

Memo to Independent Hearings Panel

Plan Change 9 – Historic Heritage

Regarding proposed Fairview Downs Historic Heritage Area (HHA)

Submitter #199, Niall Baker, lodged a submission requesting an area of Fairview Downs be included as an HHA under Plan Change 9.

During presentation of my expert evidence to the panel on 14 November 2023, I advised the panel I would prepare a revised HHA map, which would provide a smaller HHA extent that would be more comparable with other HHAs sizes.

I consider some key streets of Fairview (in part) Sadler Street, Craig Place, Raymond (in part), Smart Place, Betley Crescent and Thorpe are appropriate to consider for inclusion.

I note some of these streets scored more highly in Mr Knott's original assessment from 2022 compared to other areas of Fairview Downs.

Based on research undertaken, and the 1974 aerial mapping, these areas were largely Peerless Homes development and the extant housing, street layout and its park represents this era (Peerless block). There is a degree of consistency in these streets and the history is better understood from information currently available.

Frontage fencing was discussed in evidence. I note recommended streets tend to have less frontage treatment (fencing) e.g., Sadler Street, Craig Place, Raymond Street, than seen in others.

The reduced area now proposed excludes Erika Place. It also excludes areas South of Powells Road, notably Hendon Road, Northholt Road, except for a group of housing around Caistor Street reflecting the location of Maori Affairs housing with other housing types– based on preliminary research. There is a cultural dimension to the heritage values of Fairview Downs with this housing present as part of the McKenzie block (southern block) of Fairview Downs.

Preliminary research indicates various developers involved in the area South of Powells Road from 1960s and there is some diversity of housing styles present today.

The reduction in extent does result in an associated reduction in understanding the development of the suburb, however gives two blocks which are representative of the place.

Evidence from Dr McEwan was provided to the session 1 hearings, in relation to the HHA request on behalf of a submitter (SNR Limited) with property in the Hendon/Northholt Road area.

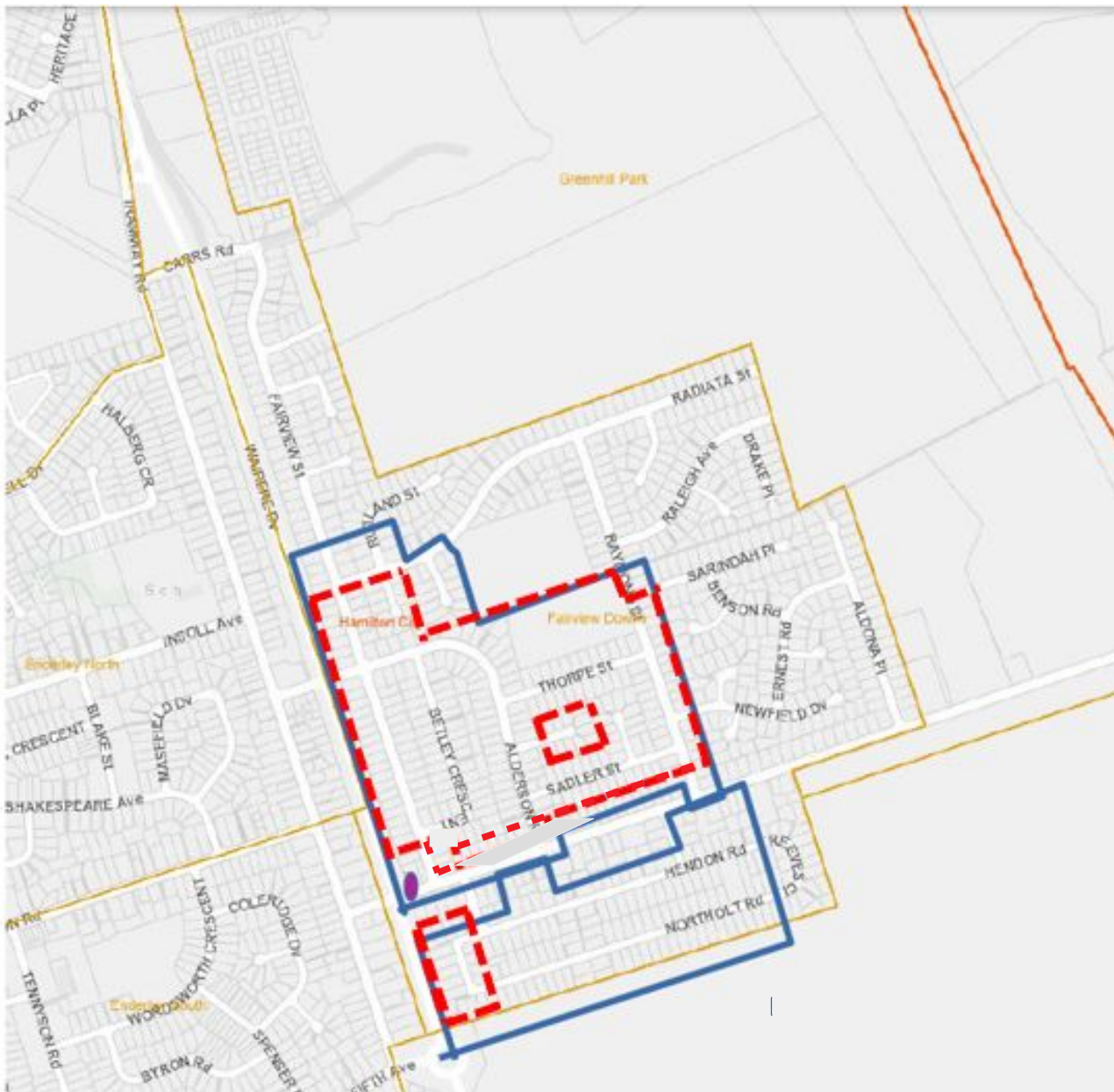
The map below shows the reduced HHA extent overlaid on the map presented to the panel in my evidence during session 1 hearings.

The submitter proposed a larger area in submission. I have advised the submitter of this update.

I hereby submit this to the panel for consideration.

Laura Kellaway
17 November 2023

Updated HHA extent map – 17 November 2023



Key:



Historic home at 11 Powells road



Extent of Proposed HHA

Note: Archaeological sites included homestead site in Hendon Rd, 19th century drains and pre 1864



Red line shows reduced proposed areas (Peerless block to north and McKenzie block to south)

Revised HHA extent (updated 17 November 2023)

The following streets are included :

Peerless Block (north)*

- Fairview Street (No.3-53; 4-48 and 17 Powells)
- Smart Place (all no.s)
- Alderson Road (26-80;17-85)
- Betley Crescent (3-35;2-52)
- Thorpe Street (1-25;2-26; 2 is no 65 Alderson)
- Sadler Street (2-28;3-29;81 Alderson is 2) (not 1)
- Craig Place (1-13;2-12)
- Raymond Street (6-40: 3- Thorpe Street corner; Raymond Park south) (not 1,2,4)
- extent also includes southern part of Raymond Park and street layouts

McKenzie Block (south of Powells)*

- Caistor Street (1- 17 Caistor: 2 St Kilda Street; 1-3 Hendon Road;2 Hendon Road, 2-6 Caistor Street,2 Northolt Road, 3 and 5 Northolt Road) (not 15 Caistor Street)
- includes street

(* numbers to be checked and defined as some street numbering is difficult . There are also some 'non- contributing for the purpose of demolition' properties that could be identified).

The following streets have been excluded:

- Powells Road except No.17
- Erika Place (except corners)



1974 subdivisional aerial (Retrolens 1974) for base on evidence



NORTH