Dutch gable roofs. - Mainly corrugate roofs, but some tiles. - Mainly timber weatherboard elevations, with some bricks (buff/pale brown and red) and fibre cement cladding. The majority are relatively unaltered, providing significant integrity and continuity to the area.

		The overall design and layout of the street is also typical of the period, with the street being a curvilinear loop road, adding further to the integrity. It is a very good, relatively unaltered example of the Early Post War Expansion (1950 to 1980) development period.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of State Houses which were constructed in the 1970s (the latter part of the Early Post War Expansions (1950 to 1980) development period).
Level of significance		High
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area has some significance as an area of state housing (which is in itself of National significance) constructed soon after the formation of the Housing Corporation. The infill housing in Casey Avenue can be seen as an example of the integration of State housing tenants into suburban communities, rather than forming large estates
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of*	The housing was designed around an area of open space; the majority of houses face on to this. The open space provides a sense of place (community identity) to the Chamberlain Place area.

	cultural or historical continuity.	
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The street was named by the Housing Corporation, following a theme of famous coaches or athletic stars. The street was named after Marissa Chamberlain, a track and field athlete who competed in the 1966 Commonwealth Games.
Level of significance		Moderate
		National
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The development illustrates the development and provision of social housing by the newly formed Housing New Zealand Corporation, from the merger of the State Advances Corporation and the Housing Division of Ministry of Works, seeking to provide generous outdoor spaces for all units around a common central open space.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The land was brought into the City as part of the 8th Extension. The use of a cul-de-sac road layout is typical of the development period, as is the loop design of the street. Whilst provision is made for vehicular access to each lot, driveways and parking are not a dominant element; even where longer driveways lead to rear lots a central grass strip is maintained in the centre. The area shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with little change from its establishment. The dwellings in the street are all 1970s builds, dating from the original subdivision of the street,

		and most appear to be relatively unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1970s state houses. The dwellings are typical of those being developed by the Housing Corporation in the local area. Whilst they are of simple designs, they incorporate features seen in market housing constructed at a similar time including large windows (some full height) and on some units brick elevations under tiled roofs.
Level of significance		High
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or*	The area does not exhibit these qualities.

	technical innovations or achievements.	
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	High	Local
Cultural Qualities	Moderate	National
Historic Qualities	High	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Chamberlain Place is a subdivision by the Housing Corporation of New Zealand. The development illustrates the development and provision of social housing by the newly formed Housing New Zealand Corporation, whilst seeking to provide generous outdoor spaces for all units around a common central open space. Whilst provision is made for vehicular access to each lot, driveways and parking are not a dominant element; even where longer driveways lead to rear lots a central grass strip is maintained in the centre. Maintaining existing open (unfenced) frontages is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the state housing development expected in the latter part of the Early Post War Expansions (1950 to 1980) development period and exhibits High heritage significance as it is a relatively unaltered example of a comprehensive 1970s Housing Corporation development. The area shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with little change from its establishment. The dwellings in the street are all 1970s builds, dating from the original subdivision of the area, and most buildings and surroundings appear to be relatively unmodified,	

	including that many lots still retain their simple concrete strip driveways leading to a simple car pad and open front boundary, rather than the larger areas of concrete and tall timber fences seen constructed elsewhere. Whilst the dwellings are typical of those being developed by the Housing Corporation in the local area, and are of simple designs, they incorporate features seen in market housing constructed at a similar time including large windows (some full height) and on some units brick elevations under tiled roofs, and so still illustrate the prevailing architectural tends fashionable at the time. The use of a cul-de-sac road and loop road layout is also typical of the development period, although in this case the incorporation of a loop around a large open space adds additional interest and highlights the desire to create a high quality living environment for residents.

Recommendation

The Chamberlain Place HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates High heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Fairfield Road

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Development of the area did not begin until the late 1940s. The potential for information regarding earlier human occupation is low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The building stock includes typical example of post-war state house architecture from second half of the 20th century. This is mixed with infill development from the early 2000s, particularly on subdivided or rear sites and within the visual catchment, but outside the delineated area. based on historical analysis of aerial photography, around 59% of dwellings within the HHA were established through the initial subdivision and construction period with which the area is associated 1950-1960
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	Developed by the state at the end of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period and crossing into the Early Post War Expansions (1950 to 1980) development period, the area reflects some of each, with the simple state house designs reflecting the earlier period, whilst the curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form. Buildings are generally simple state house designs, with weatherboard elevations under clay tiled hipped roofs (utilising both brown and terracotta coloured tiles). Many still have their original single chimney and multi-pane timber windows. There are some buildings with gabled roofs (although on the whole these still have weatherboard elevations). Most dwellings now have a fully formed driveway from the street, although some lots do not have a formed vehicular access or only have a simple driveway formed by lines of concrete. Front boundaries vary, with some lots retaining open plan (which would have originally typified the area) and/or planted boundaries. However, likely in response to the traffic along the street, there are a number of taller fences which due to the curving street are very dominant discordant features.

		Lot sizes and layouts are reasonably consistent (recognising that the curves in street has impact on lot shape and layout). A number of the dwellings back on to Caro Park, with easy access to this from the local area (including from both Fairfield Road and Gardiner Place). While some buildings of the State House style associated with development period of interest have been obviously modified the majority within the HHA area demonstrate reasonable integrity of design. Subdivision pattens have degraded to a degree as a result of later infill particularly from the 2000s.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of state houses of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical state houses being built at the time, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of*	The area has some significance as an area of state housing (which is in itself of National significance) constructed reasonably early after the end of the

	spiritual, political, national or other cultural sentiment.	World War II, likely using ex-servicemen who had retrained in Hamilton.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities
Level of significance		Low
		National
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The development illustrates that the housing shortage in Hamilton, which became apparent in late 1920s, was still an issue and there was pressure for new housing development in post war Hamilton. The Fairfield project, involving the construction of 800-1000 houses, was announced in April 1946. A first block of 23 houses at Fairfield was on the way to completion by June 1947, constructed using carpenters from the No 20 training centre for ex-servicemen in Hamilton East.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including*	Fairfield Road itself is not representative of a single period of development. The HHA consists of the curving section of Fairfield Road from Haultain Street to Heaphy Terrace along with the short

	development and settlement patterns, early or important transportation routes, social or economic trends and activities.	Gardiner Place which links north from this. This section was developed as part of a much larger block including streets to the north. The western portion from Haultain to Woodstock includes a later school development, and roads near the river were developed prior to 1940. The area delineated by the HHA is one of a large number of places initially developed in the 1950s in Hamilton.
Level of significance		High
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.

Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	Low	National
Historic Qualities	High	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Fairfield Road was developed at a time when Hamilton was undergoing significant growth; it was about to reach a population of 30,000 and the post war period brought new ideas regarding the planning and layout of towns. The area records and illustrates this. Developed by the state at the end of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period and crossing into the Early Post War Expansions (1950 to 1980) development period, the area reflects some of each, with the simple state house designs reflecting the earlier period, whilst the curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form. Whilst most sites would have been open plan, many now have fences along their street boundaries. Further tall fences would have a negative impact on the heritage values of the area, but fences of up to 1.2m could be inserted whilst maintaining the historic heritage values of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected moving from the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period through to the Early Post War Expansions (1950 to 1980) development period, the post war period where new ideas regarding planning and layout of towns were emerging. The area exhibits High heritage significance as it is a relatively unaltered example of immediate	

	post war development. The simple state house designs reflect the earlier period, whilst the curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form. Many of the buildings remain relatively unaltered and retain their integrity; they still have original features such as their clay tiled roofs, original chimneys and multi-pane timber windows. Whist some subdivision has taken place, this has tended to be on a lot by lot basis, so the overall structure of the area is not harmed. That the development was part of the Fairfield project, involving the construction of 800-1000 houses and likely used carpenters from the No 20 training centre for ex-servicemen in Hamilton East adds further historic interest to the area.

Recommendation

The Fairfield Road HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates High heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Frankton East

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The first streets were surveyed for subdivision in 1922. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or immediate local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The varied development styles are representative of significant periods of development in Hamilton: - Marire Avenue has a variety of State housing typologies in a mix of claddings and construction materials ranging from weatherboard to brick. - Parr, Taniwha , Wye and Torrington Streets, include a variety of 1920s and 1930s housing typologies of largely California and English bungalow styles.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The State Houses, are attractive in appearance, and incorporate cottage designs as seen within Hayes Paddock, with warm terracotta clay tiles, and darker brown clay tiles over weatherboard, plaster or brick elevations. They have mixture of hipped and gabled roofs. There are a variety of 1920s and 1930s housing typologies on Parr, Taniwha , Wye and Torrington Streets, largely California and English bungalow styles. Many of these incorporate features from Ellis and Burnand, who were a significant Waikato based manufacturer of joinery and prefabricated houses. These represent a very significant group of these houses.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	It is significant that the buildings incorporate joinery from Ellis and Burnand. It is likely that they incorporated a degree of prefabrication, although clear records do not exist of this.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a*	In general, the buildings are of interest in so much as they are typical of houses of the period and of early state housing, rather than being designed by a particular known practitioner.. However, the

	significant contribution to the region or nation.	incorporation of joinery from Ellis and Burnand (and the likely prefabrication of parts) adds a layer of significance to them.
Level of significance		High
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area has some significance as an area of early state housing (which is in itself of National significance). The housing in Marire Avenue can be seen as an example of the integration of State housing tenants into suburban communities, rather than forming large estates
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		Low
		National
Historic Qualities		**Comment/Assessment**

Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	Marire Avenue was reportedly named after the Māori religion, Pai Mārire. Overall, the area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The site was originally pastoral land, sold to T. H. Mills in 1920. The land at Parr and Taniwha Streets was surveyed for subdivision in June 1922. Mills subdivided the land as 'Edwards Estate.' Sections nearby at Maeroa were being formed as early as 1910, and connected to Frankton and Hamilton by a bridge of the Maeroa Gully in 1912. Norton Road formed a significant link and route into the Hamilton City centre. Marire Avenue was not surveyed until March 1936, and the lots were sold by Thomas Reynolds and Francis Pinfold to the Crown in June 1937. Tenders for the construction of State housing at Norton Road were called at the end of May 1937, with 21 houses to be constructed. The majority were constructed as single dwellings, with two two-unit flats. The construction of these units was expected to relieve an "acute shortage of accommodation in Hamilton." Foundations for several houses were laid by October 1937, with reinforced concrete piles and heart Rimu. All houses had individual designs with variety in external appearance with a range of claddings – brick, plaster, or wood. By December 1940, all State dwellings at Norton Road, Marire Avenue, and Dudley Terrace, comprising 23 units, had been constructed. The subdivision and development of Torrington Avenue through to Parr Street, provides evidence of local landowners and speculators capitalising on the growth Hamilton and ongoing expansion of the settlement of Frankton. The later development of Marire Street can be seen to provide evidence of infill State housing, that occupied the space between haphazard, private subdivisions.

		The rectilinear layout of the street, with back to back lots, is typical of the development period.
Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	High	Local/
Cultural Qualities	Low	National
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	The subdivision and development of Torrington Avenue through to Parr Street, provides evidence of local landowners and speculators capitalising on the growth Hamilton and ongoing expansion of the settlement of Frankton. The later development of Marire Street can be seen to provide evidence of infill State housing, that occupied the space between haphazard, private subdivisions. The area is largely occupied by 1920s and 1930s dwellings that date to the original subdivision of the area. There are a mix of architectural styles including bungalows and villas, with a range of State housing building typologies on Marire Street. Importantly the area contains a large number of Ellis and Burnand pre-fabricated houses; one of Waikato's earliest and largest house building companies. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwards and during and after inter-war growth (1890 to 1949) development period and exhibits High heritage significance. The rectilinear grid street pattern is typical of the development period, with back to back lots, which has altered little from how it was first laid out. Many of the 1920s and 1930s housing typologies on Parr, Taniwha , Wye and Torrington Streets have stayed true to their original form and design and not suffered from inappropriate alterations. They incorporate features from Ellis and Burnand, who were a significant Waikato based manufacturer of joinery and prefabricated houses. These represent a very significant group of these houses. The State Houses in Marire Street are typical of the period, and have cottage designs similar to those seen in Hayes Paddock. They are a good example of the integration of State housing tenants into suburban communities, rather than forming large estates.	

Recommendation

The Frankton East HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates High heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Matai, Hinau and Rata Streets

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area was surveyed in 1913. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The majority of dwellings were constructed in the 1920s to 1940s, mainly single storey buildings in the California and English Bungalow styles as well early State House styles, all with simple plan forms. The dwellings and the rectilinear grid street pattern are typical of the development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	Development in the area continued over a long period; the 1943 aerial photo (30 years after the original subdivision plan) shows a number of vacant lots, although examination of 1953 aerial photos shows that by then the lots contained a dwelling. The majority of dwellings were constructed in the 1920s to 1940s, mainly single storey buildings in the California and English Bungalow styles as well early State House styles, all with simple plan forms. Materials are generally consistent with weatherboard or Huntly brick elevations on some of the later buildings, under often shallow pitched corrugated steel or tiled gabled and hipped roofs. Building setback, and the overall layout of buildings is consistent, with buildings arranged parallel to the street, with space to each side, despite the challenging topography which leads to some buildings being above or below the level of the street (with minimal change to the existing topography except to accommodate roads). The overall layout of the area is consistent with the development period, consisting of a rectilinear grid of streets, with back to back housing and streets meeting at right angles. There are already a number of tall and medium height fences along street boundaries, which impact the consistency of the area.

Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical houses of the period, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase*	The area does not exhibit these qualities.

	understanding of past lifestyles or events.	
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area has associative value as an illustration of the importance of the Frankton area to the early history of Hamilton.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The area is a good example of the form of settlement pattern expected in the development period. The land was originally owned by John Carey. In 1913 a plan was drawn up for John Carey for the subdivision of the land. At the time of subdivision the land was described as the Town of Frankton Extension No.33, and whilst the Town of Frankton was brought into the Borough in April 1917 (by way of the second extension), this land did not become part of the Borough until it was brought in as part of the 3rd extension in 1928. The plan shows a grid layout of approximately quarter acre sections, in approximately 40m deep blocks. The original subdivision pattern varies for Rimu Street, where the street broadly follows the line of the stream to the south, so bringing distortion to the otherwise regular grid pattern. Whilst some new subdivision has taken place in the area, this mainly consists of the formation of rear lots and does not have a significant impact on the overall morphology of the area, which remains typical of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period and includes:

		- A grid road layout draped over the existing landform, with minimum earthworks to accommodate the street and little changes of contour made to lots - Streets generally meeting at right angles - Back to back lot pattern - A relatively high density built environment - Single storey detached villas and bungalows in an eclectic architectural style
Level of significance		High
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is*	The area does not exhibit these qualities.

	associated with scientific or technical innovations or achievements.	
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	High	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	The development of the area, remote from the boundary of Hamilton Borough, highlights the significance of Frankton as a settlement in its own right during this period, based upon the significance of the Railway. The land was originally owned by John Carey. In 1913 a plan was drawn up for John Carey for the subdivision of the land. Restricting tall fences along the front boundaries of lots is important to maintain the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period and exhibits High heritage significance. The area is a good example of the form of settlement pattern expected in the development period, with a rectilinear grid pattern and back-to-back lots. The majority of dwellings were constructed in the 1920s to 1940s, mainly single storey buildings in the California and English Bungalow styles as well early State House styles, all with simple plan forms. Whilst some lots have been subdivided, this mainly consists of the formation of rear lots and does not have a significant impact on the overall morphology of the area or integrity of the area. It is of interest that at the time of subdivision the land was described	

	as the Town of Frankton Extension No.33, and whilst the Town of Frankton was brought into the Borough in April 1917 (by way of the second extension), this land did not become part of the Borough until it was brought in as part of the 3rd extension in 1928.

Recommendation

The Matai, Hinai and Rata Street HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates High heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Sare Crescent

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area was surveyed in 1949 and construction completed by 1953. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The building stock includes typical example of post-war state house architecture from second half of the 20th century. Apart from one redeveloped site, the building stock remains original. Both the houses, and the curvilinear link road street layout are typical of the development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The Sare Crescent HHA is largely occupied by 1950s dwellings, typical of 1950s State housing: - Majority of buildings are detached; some semi-detached pairs of dwellings. - Mainly timber weatherboard elevations, but some plaster and artificial weatherboard. - Range of simple gabled and hipped roofs. - Timber joinery, including mainly multi-pane casement windows, but some vertically sliding double sash windows. - Many building retain their original chimney. - A large number of the sites retain their open plan frontage, and simple driveway formed by two strips of concrete (although some sites do now have fully formed driveways and mainly low fences). - The curved street alignment is typical of the emerging development period, and adds interest to the street. - Berm widths vary, with the street width opening out in the centre of the street. The street has an interesting curve, with varied width berms. - Lot width is reasonably consistent, but lot depth reduces where the berms widen. - The dwellings largely face the street, with few placed on an angle. Overall the area remains very intact with significant integrity.

Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of state houses of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical state houses being built at the time, rather than being designed by a particular known practitioner.
Level of significance		High
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area has some significance as an area of state housing (which is in itself of National significance) constructed reasonably early after the end of the World War II, as with Fairfield Road likely using ex-servicemen who had retrained in Hamilton.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity*	The area does not exhibit these qualities

	of the place or area and its potential to increase understanding of past lifestyles or events.	
Level of significance		Low
		National
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The development illustrates that the housing shortage in Hamilton, which became apparent in late 1920s, was still an issue and there was pressure for new housing development in post war Hamilton. The Fairfield project, involving the construction of 800-1000 houses, was announced in April 1946. A first block of 23 houses at Fairfield was on the way to completion by June 1947, constructed using carpenters from the No 20 training centre for ex-servicemen in Hamilton East.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The area was developed after the end of World War II, during a period where houses were being built to accommodate homecoming servicemen and their families. Heaphy Terrace had been subjected to ribbon development, and Sare Crescent capitalised on the available land to the rear of this existing development, curving around and connecting with Clarkin Road. Sare Crescent also appears to demonstrate some watered-down ideals of the Garden Suburb, which had become pervasive in town planning, but gradually diluted down to road layout and the provision of ample green/garden spaces. The land of Sare Crescent was surveyed for subdivision in August 1949. Lot sizes and shapes are more varied than other earlier State housing subdivisions, and range in size from 750m2 to 1,000m2 (¼ acre), positioned along a curvilinear street. Aerials show construction completed on both sides of street by August 1953.

		Prior to its development, it was rural land on the northern outskirts of Hamilton City. Sare Crescent was located at edge of city boundary in 1950 and, over the next twenty years, land rapidly developed/extended around it. Parts of Fairfield had developed prior to its inclusion in the boundary of Hamilton City in 1949, and had extensive State housing estates. Some dwellings are still owned by Kainga Ora/Housing New Zealand. The area remains a good example the form settlement pattern expected during the period.
Level of significance		High
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or*	The area does not exhibit these qualities.

	technical innovations or achievements.	
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	High	Local
Cultural Qualities	Low	National
Historic Qualities	High	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Sare Crescent was developed as part of a rapid period of Hamilton City's growth, constructed to accommodate homecoming servicemen and their families in the Early Post War Expansions (1950 to 1980) development period was initially bordered farmland to the north and east, but quickly became surrounded by further subdivisions and development. Overall, the area contributes to a clear understanding and appreciation of the development expected during the Early Post War Expansions (1950 to 1980) development period, immediately after the post war period where new ideas regarding planning and layout of towns were emerging and taken forward in State housing project. The area exhibits High heritage significance as it is a relatively unaltered example of post war development. The curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form which typifies the period. Many of the buildings remain relatively unaltered and retain their integrity; they still have original features such as their multi-pane or vertically sliding sash timber windows. The subdivision and redevelopment of the site at no.20 and additional dwellings on rear lots at no.22 and 24 have had an impact on the integrity of the area, but overall it remains a significant example of early post war State housing. That the development was part of the Fairfield project, involving the construction of 800-1000 houses and likely used carpenters from the No 20 training centre for ex-	

	servicemen in Hamilton East which adds further historic interest to the area.

Recommendation

The Sare Crescent HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates High heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Wilson Street and Pinfold Avenue

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area was first subdivided in 1920, with further subdivision over the next 20 years. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA.
Level of significance		Low
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	There are a mix of housing typologies within the Wilson Street, including California and English Bungalow styles and state houses, and more consistent state housing in Pinfold Avenue and Watts Crescent. These reflect the historical context of the area – with a combination of materials and styles constructed by private owners from the 1920s and the more cohesive style of State housing from the 1940s. The rectilinear alignment of Wilson Street reflect that expected during the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949), where as the curvilinear form of Pinfold Avenue and Watts Crescent is more reflective of the emerging Early Post-War Development (1950–1980) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The area includes a range of California and English Bungalow styles and early state houses. Wilson Street includes buildings in the California and English Bungalow styes, as well as State House styles. The latter are mainly contained to the southern side of the street, to the east of the intersection with Pinfold Avenue on lots which are shown vacant on the 1938 aerial photo. It appears likely that the subsequent buildings on these lots would have been constructed concurrent with the dwellings in Pinfold Avenue and Watts Crescent, which have similar state house designs with weatherboard elevations, clay tile roofs and multipaned timber casement windows. By 1953 the semi-detached/duplex dwellings at 11 to 21 Pinfold Avenue had been developed. These dwellings have significant heritage value as a group and as individual buildings. Wilson Street includes substantial regularly spaced street trees. Lots are of a generally regular size/dimension, over a broadly flat landform, with a consistent layout of buildings within them. Within Pinfold Avenue street trees are in places less regular,

		and whilst lot width does vary in response to building typology there is consistency in the building style. Within Wilson Street, frontage are generally enclosed by fences or planting, with a greater number of open plan frontages in Pinfold Avenue.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of houses of the period and of early state housing, rather than being designed by a particular known practitioner.
Level of significance		High
		Local
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area has some significance as an area of early state housing (which is in itself of National significance). The infill housing in Wilson Street can be seen as an example of the integration of State housing tenants into suburban communities, rather than forming large estates
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.

Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		Low
		National
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Wilson street was originally surveyed, as a whole, in 1923. This plan shows Dey Street continued northwards to link to the east end of Wilson Street, although this did not happen for many years after. By the 1938 aerial photos show approximately half of the lots in Wilson Street developed. The subdivision of Pinfold Avenue and Watts Crescent came later. The 1946/47 survey plan showed the creation of Pinfold Avenue linking from Wilson Street to Clyde Street, Watt Crescent and the stopping of part of an undeveloped section of Clyde Street to regularise the realignment of Clyde Street to better link towards Knighton Road (as shown on the aerial photos). This also increased the site area of the development block. This survey plan notes that all of the sites along the south side of Wilson Street were occupied by lessees. By 1948 Pinfold Avenue and Watts Crescent had been developed

		and a significant number of the dwellings built, along with most of the remaining lots in Wilson Street. The straight alignment of Wilson Street runs parallel to the earlier Hamilton East grid of streets to the south, and as a result reflects the expectations of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period (although the alignment of the existing Old Farm Road and Peachgrove Road did not follow the rectilinear grid alignment). In contrast to this, Pinfold Avenue and Watts Crescent introduced curving alignments and cul-de-sac into the area, reflecting the Early Post War Expansions (1950 to 1980) development period.
Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a*	The area does not exhibit these qualities.

	particular time or is associated with scientific or technical innovations or achievements.	
Level of significance		None
		The area does not exhibit these qualities.

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	High	Local
Cultural Qualities	Low	Local
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Wilson Street, Pinfold Avenue and Watts Crescent together illustrate the significant growth and development of the original Hamilton East northwards, on land which was always part of the original city and the significant growth of the city post WWII when the Borough was soon to reach a population of 30,000 and be awarded city status (1945). An important contribution to the heritage significance of Pinfold Avenue and Watt Crescent is the large number of frontages which remain open plan, with no fencing along the street boundary. Any further fences would have a negative impact on the heritage values of the area. Overall, Wilson Street contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period, whereas Pinfold Avenue and Watts Crescent illustrate the post war period where new ideas regarding planning and layout of towns were emerging (moving into the Early Post War Expansions (1950 to 1980) development period). The rectilinear Wilson Street is a clear example of the street layout and form expected in the 1920s, whereas the curvilinear form of Pinfold Avenue steps away from this. Wilson Street includes buildings in the California and English Bungalow	

	styes, as well as State House styles, whereas Pinfold Avenue and Watts Crescent include only state houses. All maintain their integrity as good examples of their period. There are some important duplex state houses in Pinfold Avenue, which make a particularly important contribution to the area. The area also significant in that it illustrates the first Labour Government's (1935-1949) ambitious roll out of state housing, which is evident in not only the planned Pinfold Avenue and Watts Crescent area, but has also been rolled out to the previously undeveloped lots in Wilson Street which was created through the far earlier Wilson Street subdivision.

Recommendation

The Wilson Street and Pinfold Avenue HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates High heritage significance (refer to the table above).

APPENDIX 3

Areas assessed as being of 'moderate' significance overall

Historic Heritage Assessment Template

Assessment for HHA: Augusta, Casper and Roseburg Streets HHA

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Clarkin Road was not surveyed for allotments until 1954 and the first building permit in Augusta, Casper and Roseburg Streets was granted in 1963. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings in the street are largely 1960s builds, dating from the original subdivision of the street, and most appear to be unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings. The overall layout of the streets is typical of the period, with a connected series and culs-de-sac, and a curving street alignment for Augusta Street. Overall the development is a good intact example of the Early Post War Expansion (1950 to 1980) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The dwellings within Augusta, Casper and Roseburg Streets have strong similarities with the 1960s plan book design. Most appear to be relatively unmodified: - L, T and shallow V plan forms - Mainly single storey - Brick elevations and some blockwork plinths - Mixture of gable and hipped roofs with corrugated steel coverings. - Gables often have fibre cement cladding above window level. - Large areas of horizontal proportion picture windows, including large corner windows. - Fully formed driveway, providing access to garages within rear yards for many of the buildings, and to garages integral in a lesser number of the buildings. The street shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with little subdivision or development from its establishment. Lots are generally of a similar size and dimension (from around 700m2 to 850m2), and buildings show a similar setback and are usually placed perpendicular to the street. Each dwelling has been positioned to create a good sized private rear garden area.

		Many front yards are open plan with some low retaining walls containing the original ground levels and some other low fences. There is significant planting within some front yard areas, although this is not typical. The streets have wide berms, narrow carriageways and small regularly spaced street trees. There are direct views along the each of the street within the HHA, although the curved alignment curves of Augusta Steet adds interest to the views along it. The layout and dwellings are typical of the Early Post War Expansions (1950 to 1980) development period, comprising a series of linked culs-de-sac.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of plan book houses, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.

Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The HHA is located to the north of Clarkin Road; named after the Clarkin family who had already subdivided land along the street. The land at the south end of the HHA, facing Clarkin Road, was added to the City in the 5th extension in 1949 and had been subdivided in 1954. This earlier subdivision had maintained the ability to access the Augusta Street land. The land was added to the City as part of the 8th Extension; this was Hamilton's largest boundary extension which almost doubled the land area of

		Hamilton City. Hamilton's population growth was occurring much faster than predicted, and there was insufficient land for the low-density suburban life that the growing population demanded. Previously the City's boundaries had been adjusted to respond to existing urban development, but the 8th extension planned for population growth, spatial development, and infrastructure. The area was subdivided for residential development in stages, the first of these being in October 1963, soon after the land was brought into the city in April 1962. This subdivision confirmed the alignment of Augusta Street, with a latter subdivision in 1964 bringing Roseburg Street and the eastern portion of Casper Street. The first building permit was granted in February 1963. The area consists of a series of linked culs-de-sac; Augusta Street provides the only link into the area. To the north the area is contained by the St Paul's Collegiate School. The street, subdivision layout and dwellings are typical of the Early Post War Expansions (1950 to 1980) development period
Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.

Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Augusta, Casper and Roseburg Streets form a subdivision by the Roach family, who had previously subdivided land along the frontage of Clarkin Road. The subdivision of Augusta, Casper and Roseburg Streets is evidence of an owner/developer bringing forward a subdivision within an area recently added to the city, by way of the 8th extension. The resulting subdivision, and dwellings brought forward on the land, are typical of the Early Post War Expansions (1950 to 1980) development period, including linked roads and cul-de-sacs and building plan forms which incorporate L, T and shallow V shapes.	

	The street shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with little subdivision or development from its establishment. The dwellings in the street are largely 1960s builds, dating from the original subdivision of the street, and most appear to be relatively unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings, which are representative of the Early Post War Expansions (1950 to 1980) development period. Maintaining existing open (unfenced) frontages is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Early Post War Expansions (1950 to 1980) development period and exhibits Moderate heritage significance as it is a relatively unaltered example of 1960s development, which includes retained dwellings, which incorporate features of the 1960s plan book designs, and an almost unaltered subdivision layout and urban morphology, including a series of culs-de-sac off of the curvilinear Augusta Street. The lack of alteration to the street, subdivision layout and buildings means that the area maintains significant integrity.

Recommendation

The Augusta, Casper and Roseburg Streets HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Moderate heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Casey Avenue

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area was first subdivided in 1919, with further subdivision over the next 20 years. There are known archaeological sites alongside the River and within the local area. The potential for information regarding earlier human occupation is therefore moderate.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA.
Level of significance		Moderate
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	There are a mix of housing typologies within the Casey Avenue HHA that reflect the historical context of the site – with a combination of materials and styles constructed by private owners from the 1920s and the more cohesive style of State housing from the 1940s. The houses, and the simple rectilinear street pattern of the wider area, is typical of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The State housing is typical of the 1940s design and is seen at Treloar Street and on the western side of Casey Avenue, opposite Treloar Street. There is more variation in the privately developed sections, which incorporate brick in simple English cottage and English bungalow styles. There are also some older dwellings at the junction of Casey Avenue and Boundary Road representing California and English bungalow styles. The street has a straight alignment within the HHA, and turns at the north to run broadly parallel to the river. The dwellings, street and subdivision layout are typical of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable*	The buildings are of interest in so much as they are typical of houses of the period and of early state

	practitioner or made a significant contribution to the region or nation.	housing, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area has some significance as an area of early state housing (which is in itself of National significance). The infill housing in Casey Avenue can be seen as an example of the integration of State housing tenants into suburban communities, rather than forming large estates
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		Low
		National
Historic Qualities		**Comment/Assessment**

Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Casey Avenue was originally part of a larger area of land owned by Andrew Primrose and subdivided in January 1919. The first sections subdivided were those on the eastern side near Boundary Road, which were surveyed in August 1919 by John Primrose. At that time, the road was recorded as 'Casey's Avenue.' Fourteen sections of largely the same size were surveyed. The sections along Casey Avenue were further subdivided over the next 20 years. The sections bordering Boundary Road were surveyed in 1922 for H. T. Gillies and appear to be a private subdivision of Gillies' land. The western side of the road consisted of large sections which were later subdivided into smaller residential sections. The straight road alignment, and 'back to back' form of the street and wider local area is typical of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period.
Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.

Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Moderate	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	Low	National
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Casey Avenue was established as a private subdivision by multiple different landowners over 20 years, with the earliest capitalising on the growth of Hamilton City and improving transport connections to Claudelands. Later, State housing was also constructed in the area, developing sections of available land within existing housing. There are a mix of housing	

	typologies within the proposed HHA that reflect the historical context of the site – both the private subdivision and development by private owners and the construction of State housing from the 1940s. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period and has Moderate heritage significance. Whilst buildings vary, all of the buildings are typical of the development period, including the older California Bungalow and English Cottages styles and the State housing, seen at Treloar Street and on the western side of Casey Avenue, which are typical 1940s state house designs. The straight alignment of the street is also typical of the period. The buildings and overall layout of the area have undergone little change and maintain and exhibit integrity when considered against the area as it existed when the state housing was first developed. Further historic interest is added by the way that the area continued to grow and evolve to respond to continued demand for both market housing and state housing, with the latter integrated with the existing houses as well in Treloar Street where existing sections were subdivided. The integration of state housing into an existing, at the time partly developed, residential area provides a contrast to the larger state house developments being undertaken at Hayes Paddock and Fairfield at a similar time.

Recommendation

The Casey Avenue HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Moderate heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Hooker Avenue

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Subdivision consent was granted for the majority of the development in December 1964. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings in the street are largely 1960s and 1970s builds. Most appear to be relatively unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1960s and 1970s buildings. The subdivision layout of the street, and HHA and the wider area is typical of the development period, including the curvilinear street pattern of linked roads and cul-de-sacs.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	Buildings are detached and are generally large. The majority are single storey, although there are some two storey dwellings. The area incorporates the following typical design elements: - Plan forms vary, mainly L and T shapes. - They have brick elevations, with some split block and artificial stone, fibre cement cladding to gables, areas of timber or fibre cement cladding above and below windows and some blockwork plinths. - A mixture of gable, hipped and Dutch-gable roofs; gables are more dominant. Concrete tiles and corrugated steel are both seen. - Large areas of horizontal proportion picture windows. - Buildings show a similar setback and are placed perpendicular to the street. - Lots are generally of a similar size and dimension (around 600m2 to 800m2), although there are some significantly larger lots at the end of the street (and as rear sites not included in the HHA). - Lots broadly maintain the original levels/topography across them. - Many front yards are open plan with some low retaining walls containing the original ground levels and some other low fences.

		- There is significant planting within some front yard areas; the curved alignment of the street increased the prominence of this planting. - Each site has a fully formed driveway leading to a garage; garages are mainly integral with the dwelling but are sometimes detached. - The size of rear yards vary, in part due to the large footprint of some of the buildings. - The street has a curving alignment, typical of the development period. - The wider street network is typical of the Early Post War Expansions Development Period (1950 to 1980), comprising a series of loop street, linked culs-de-sac and irregular shaped roads.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of the period, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of*	The area does not exhibit these qualities.

	spiritual, political, national or other cultural sentiment.	
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Hooker Avenue is a development by Chedworth Park Limited. Subdivision consent was granted for the majority of the development in December 1964, soon after being brought into the City in April 1962, with subsequent consents for further (northern) stages of the development.

		The 8th Extension to the City was Hamilton's largest boundary extension which almost doubled the land area of Hamilton City. Hamilton's population growth was occurring much faster than predicted, and there was insufficient land for the low-density suburban life that the growing population demanded. Previously the City's boundaries had been adjusted to respond to existing urban development, but the 8th extension planned for population growth, spatial development, and infrastructure. The street was named in 1964 by the owner/developer after Mr Hooker of Hooker and Kingston, the previous owners of the property. It forms part of a series of linked culs-de-sac located on the north side of Chedworth Road. Hooker Avenue is the only route into the area, which is contained by a vegetated gulley to the west and Wairere Drive to the east. The original subdivision plan is unusual for the period in that some of the lots on the west are very long. This does not reflect the final approved subdivision pattern of the area, with these lots being redesigned to be more uniform in shape, and the annexed sections of lot being made reserve. Whilst not directly accessible from Hooker Avenue, the area includes planned areas of open space, with Hillary Park accessible from Hillary Street, which links from Hooker Avenue. The curvilinear road pattern and connected loop roads and culs-de-sac represents a good example of the Early Post War Expansions (1950 to 1980) development period subdivision design.
Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**
Information		The area does not exhibit these qualities.

Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Hooker Avenue is part of a wider series of subdivisions by Chedworth Park Limited, located to the north of Chedworth Avenue. Maintaining existing open (unfenced) frontages, albeit with existing low retaining walls, is an important element in maintaining the historic heritage significance of the area.	

	Overall, the area contributes to a clear understanding and appreciation of the development expected in the Early Post War Expansions (1950 to 1980) development period and exhibits Moderate heritage significance as it is a relatively unaltered example of 1960s/1970s development, which includes retained dwellings, which incorporate features typical of the period, and an almost unaltered subdivision layout and urban morphology, including a curvilinear street design. The subdivision, and dwellings brought forward on the land and wider area, are typical of the development period, including the linked roads and cul-de-sacs. The street shows a high degree of integrity of lot size and layout relative to the (amended) original subdivisions for the area, with few changes from its establishment.

Recommendation

The Hooker Avenue HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Moderate heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Jennifer Place

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Plans showing the subdivision of the Bankwood Estate are dated from 1907. Subdivision of the area for residential was not approved until 1967. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings in the street are largely 1960s and 1970s builds, dating from the original subdivision of the street. Whilst most appear unmodified, the . Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings, typical of the development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The street as a whole and the generally two storey buildings exhibit a number of features which are typical of their period of development, and demonstrate some consistency: - As a result of the topography, the 1960s and 1970s detached dwellings in the street are generally each located above street level, each with a sloping driveway to the front of the house - A variety of plan forms, including L, T and shallow V shapes. - Painted blockwork or plaster ground floor with brick and/or vertical weatherboard at first floor level. - Gabled, hipped and Dutch gable roofs are all present, with deep eaves and corrugated steel roofing and tiles are both seen. - Large windows with a horizontal proportion, with some large windows within gables, extending to soffit height. - Whilst lots sizes vary, frontage width is relatively consistent. - Whilst the majority of driveways are large, they do not appear over dominant due to the high level of planting within each yard and provide access to integral garages. - Dwellings on the north side of the street are positioned to provide large rear yard areas,

		whereas buildings to the south (on smaller sites) are located closer to the rear of their sites (likely as a result of working with the existing topography). - Curvilinear street alignment which follows the topography. - Narrow front berms with regularly spaced street trees. - Front yards which are generally open plan with well established planting within them, with low concrete or blockwork original retaining walls. The large balcony extension at 7 Jennifer Place does impact the integrity of the street.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of plan book houses, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.

Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The development of Jennifer Place is a direct result of the wider development of the Chartwell area, including plans to construct the Chartwell Square shopping area; later know the Chartwell Shopping Mall.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Subdivision of the land to form Jennifer Place was approved in April 1967, in an area which was undergoing significant change. The area had been part of the large Bankwood Estate, shown on subdivision plans in 1907. In 1962 the north boundary of Hamilton, east of the River ran to the north of Clarkin Road. However, there were already large areas of residential development north of this line. Many of these were brought into the City by way of the 8th Extension in April 1962. This was Hamilton's largest boundary

		extension which almost doubled the land area of Hamilton City. Hamilton's population growth was occurring much faster than predicted, and there was insufficient land for the low-density suburban life that the growing population demanded. Previously the City's boundaries had been adjusted to respond to existing urban development, but the 8th extension planned for population growth, spatial development, and infrastructure. With the expansion of the city's boundaries a 100 acre property which had been farmed by the Chitty family was subdivided in 1962. Approved subdivision plans, prepared for the Chitty family, included that section of Bankwood Road immediately north of Comries Road. The area was named 'Chartwell', in honour of the Kent home of Sir Winston Churchill. Part of this area was earmarked for a shopping street. Whilst there were shops in the area, it wasn't until 1969 that the shopping square was formed as Chartwell Square, at the intersection of Comries Avenue with Hukanui Road. Opening in stages, it included a medical centre, wool bar, dairy, chemist, book shop, play area, Plunket Centre and more. Further shops, a supermarket and an automobile centre were added in 1970, with more shops and a Post Office opening in 1974 (being branded as 'Chartwell Shopping Mall' with a reopening). In 1966 Lynbrae Lands Limited obtained an approval for their subdivision of the northern section of Bankwood Road, and then in 1967 for Jennifer Place. Jennifer Place was named in 1967 by the owners/developers Lynbrae Lands Limited. The street consists of a curving, steeply sloping cul-de-sac, starting at Bankwood Road and following the alignment of a gulley westwards to link to the gulley system from Chartwell Park to Glen Lynne Avenue. Bankwood Road provides access to the wider Chartwell Area, to areas of planned open space such as Chartwell Park and to the Chartwell

		Square/Chartwell Shopping Mall (which as noted above, was planned/developed contemporaneously with the residential areas around it). The curving street design, layout of lots and building designs all work with the original topography, and have not resulted in significant reshaping of the area; this approach is typical of the Early Post War Expansions (1950 to 1980) development period whereas more recent subdivisions would include large areas of retaining walls in order to achieve level building platforms.
Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or*	The area does not exhibit these qualities.

	technical innovations or achievements.	
Level of significance		None
		The area does not exhibit these qualities.

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Jennifer Place is part of a wider series of subdivisions by Lynbrae Lands Limited. The resulting subdivision, and dwellings brought forward on the land and wider area, are typical of the development period, including the link roads, loop roads and cul-de-sacs. The building plans and designs are typical of those expected in the Early Post War Expansions (1950 to 1980) development period. Maintaining existing open (unfenced) frontages, albeit with existing low retaining walls, is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Early Post War Expansions (1950 to 1980) development period and exhibits Moderate heritage significance as it is a relatively unaltered example of 1960s/1970s development, which includes retained dwellings, which incorporate features of the 1960s designs, and an almost unaltered subdivision layout and urban morphology, including a curvilinear street design. The street shows a high degree of integrity of lot size and layout relative to the original subdivisions for the area, with few changes from its establishment. The large balcony extension at 7 Jennifer Place does impact the integrity of the street. The Part of this area was earmarked for a shopping street. The development of the street	

	preceeded the opening of the Chartwell Square shopping area in 1969.

Recommendation

The Jennifer Place HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Moderate heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Lamont, Freemont, Egmont and Claremont

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The subdivision consent for Lamont Street was granted in 1964, with the other streets following this. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		Comment/Assessment
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings in the street are largely 1960s builds, dating from the original subdivision of the street, and most appear to be unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings, typical of the Early Post War Expansion (1950 to 1980) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The dwellings within the Area have strong similarities with the 1960s plan book design. Features of the area and dwellings are: - Plan forms vary, including L, T and shallow V shapes. - Buildings generally have brick elevations with some having a plaster or blockwork plinth (or ground floors in the case of the two storey buildings). - Gable roofs dominate, although there are some hipped roof and Dutch-gable designs. - Concrete tiles and corrugated steel are both seen. - Buildings have large areas of horizontal proportion windows. - Lots are generally of a similar size and dimension (around 600m2 to 700m2) with buildings generally of a similar setback and perpendicular to the street. - Dwellings mainly have a formed driveway and parking, leading to a garage. - The garages for most single storey dwellings are detached, whereas they are integral in the two storey buildings. - The area is relatively flat, and the site layouts have taken advantage of this to provide dwellings which provide a positive frontage to the street. - Front yards are generally open plan with some low fences/walls (and limited low

		retaining walls) with only a small number of higher fences. There is significant planting within some front yard areas. - The streets each have a narrow front berm with regularly spaced street trees. Views along the east-west roads are generally stopped by dwellings or trees beyond at each end. Chartwell Westfield Mall is a dominant feature seen over buildings from Lamont Street. However, the connected grid street pattern, is more reflective of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period than the curvilinear pattern expected for the age of the development. It is therefore not entirely typical of the period.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of plan book houses, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of*	The area does not exhibit these qualities.

	spiritual, political, national or other cultural sentiment.	
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The development of the area, immediately to the south of the planned town centre, is a direct result of the wider development of the Chartwell area, including plans to construct the Chartwell Square shopping area; later know the Chartwell Shopping Mall.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Lamont Street, Freemont Street, Egmont Street and Claremont Avenue are a series of streets forming a grid street layout to the south of Comries Road. Subdivision of the land to form Lamont Street, Freemont Street and Egmont Street was approved through a series of subdivision consents from 1964 to 1969 for Ascot Downs Limited.

		The area had been part of the large Bankwood Estate, shown on subdivision plans in 1907. In 1962 the north boundary of Hamilton, east of the River ran to the north of Clarkin Road. However, there were already large areas of residential development north of this line. With the expansion of the city's boundaries a 100 acre property which had been farmed by the Chitty family was subdivided in 1962. The area was named 'Chartwell' ' in honour of the Kent home of Sir Winston Churchill. Part of this area, at the intersection of Comries Avenue with Hukanui Road, was earmarked for a shopping street. Whilst there were shops in the area, it wasn't until 1969 that the shopping square was formed as Chartwell Square. Opening in stages, it included a medical centre, wool bar, dairy, chemist, book shop, play area, Plunket Centre and more. Further shops, a supermarket and an automobile centre were added in 1970, with more shops and Post Office opening in 1974 (being branded as 'Chartwell Shopping Mall' with a reopening). The area immediately to the south of Chartwell Square, along the south side of Comries Avenue was granted subdivision consent in 14th August 1963, with the subdivision for Lamont and Claremont Streets following a little over a year later, 9th December 1964. All streets were given names ending in 'mont' at the request of Len Scott, a Director of Ascot Downs Limited, as Claremont had been the name of the original homestead owned by J.W. Chapman and his wife Gladys Rose. The area consists of a connected grid of streets, which provide good east west connection from Claremont Avenue to Bellmont Avenue, there are more restricted links to Hukanui Road to the east, and no direct connection to the Chartwell Westfield Mall. The street layout is more reflective of the Late Victorian and Edwardian and during and after inter-

		war growth (1890 to 1949) development period, with streets meeting at right angles and a back-to-back lot pattern. This choice is likely based upon the flat topography across the area. That Ascot Downs Limited chose such a development pattern during this period, which was at odds with the form of development seen in the wider local area brings interest and significance as a development in the Early Post War Expansions (1950 to 1980) development period.
Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.

Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Lamont, Freemont, Egmont and Claremont Streets are part of a wider subdivision by Ascot Downs Limited, immediately to the south of the Chartwell Square/Chartwell Shopping Mall. The streets were developed in the knowledge of the development of the shopping mall and other public facilities. Maintaining existing open (unfenced) frontages, albeit with existing low retaining walls, is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Early Post War Expansions (1950 to 1980) development period, and exhibits Moderate heritage significance. The dwellings in the street are largely 1960s and 1970s builds. Most appear to be relatively unmodified and are typical of the plan book styles expected during this period. Together, the dwellings form a cohesive, yet varied, collection of 1960s and 1970s buildings. Whilst the rectilinear grid street network is not typical of the development period, and stands out as different to much of the remainder of the Chartwell and Chedworth areas, it was likely chosen due to the flat topography across the area and efficient layout which it delivered. As such it is of interest that a developer would design and deliver this in the mid-1960s through to the 1970s. The streets show a high degree of integrity of lot size and layout relative to the original subdivisions for the area, with few changes from its establishment.	

Recommendation

The Lamont, Freemont, Egmont and Claremont HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Moderate heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Oxford Street (East) and Marshall Street

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Marshall Street was surveyed for subdivision in 1920 and Oxford Street in 1921. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or immediate local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	Oxford and Marshall Street contain a number of what would have originally been simple, small cottages. Some have now been extended. The cottages and the overall layout of the local street pattern, in a rectilinear grid of back to back lots, are typical of the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	Oxford and Marshall Street contain a series of small dwellings, that appear to have been constructed at a similar time. The dwellings on Oxford Street have similarities with the typical street front elevations of Ellis and Burnand houses and Railway Cottages; originally: - A central front door. - A small porch and symmetrical windows either side. - Oriented with the gable parallel to the street. (based upon information interpreted from early aerial photographs). Most of the cottages on Marshall Street have: - A verandah. - A central front door - Symmetrical windows either side. The Oxford Street dwellings may have been constructed and sold by Paterson & Paterson to a similar design that would have appealed to residents. Local builders who had copies of railway housing or State housing plans often built private homes that looked similar, using the same materials. The dwellings also have strong similarities to Ellis & Burnand prefabricated homes. Limited documentary evidence is available to confirm the likely links to Ellis and Burnand.

		The dwellings across both streets are similar in scale and style, providing the area with a quaint appearance.
Construction	It is significant that the buildings incorporate joinery from Ellis and Burnand. It is likely that they incorporated a degree of prefabrication, although clear records do not exist of this.	It appears likely that the buildings incorporate joinery from Ellis and Burnand, and potentially a degree of prefabrication, although clear records do not exist of this.
Designer or Builder	In general, the buildings are of interest in so much as they are typical of houses of the period and of early state housing, rather than being designed by a particular known practitioner.. However, the incorporation of joinery from Ellis and Burnand (and the likely prefabrication of parts) adds a layer of significance to them.	In general, the buildings are of interest in so much as they are typical of houses of the period rather than being designed by a particular known practitioner.. However, the potential incorporation of joinery from Ellis and Burnand (and the likely prefabrication of parts) adds a layer of significance to them.
Level of significance	High	Moderate
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of*	The area does not exhibit these qualities.

	cultural or historical continuity.	
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	Overall, the area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	The Oxford Street (East) and Marshall Street HHA fronts two parallel streets. Both streets were surveyed to align with the existing streets in the Claudelands area. Marshall Street was surveyed for subdivision in November 1920 by Charles Edward Clarkson. It is significant, and of interest, that the area was developed prior to the land coming into the city, even though it sought to reflect the development pattern of land within the city to the south. The dwellings are smaller and simpler than many of those developed to the south. The street pattern created by the subdivisions is representative of the development period: - Streets tend to meet at right angle - Back to back lot pattern

		- A relatively high-density built environment - Retention of green open spaces (in the wider area, including the 'racecourse' and associated forest within Claudelands and Pountney Park at the end of Oxford Street - Single-storey detached villas and bungalows in an eclectic architectural style - All lots were approximately 750m2. Clarkson placed an advert in the Waikato Times in December 1920 advising land agents that his "sections in Marshall Street, Claudelands, are withdrawn from sale till further notice." By 1922, there were residents at Marshall Street and lots were sold to private owners with at least one lot sold with an existing dwelling – a three-bedroom bungalow advertised for sale by Clarkson in 1922. Oxford Street was subdivided by John Paterson (Patterson) Snr and John Paterson Jnr in 1921. The Paterson's were builders and appear to have constructed new houses on the Lots and then sold or rented these. There are a series of advertisements in the early 1920s where 'Paterson Builders' or 'J Patterson' have advertised bungalows on Oxford Street for sale and for let). Other advertisements offered "one of our [Paterson and Paterson Builders] five-roomed bungalows," which had been recently completed, for sale at £1,150. It is unclear exactly which sections these advertisements relate to. Historic titles show the lots were sold to private owners throughout the 1920s. The southern side of Oxford Street remained undeveloped in the 1940s. Connection to the Claudelands area improved from the late 1800s when the train was extended to Claudelands and rail traffic increased through the region, including at Claudelands station. A footbridge was constructed over the Waikato River, adjacent to the railway bridge approximately 2km from Oxford Street, in 1908. A commercial centre was established along Heaphy Terrace, between

		Marshall and Oxford Street, in the 1920s. By at least 1943, the HHA sections have been developed with dwellings constructed on the lots.
Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
Level of significance		None

Summary of Heritage Values

Heritage Criteria	Significance	Context
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Marshall Street and Oxford Street were established as an extension beyond the ongoing growth of the desirable Claudelands area, which was initially formed by F. R. Claude in 1877 and had grown in a piecemeal approach with individuals dividing sections for sale. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwardian and during and after inter-war growth (1890 to 1949) development period, and has Moderate heritage significance. The area has a high level of integrity from its original subdivision and layout, with few changes to the area. It contains a small-scale 1920s dwellings. Whilst a number of the dwellings have undergone some change, they all retain their have a strong relationship with the street. Some have small porches and some have verandahs. The housing on Oxford Street has strong similarities with the prefabricated Ellis & Burnand and Railway cottages; whilst it cannot be verified it is likely that they are Ellis & Burnand. It is of further significance that the area was developed speculatively before the land came into the Borough.	

Recommendation

The Oxford Street (East) and Marshall Street HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Moderate heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Seifert Street

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Whilst the subdivision for the site was not granted until 1964, there is a recorded archaeological site close by. Given this the area has the potential to expand knowledge of earlier human habitation.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	It is likely that the place could provide evidence to address archaeological research questions.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There is a recorded site in close proximity to the area.
Level of significance		Moderate
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings are all 1960s styles, of the type seem within plan books. As such they are representative of the development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The 1960s dwellings are plan book styles: - Mainly single storey but some two storey dwellings, particularly on the north side of the street at the west end where the ground level rises from the street and buildings are cut into the slope. - Building plans include L, T and shallow V shapes. - Lots are reasonably square in shape, leading to buildings presenting long elevations towards the street. - Generally brick elevations with some having a plaster or blockwork plinth (or ground floors in the case of the two storey buildings). - A mixture of gabled and hipped roofs, with both concrete tiles and corrugated steel used. - They have large picture windows with timber joinery. - Most lots have a low fence or wall along the front boundary, often supplemented with planting. - Fully formed driveways lead to off street parking areas and garages (which are generally integral, although some are detached to the rear of dwellings. - The street has regularly spaced street trees within narrow front berms, on both sides of the street.

		Overall the buildings are typical of pattern book type houses in the Early Post War Expansions (1950 to 1980) development period.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of houses of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical houses being built at the time, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative*	The area does not exhibit these qualities.

	significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.	
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Seifert Street was granted subdivision consent to the owner A L Seifert in 1959 (for lot 1 only; now 31 Garnett Avenue) with the remainder of the street gaining subdivision consent in 1964. The land had come into the city boundaries in 1949; the same year subdivision consent had been granted for the subdivision of land immediately to the south to the south of the site facing Garnet Avenue . A L Seifert named to road eponymously in 1960 (and identified it as such on the approved survey plan). The street is a cul-de-sac which rises gently westwards from Garnett Avenue, with the original topography of the area clearly understood. There has been little change to the lot layouts since the original construction of the street and houses; the area therefore maintains significant integrity. However, as a single cul-de-sac it does not specifically represent the typical development patterns during this period.

Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Moderate	Local
Architectural Qualities	Moderate	Local

Cultural Qualities	None	
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Seifert Road is a subdivision by owner A L Seifert, initially for a single house on the Garnett Avenue frontage in 1959, followed by the remainder of the street in 1964. Maintaining existing open (unfenced) frontages, albeit with existing low retaining walls, is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Early Post War Expansions (1950 to 1980) development period and exhibits Moderate heritage significance as it is a relatively unaltered example of 1960s development, which includes retained dwellings, which incorporate features of the 1960s plan book designs, and an unaltered subdivision layout and urban morphology. The street shows a high degree of integrity of lot size and layout from the original survey and formation of the street. The dwellings in the street are 1960s builds, dating from the original subdivision of the street, and most appear to be relatively unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings.	

Recommendation

The Seifert Road HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Moderate heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Springfield Crescent

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Subdivisions were granted in 1963, with permits issued for buildings from 1964. The potential for information regarding earlier human occupation is low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown.
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings in the street are largely 1960s builds, dating from the original subdivision of the street, and most appear to be unmodified. Together, these dwellings, and the curvilinear form of the street, form a cohesive, yet varied, collection of 1960s buildings which are characteristic of the Early Post War Expansions (1950 to 1980) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The design of the buildings is typical of that expected in the Development Period, and designs seen in plan books. They are largely unaltered. The incorporate the following typical architectural elements: - The majority of dwellings are single storey with some two storey dwellings. - Building plans include L, T and shallow V shapes. - Generally, brick elevations, with blockwork ground floors for the two storey buildings and some blockwork plinths on other buildings. - A mixture of gable and hipped roofs, with fibre cements cladding to some gables and both concrete tiles and corrugated steel coverings. - Buildings have large areas of horizontal proportion windows. - Buildings generally show a similar setback and are placed perpendicular to the street. - Lots are reasonably square in shape, and generally of a similar size and dimension (around 650m2 to 700m2). - Many front yards are open plan with some low retaining walls containing the original ground levels and some other low fences.

		- There is significant planting within some front yard areas, although this is not the dominant treatment. - As a result of the smaller site size than in some other areas of a similar development period the site layouts do not feel as generously spaced as in some other instances. Overall, the buildings, street and overall morphology are representative of development period, and due to the lack of alteration retain their integrity..
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of the period, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local
Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of*	The area does not exhibit these qualities.

	cultural or historical continuity.	
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Springfield Crescent is a curved street linking from Peachgrove Road through to Insoll Avenue. That part of the street within the HHA has an east-west alignment, although at the east end of the HHA this turns to continue south. Subdivision consents were granted for the street in February 1963 to G. Williamson, The District Public Trustee of Hamilton, who also named the street. T The resulting subdivision, and dwellings brought forward on the land, are typical of the development period, including the curved link road and building plan forms which incorporate L, T and shallow V shapes. The street shows a high degree of integrity of lot size and layout from the original survey and formation of

		the street, with little subdivision or development from its establishment. The dwellings in the street are largely 1960s builds, in pattern book styles, dating from the original subdivision of the street, and most appear to be relatively unmodified. Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings. Maintaining existing open (unfenced) frontages, albeit with existing low retaining walls, is an important element in maintaining the historic heritage significance of the area. The street has berms with small regularly spaced street trees.
Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a*	The area does not exhibit these qualities.

	particular time or is associated with scientific or technical innovations or achievements.	
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Springfield Crescent is a subdivision by The District Public Trustee of Hamilton. The resulting subdivision, and dwellings brought forward on the land, are typical of the development period, including the curved link road and building plan forms which incorporate L, T and shallow V shapes. Maintaining existing open (unfenced) frontages, albeit with existing low retaining walls, is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Early Post War Expansions (1950 to 1980) development period and exhibits Moderate heritage significance as it is a relatively unaltered example of 1960s/development, which includes retained dwellings, which incorporate features of the 1960s plan book designs. The street shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with little subdivision or development from its establishment. Together, these dwellings form a cohesive, yet varied, collection of 1960s buildings.	

Recommendation

The Springfield Crescent HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Moderate heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Sunnyhills Avenue

Prepared by: Richard Knott

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	Subdivision was first granted in 1969, with further approval for later stages. Building permits were granted in 1971.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The area contains a range of 1970s dwellings. The curvilinear form of the street, which follows the topography, is typical of the development period. There has been little change in the area since it was developed and overall it remains a well maintained example of the form of development expected in speculative development in the late part of the Early Post War Expansions (1950 to 1980) development period.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	Buildings exhibit the following architectural features representative of their development period: - Varied shaped plan forms. - A mix of single storey and two storey dwellings, with the two storey (split level) designs taking advantage of the rising topography. - Generally concrete (split stone) or clay brick elevations (although this does vary), with blockwork ground floors for the two storey buildings and some concrete block plinths on single storey dwellings. - Gabled roofs dominate with the majority having tiled coverings. - Large areas of horizontal proportion windows. - Areas of fibre cement cladding on the gables or above and below windows on many buildings. - Many have integral garages, although some single storey buildings have detached garages; each has a fully formed driveway providing connection to the street. - Generally, relatively large buildings with a consistent setback. - Lots vary in size from around 650m2 to 850m2, although this variation is not recognisable from the street with the area appearing consistent.

		- There are some rear lots, although these are not included within the HHA. - There are some retaining walls along property boundary with the street, these are often in blockwork although other materials are also seen. - Apart from these retaining walls, the majority of sites within the area have open frontages, with planting within front yards. - The street has a wide carriageway, narrow berms and footpaths with regularly spaced street trees along both sides. The curving alignment of the street and changing levels add interest and illustrates that developments of the era worked with the topography, and clearly illustrates the form of development expected in the Early Post War Expansions (1950 to 1980) development period.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of the period, rather than being designed by a particular known practitioner.
Level of significance		Moderate
		Local

Cultural Qualities	**Comment/Assessment**

Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	Subdivision of land in the local area, including the Acacia Avenue HHA, was instigated by the Houchen family from the early 1950s.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social*	Subdivision of land in the local area was instigated by the Houchen family from the early 1950s. In 1958 J L Ngan received subdivision consent for lots along the west side of Houchens Road, with a gap provided in this to provide access to the land which was to later become Sunnyhills Avenue.

	or economic trends and activities.	The first section of the street was brought into the City as part of the 8th Extension. This was Hamilton's largest boundary extension which almost doubled the land area of Hamilton City. Hamilton's population growth was occurring much faster than predicted, and there was insufficient land for the low-density suburban life that the growing population demanded. Previously the City's boundaries had been adjusted to respond to existing urban development, but the 8th extension planned for population growth, spatial development, and infrastructure. The Sunnyhills Avenue area remained a gap between the existing development on Acacia Avenue/Houchens Road and the development fronting and accessed from Ohaupo Road. By the late 1960s the Glenview International Hotel (on the site of the Te Wananga o Aotearoa) and New Zealand's first shopping mall, the Big 'A' Plaza, were open on Ohaupo Road, providing local facilities for existing and future residents. The availability of these in the immediate local area would have increased the desirability of the Sunnyhills Avenue land for development. Consent for Sunnyhills Avenue was granted in 1969; the street was named by the owner of the property, Mr Mclachlan who had relations who lived in Sunnyhills, Auckland and he liked the name. Sunnyhills Avenue forms the spine to a series of culs-de-sac, and provides the link from these to Houchens Road. The street is on varied topography and follows a shallow gulley, dropping from Houchens Road and then rising, with the sections on either side of the street often rising above street level.
Level of significance		Moderate
		Local
Scientific Qualities		**Comment/Assessment**

Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Moderate	Local
Cultural Qualities	None	
Historic Qualities	Moderate	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Sunnyhills Avenue is a subdivision by Mr McLachlan. The resulting subdivision, and dwellings brought forward on the land, are typical of the development period, including the curved form of the road, the retention of the existing topography and the building plan forms which incorporate L, T and shallow V shapes. Maintaining existing open (unfenced) frontages, albeit with existing low retaining walls, is an important element in maintaining the historic heritage significance of the area. Overall, the area contributes to a clear understanding and appreciation of the development expected in the Early Post War Expansions (1950 to 1980) development period, and exhibits Moderate heritage significance as it is a relatively unaltered example of 1970s development, which includes retained dwellings, which incorporate features typical of the period, including concrete (split stone) or clay brick elevations (although this does vary), with blockwork ground floors for the two storey buildings and some concrete block plinths on single storey dwellings, below gabled roofs. The curving alignment of the street and changing levels add interest and illustrates that developments of the era worked with the topography. The street shows a high degree of integrity of lot size and layout from the original survey and formation of the street, with little subdivision or development from its establishment remained a gap between the existing development on Acacia Avenue/Houchens Road and the development fronting and accessed from Ohaupo Road. By the late 1960s the Glenview International Hotel (on the site of the Te Wananga o Aotearoa) and New Zealand's first shopping mall, the Big 'A' Plaza, were open on Ohaupo Road, providing local facilities for existing and future residents. The availability of these in the immediate local	

	area would have increased the desirability of the Sunnyhills Avenue land for development.

Recommendation

The Sunnyhills Avenue HHA is recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Moderate heritage significance (refer to the table above).

APPENDIX 4

Areas proposed by submitters for inclusion as HHAs

Historic Heritage Assessment Template

Assessment for HHA: Fairview Downs (including Betley Crescent, Alderson Road, Thorpe Street, Sadler Street, Hendon Road, Northold Road, Erika Place, part Fairview, Rutland, Radiata Streets and part of Powells Road)

Prepared by: Richard Knott (informed by information from evidence of submitters)

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area was first developed in the 1870s as farmland, following confiscation from Ngati Wairere in the 1860s. However, it was not was developed for housing 1960s to 1970s The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
		Low

Level of significance		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The dwellings in the street are largely 1960s and 1970s builds, dating from the original subdivision of the street. The design of these varies, and medium and tall fences have been constructed on the frontages of many lots. Due to the variation of design and the disruptive appearance of the fences, the dwellings do not appear to form a cohesive collection. The overall design and layout of the streets incorporate a number of straight streets, with some curvilinear loop roads. This is likely to be a result of the ease of the development of the relatively flat land. However, as a result the area is not as representative of the Early Post War Expansion (1950 to 1980) development period as some other areas in the city.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The suburb includes a historic home, and sets of builder housing based on standard plans and mass-produced components. The majority of the housing was built from 1965 to 1975 by Peerless Homes in the north and by a range of companies in the south, including a small group of Maori Afairs homes. There have been few changes and infill is limited, however the medium and tall timber fences on many front boundaries is very disruptive to the integrity of the area. As a result the area is not as representative of the Early Post War Expansion (1950 to 1980) development period as some other areas in the city.
Construction	*The building or structure uses unique or uncommon building*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction,

	materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.	or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of plan book type houses and due to the local builders involved in their construction. However, the diversity of the housing in the area detracts from this.
Level of significance		Low
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.

Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Fairview Downs is a 1960s and 1970s housing suburb in the eastern rural edge of the city. The land was brought into the city in the 7th and 8th extensions in 1959 and 1962; prior to residential development taking place. The 8th extension was Hamilton's largest boundary extension which almost doubled the land area of Hamilton City. Hamilton's population growth was occurring much faster than predicted, and there was insufficient land for the low-density suburban life that the growing population demanded. Previously the City's boundaries had been adjusted to respond to existing urban development, but the 8th extension planned for population growth, spatial development, and infrastructure. Until recently the area was bounded by rural land on three sides. During this 1960s-70s Fairview Downs stood apart from the main urban area, projecting into farmland on three sides, with Ruakura Agricultural Research Staton on the south side and Chedworth Park Farms to the north-east. One block on the north side of Powells Road remained as grazing land through to the mid-1970s. Residents had to rely on bicycle, public transport and private motor cars to get to their places of work and schools. One of the main owners was the Hamilton construction firm Peerless Homes Limited.

		There is some historical interest provided by the group of Maori Affairs homes in the area. Whilst the subdivision pattern remains true to the original, the ability to appreciate the historic significance of the area has been diluted by the changes which have taken place, in particular the construction of medium and tall height timber fences along the frontage of many lots.
Level of significance		Low
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
		None

Level of significance		

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Low	Local
Cultural Qualities	None	
Historic Qualities	Low	Local
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	Whilst the area demonstrates some architectural and historic interest, and the subdivision pattern remains true to the original, the ability to appreciate the historic significance of the area has been diluted by the changes which have taken place, in particular the construction of medium and tall height timber fences along the frontage of many lots. This, along with the diversity of the houses within the area, has disrupted the integrity of the area. As such, the area is only of Low heritage significance.	

Recommendation

The Fairview Downs area is NOT recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Low heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Harrowfield (including Harrowfield Drive and all culs-de-sac from this)

Prepared by: Richard Knott (informed by information from evidence of submitters)

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The first sections were offered for sale in 1986. Whilst it is located close to the River, it is on higher ground away from the river bank. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The road is a curvilinear loop, with a single access from River Road, and a series of culs-de-sac from this. The original dwellings on Harrowfield Drive, and in the culs-de-sac off this, are individual 1980s and 1990s designs. Whilst most of these appear to remain unmodified, there is significant variation in their architecture and materials. Whilst the buildings are of designs and styles popular in the 1980s and 1990s, albeit larger and in many cases more elaborate than in other similar age areas, they are not representative of one of the periods of development currently identified as being significant to the development of Hamilton.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	The houses are a variety of single and two storey types, with many of the latter being dominant from the street. The buildings vary significantly in their design and materials, including a variety of roof shapes and materials (for roofs and elevations) including brick, plaster, mock tudor plaster with timber ornamentation. Some include dominant gables with heavy barge boards. Window shapes and forms vary. Front boundaries vary significantly too, including hedges, retaining walls, brick walls with piers and infill metal railings and a range of other forms. The materials are generally influenced by the houses, and as such there is no continuity along the street frontages. Harrowfield Drive is wide, with a large central grass median with street trees. There are narrow berms and a narrow footpath on each side. The area appears very car dominated. The Harrowfield Club/Park area was provided as part of the original development. This includes tennis courts for the use of residents. It is accessed by a narrow driveway from Harrowfield Drive and is not a visually dominant feature or focus for the area.

		More recent subdivisions have had a negative impact on the integrity of the area. Whilst care has taken with the design of each of the original houses, they do not represent a cohesive group due to their variation of design and materials.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	I understand that some of the buildings were designed by local architects. However, together they represent a varied group of buildings which do not cumulatively make a particular contribution locally.
Level of significance		Low
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.
Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.

Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The area does not exhibit these qualities.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Whilst I understand that the Harrowfield area was developed with the intention of creating a spacious area of larger housing, the area is not representative of one of the periods of development currently identified as being significant to the development of Hamilton.
Level of significance		None
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute*	The area does not exhibit these qualities.

	information about an historic figure, event, phase or activity.	
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.*	The area does not exhibit these qualities.
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Low	Local
Cultural Qualities	None	Local/Regional/National
Historic Qualities	None	
Scientific Qualities	None	
Technological Qualities	None	
Statement of Significance	The area has low heritage significance for its architectural qualities, including the design and layout of the street. It does not represent one of the periods of development which have	

	currently been identified as being of significance to the city. Overall it has Low heritage significance.

Recommendation

The Harrowfield Area is NOT recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates only Low heritage significance (refer to the table above).

Historic Heritage Assessment Template

Assessment for HHA: Queens Avenue (including Islington, Upper Kent and French Street)

Prepared by: Richard Knott (informed by information from evidence of submitters)

The following table is to be completed for each HHA. In completing the table regard shall be given to the Heritage New Zealand Pouhere Taonga List of historic places and historic areas, as well as to research which has been undertaken.

Assessment of APP7 Criteria		
Archaeological qualities		**Comment/Assessment**
Information	*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.*	The area was first subdivided in the first decade of the 20th Century. The potential for information regarding earlier human occupation is therefore low.
Research	*The potential of the place or area to provide evidence to address archaeological research questions.*	Unknown
Recognition or Protection	*The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*	There are no records regarding the proposed HHA or local area.
Level of significance		Low
		Local

Architectural Qualities		**Comment/Assessment**
Style or type	*The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).*	The area includes a variety of Edwardian styles with the use of standard components in evidence.
Design	*The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.*	Most are bungalows, with a few traditional villas of the same period. There are bungalows with Arts and Crafts detailing, and at least two architect designed homes at 92 and 7 Queens Avenue. The area retains its original street pattern and layout. The back-to-back layout of the streets is typical of the period, although the use of culs-de-sac is more unusual and less typical of the period where it would be usual for streets to be connected. It is assumed that this is in part due to the position of the land, sited between the railway and Hamilton Lake and also as a result of earlier subdivisions of larger lots for members of the Jolly family. Historic street planting is not evident. A few historic retaining walls and fences are evident. The modern 21st Century infill housing in the middle on the former railway station site has diminished the historic view of the full street which previously visually linked to the open space of the city railway station, but the historic homes substantially remain, and are mainly street facing but including several sited at the rear. Housing from 1910s to 1930s is clearly evident. The Killarney Road end known as 'the Soldiers Settlement' is potentially a rare regional example of the government and community assisting soldiers and their families in an urban subdivision, when the Patriotic Act was designed for settlement in rural areas.

		In Queens Avenue the main historic home (Windermere) and several 1910s-20s homes were divided early on but are of equal status to street facing bungalows, and in the case of Windermere a significant component and landmark of the historic heritage values. Notwithstanding this, the significance of the area has been diluted by the changes which have taken place, including the redevelopment of sites with unsympathetic dwellings, changes to older buildings, wide driveways and parking areas, tall fences and walls along the street frontages of many lots.
Construction	*The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*	The buildings are typical of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.
Designer or Builder	*The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.*	The buildings are of interest in so much as they are typical of houses of the period. It is likely that local architects were involved in the design of some of the more important houses in the area.
Level of significance		Low
		Local

Cultural Qualities		**Comment/Assessment**
Sentiment	*The place or area is important as a focus of spiritual, political, national or other cultural sentiment.*	The area does not exhibit these qualities.

Identity	*The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.*	The area does not exhibit these qualities.
Amenity or Education	*The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.*	The area does not exhibit these qualities.
Level of significance		None
Historic Qualities		**Comment/Assessment**
Associative Value	*The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.*	The land which is now Queens Avenue was originally part of the Jolly Farm. The Jolly family were for several decades at the forefront of Hamilton and Frankton social life, engaged in church activities, sports, philanthropy and entertainments; Frank Jolly was chairman or mayor of the Frankton Town Board or Borough Council (respectively) from 1908 until 1917; Tom Jolly (Junior) was also on the Frankton Town Board and Borough Council.
Historical Pattern	*The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*	Frankton was created by Thomas Jolly in December 1877 when he subdivided a small part of his 500-acre farm adjacent to the newly-opened North Island Main Trunk Line as small commercial and residential lots. Further subdivisions followed, particularly after Thomas Jolly's death in 1894, opening up the area for residential and commercial development.

		Frankton was within Waipa County, becoming a town district in 1908, and then a Borough in 1913, with its own autonomy. Frankton Borough merged with Hamilton Borough in April 1917 as Hamilton's 2nd Extension. Subdivisions relevant to the Queens Avenue history began in 1906 when Thomas Jolly's widow, Mary, had the south-eastern end of the Jolly estate between the railway junction and Rotoroa (Hamilton Lake), approximately 68 acres, surveyed into large lots. Mary Jolly retained some of this land but transferred ownership (some on her death in 1914) to her sons and daughters. In 1908-1910 Frank Jolly, after whom Frankton was named, built a substantial two-storey house, named Windermere, on Frankton Hill overlooking the lake to the south and Frankton to the north. This property is now 39 Queens Avenue. From 1913 Mary Jolly, her sons and daughters subdivided the land, with most of the parcels being small residential lots having frontages to the newly created Queens Avenue. Examination of Certificates of Title shows that within each subdivision the lots were sold within a few years. Mary Jolly and her two unmarried daughters lived on the Lake Road end of the estate; Frank in Windermere in the central area; Tom Jolly in a substantial house above Joffre Street; Alice Beale (nee Jolly) lived on the estate on Lake Road. These were all elevated sites commanding views over Frankton and towards the lake. Some of the occupants of the new houses were prominent Hamiltonians; these included Charles Lambeth, architect; Henry Young, Stipendiary Magistrate; Edward Valintine, proprietor of a motor company; and Charles Vauter, architect. The range of occupations of land owners throughout the street included manual workers, tradesmen, railway workers, clerical workers and farmers.

		The location of Queens Avenue close to the commercial areas of Hamilton and Frankton, and to the light-industrial area of Frankton made it a desirable place to live. Whilst the general subdivision pattern remains true to the original, the ability to appreciate the historic significance of the area has been diluted by the changes which have taken place, including the redevelopment of sites with unsympathetic dwellings, changes to older buildings, wide driveways and parking areas, tall fences and walls along the street frontages of many lots.
Level of significance		Low
		Local
Scientific Qualities		**Comment/Assessment**
Information	*The potential for the place or area to contribute information about an historic figure, event, phase or activity.*	The area does not exhibit these qualities.
Potential – Scientific Research	*The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.*	The area does not exhibit these qualities.
Level of significance		None
Technological Qualities		**Comment/Assessment**
Technical Achievement	*The place or area shows a high degree of creative or technical achievement at a particular time or is*	The area does not exhibit these qualities.

	associated with scientific or technical innovations or achievements.	
Level of significance		None

Summary of Heritage Values		
Heritage Criteria	**Significance**	**Context**
Archaeological Qualities	Low	Local
Architectural Qualities	Low	Local
Cultural Qualities	None	
Historic Qualities	Low	Local
Scientific Qualities	None	
Technological Qualities	Low	
Statement of Significance	The area has undoubtedly been of historic significance to the development of Hamilton. However, whilst the general subdivision pattern remains true to the original, the ability to appreciate the architectural and historic significance of the area has been diluted by the changes which have taken place, including the redevelopment of sites with unsympathetic dwellings, changes to older buildings, wide driveways and parking areas, tall fences and walls along the street frontages of many lots. As such it is of overall Low heritage significance.	

Recommendation

The Queens Avenue area is NOT recommended for scheduling in Appendix 8D to the district plan on the basis that it demonstrates Low heritage significance (refer to the table above).