

Additional Content

Oral Submission Opposing Oxford Street (East) and Marshall Street HHA

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Note: Text in italics taken as read.

Addition: Paragraph 38 Direction of Gables

To ensure that “parallel” and “perpendicular” were not used differently when discussing gables/architecture, we checked with an Australian architect. He annotated the images as below.



17 Oxford Street (not in HHA)



House in Oxford (East) HHA

Addition: Paragraphs 52A & 52B: Further Revisions of HHAs

52A: When the Panel gave Mr Knott/HCC another chance to revise HHAs in May 2023 we thought this would be a case of refining and perfecting the document. We did not expect to have brand new (and not very sparkly) heritage values for our HHA. We actually (very naively) expected to be removed after pointing out that our houses were not the houses Mr Knott was describing. Instead we are giving evidence as to not being the latest iteration of what Mr Knott believes.

52B We are very concerned that the Panel will offer the Council and Mr Knott yet another opportunity to get it right and we will be here again in six months rebutting whatever our twelve little houses are accused of being next. This could go on forever. We respectfully request that the Panel make a decision to remove our HHA without any further Council revisions or hearings.

Addition: Paragraph 55 – Ellis & Burnand Prefabricated Houses

There are also E & B prefabricated houses in Te Kuiti¹, Putaruru² and Mangakino³.

Correction: Paragraph 58 - Window Lights/Lites

We misunderstood Mr Knott's description of windows being "one or two lights wide" as "lights" being as being the number of windows in a set.

"Window lites are the sections in glass windows. They are the separately framed panes of glass."⁴

Thus, our comments in paragraph 58c (page 14) and page 19 regarding window lights are incorrect.

58 c should be amended to:

If a Marshall Street homeowner wants to replace one of their non-symmetrical windows (eg where have two windows on one side and three on the other) will they be advised that it must be replaced with a window that is symmetrical to the window on the other side as Mr Knott believes their windows are symmetrical? This would mean replacing a set of two windows, to match the other side with three windows (or vice versa)

The comment re window lights on page 19 should be ignored/deleted.

It should also be considered whether this definition needs to be included in the District Plan as it is not clear to a layperson what window lights or lites are, and the plan should be able to be understood by a layperson. The above definition is not included in the Oxford Dictionary.

¹ Two on the main road at start of the town (coming from Hamilton) opposite Railway Houses.

² One on Kiwi Lumber site. (Originally an Ellis & Burnand sawmill)

³ At least 20, mostly very small houses, spread around the township.

⁴ <https://www.clearestimates.com/blog/what-are-window-lites>

Addition: HHA Layout (Commented on in earlier submissions and Appendix A)

As well as being on two different streets, only three houses in Oxford Street back onto the Marshall Street HHA houses. This may not be obvious when looking at the houses from the street.

Marshall St

Walter St		Dem				28	30	32	34	36
	Brick	23	25	27	29	31	33	35A	Te Whanau Putahi	
								35		

Oxford St

Key:

	In HHA – single story
	In HHA – 2-storey



This is the Marshall Street property behind 23 Oxford Street (with #23 in background). It was demolished last week.