

Liam Kyle - Submission Opposing Oxford Street (East) HHA (Draft)

### **Unknown (No!) Heritage Values**

On 22 July 2022, my property, along with 11 of my neighbours' properties, was publicly notified as part of the Oxford St (East) and Marshall Street Railway Cottages HHA. We supposedly were Railways cottages, representing "the early establishment of a service town" and a "Railways workers suburb".

On 6 March 2023, Mr Miller stated that all the 12 houses have central front doors and symmetrical windows with the gable parallel to the street, that our houses **looked like** Ellis and Burnand prefabricated cottages and/or railway cottages. But Mr Miller didn't think we were Railway houses and admitted that there were no property records before 1949 and no evidence of well...anything much. But he still thought we should be an HHA.

In April 2023, Mr Knott added that we **most likely were** Ellis and Burnand prefabricated houses.

On 29 May 2023 the HHA hearings began with Mr Knott, along with Mr Miller and Council Legal, both adamant that they were correct. They stated this, as experts.

Then after several people in the HHA (including myself) made submissions proving that all of this was wrong:

- There were only two houses with visible central front doors and symmetrical windows.
- The gables are all perpendicular to the street, not parallel.
- And Ellis and Burnand houses were not even thought of when Mr Knott and Mr Miller claimed our houses were built.<sup>1</sup>

In his verbal rebuttal on 29 and 31 May, Mr Knott stated that he meant that he could read from a 1940s aerial photograph that the houses used to have central front doors and symmetrical windows and be turned 90 degrees from what they currently are. And he meant the "other" Ellis and Burnand prefabricated houses. But provided no follow up definition of "other".

In September 2023, a new report came out. Mr Knott now stated that our houses originally had central front doors and symmetrical windows and the houses were turned 90 degrees from what they currently are, based on a 1940s aerial photograph. **And this is a heritage value which should be preserved.** Again, how are these heritage values to be preserved if they no longer exist?

**We also** had a new heritage value. We now supposedly have Ellis and Burnand joinery and this is very important.

It is unclear whether the Ellis and Burnand joinery referred to the now removed central front door or previously symmetrical windows which Mr Knott "read" from a photo. Or whether it referred to the current joinery which is in my house. Current joinery includes a door on the side of the house that is not visible unless on the property, and plain casement windows which are not Ellis & Burnand joinery.

Ellis and Burnand advertised that all their joinery is clearly branded<sup>2</sup>. There is no evidence of Ellis and Burnand branding on any joinery in my home.

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<sup>1</sup> And they also do not have the features of them. Details in Dorrell/Whyte Rebuttal 12 May 2023.

<sup>2</sup> Waikato Times, Volume LVI, Issue 6857, 1 November 1905, Page 3

The Waikato Sash and Door factory opened in 1902. It became the Ellis and Burnand joinery factory<sup>3</sup> in 1904. There were fifty staff by 1906, so this was a very large business 20 years before the first houses in my HHA were built. It closed in 1972.

A vast amount of joinery was made within this factory and supplied to properties throughout the Waikato! And yet it is supposedly only in my HHA and one other<sup>4</sup>. It is unclear why it is thought that we are the only remaining or best examples of joinery from a large local factory. What does Mr Knott think happened to all the other joinery made from 1902 onwards? It would be logical to assume it is many houses in Hamilton and the Waikato.

The September report also stated there is "documentary evidence" of links of my HHA to Ellis and Burnand. However, my neighbours<sup>5</sup> have been advised by the Council/Mr Knott that this does not mean it is written down, i.e. It just means that Mr Knott thinks it and has not provided any evidence whatsoever of any heritage values.

Then the October Area Statement came out. There is no mention of Ellis and Burnand joinery. Where has it gone? We are back to being Ellis and Burnand prefabricated houses and we all **have** central front doors, symmetrical windows and gables parallel to the street **again**. The area statement says that **we currently have them**. My house has no central front door, and the gables are not parallel to the street! How are we preserving features that no longer exist? How are we going to preserve them when they aren't there?

If Mr Knott is confident that he is correct, why do the HHA values keep changing?

He has been adamant that each report has been correct. None of them have been.

### **Parking**

- maintain the historic heritage values of the area.
- Driveways should remain single width. Large areas of parking should be not provided to the front of houses, over and above the driveway which can widen to the front of garages.
  - Garages should generally be detached and to the rear of dwellings, with single doors. They should not be forward of the original building.
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Source: October Area Statement 2023 for Oxford St (East) HHA

Another point of concern (both if my house remains part of this ridiculous HHA and just generally for other HHAs) is that most of the HHAs are supposed to have single garages and no parking areas out front.

Where are we supposed to park our cars? My household has 4 vehicles (3 private vehicles and my work van). We have a single garage which we use for storing tools, materials and the lawnmower. It has never been used to store a vehicle and can't fit my work van due to clearance issues. I think this is typical of many Hamilton/NZ homes. Vehicles cannot be parked on the street overnight as they are broken into. My partner's car windows are smashed, and ignition broken the one time she parked on the street. And our flatmates car was broken into three times when parking on the street as they couldn't fit on the driveway and couldn't park on the grass in winter. My front lawn turns into a bog in winter and cars frequently get stuck in the

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<sup>3</sup> Research included in Dorrell/Whyte submission 14 November 2023. Any questions on the E & B Joinery factory and joinery should be addressed to them.

<sup>4</sup> Frankton East HHA

<sup>5</sup> Dorrell/Whyte again.

mud. It is unrealistic to set requirements based around a household having only one or two vehicles.

The proposed establishment of the Oxford Street HHA has been proven unfounded, with no provided evidence, associated with heritage values that do not exist. As stated in previous submissions, please remove our HHA. Thank you for your time.