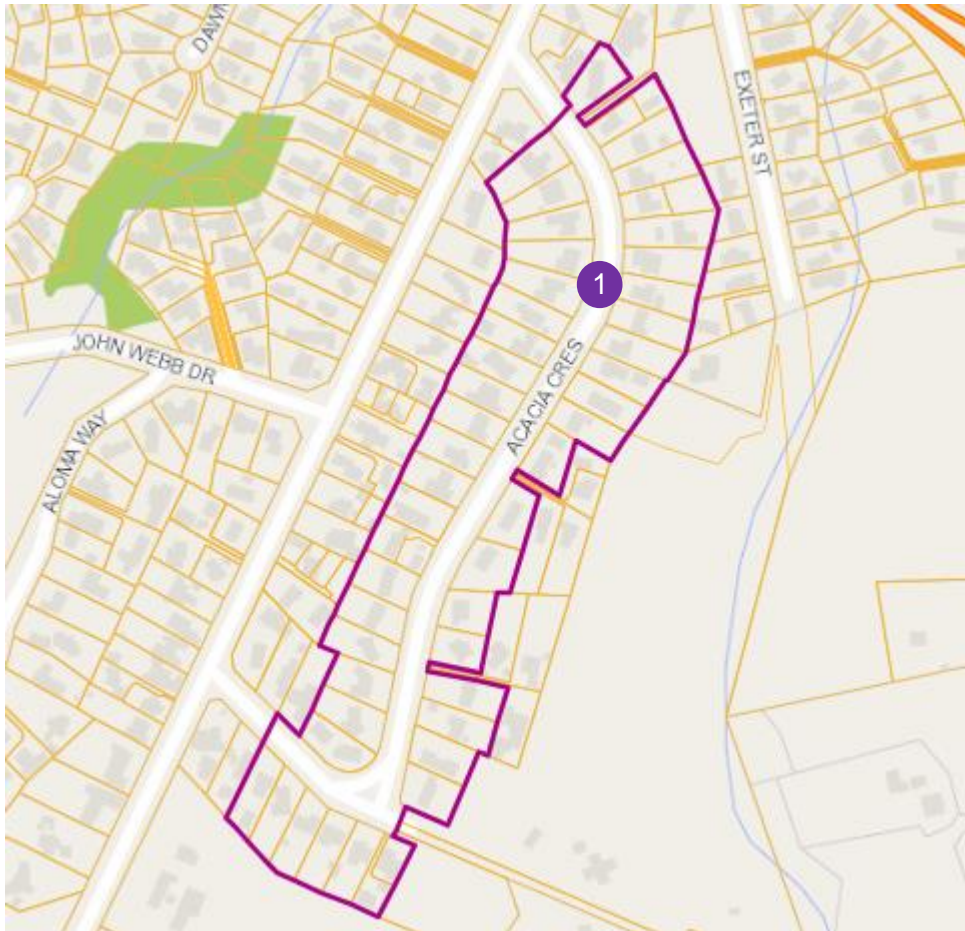


Acacia Crescent HHA – Full Statement



Development Dates

- Surveyed for subdivision in 1961 with construction on the west side of the street by 1964

City Extension

- Located within the 8th extension of the city, April 1962

Background

Background (Historic, Cultural and Archaeological Qualities)

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 61-63.¹ From the 1920s, the land was owned by farmers Edward and Laura Houchen.²

Edward Houchen died in 1939 at the family homestead, 'Tirohanga,' on Houchens Road in 1939.³

¹ LINZ, DP 7975.

² Waikato Times, "District News," 30 November 1921, p. 6.

³ Waikato Times, "Deaths," 12 December 1939, p. 6.

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.⁴

Acacia Crescent was surveyed in November 1961 (Figure 1).⁵ 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 (Figure 2). These historic aerials show construction had started on the west side of the street by 1964, with almost all lots occupied by 1971.⁶ By 1974, the majority of lots on the eastern side of the road were also occupied.

Houses were constructed in varied building forms, with L-shaped and T-shaped dwellings visible. The dwellings on the western side of the road have a similar setback and well-formed driveways leading up to the house from the street.⁷

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.⁸ 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.⁹ 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 connected Acacia Crescent to the city to the north (Figure 3).

⁴ DPS 3072

⁵ Retrolens, SN1559.

⁶ Retrolens, SN1559.

⁷ Retrolens, SN3738.

⁸ Alice Morris & Mark Caunter, Kirikiriroa – Hamilton's European Settler History, October 2021.

⁹ Morris & Caunter.

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.

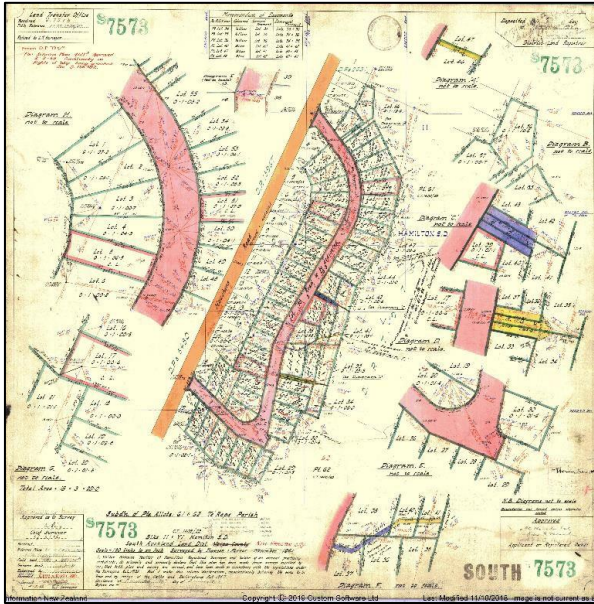


Figure 1 Survey plan for the subdivision of Acacia Crescent, November 1961 (LINZ, DPS7573).



Figure 2 Aerial taken in 1964, with the newly formed Acacia Crescent visible surrounded by agricultural land (www.retrolens.co.nz).



Figure 3 Acacia Crescent and surrounding area in 1988 (www.retrolens.co.nz).

Buildings and Streetscape Elements (Qualities)

A new era of suburban housing vernacular was established in the 1960s with the introduction of architecturally designed houses from plan books, that provided some more variation in styles, materials, and layouts, compared to the earlier State housing vernacular. The dwellings along Acacia Crescent appear to have strong similarities with the 1960s plan books, 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 site.

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, and
- White painted panels between windows.

There appears to have been little change to the dwellings along Acacia Crescent, since the streets original establishment (Figure 5). The western side of the street has a uniform set back, which is presently enhanced by low to medium height boundary treatments. Properties are generally positioned parallel to the street. The street is raised above the eastern side of the street, which reduces the visibility of properties on this side. They are representative of the Early Post War Expansions (1950 to 1980) development period.

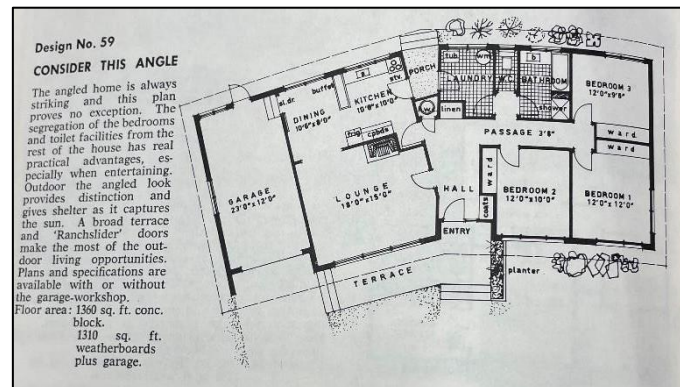


Figure 4 Excerpt from Leighton Carrad, *New Zealand Home Builder* (Auckland: Architectural Design Service, 1966).



Figure 5 Aerial dated 1971 showing the Acacia Crescent HHA (in red) with current building outlines (in blue),

Acacia Crescent 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 unmet demand for more housing.

In order for the existing values of the HHA to be maintained, it is important that future development incorporate the following features:

- Where an existing dwelling displays the features below, any alterations and extensions should respect the features. Where an existing principal building does not exhibit the features, any alterations and extensions should respect the design of the principal building and site as existing. All new buildings, including on rear sites, should incorporate these features. New accessory buildings of greater than 20m² on sites where the existing principal building exhibits the features should respect the design of the principal building and site as existing.
- Two-level dwellings should be split level, and be set into slopes rather than require significant engineering to create a level building platform.
- Discourage subdivision of existing sites, as the HHA currently 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.

- Dwellings should have L, T and shallow V plan shapes (overall building floorplan shape).
- Development should respect existing building setbacks, and buildings should remain generally parallel to the street, although recognising existing circumstances it is acceptable for some buildings to be positioned perpendicular or if they have a V plan shape they may be at a narrow angle to the street.
- Alterations or new buildings should utilise materials which match the original buildings on the site, generally red bricks or light brown/grey/dull coloured bricks, with blockwork (often painted) for ground floors areas on two-storey buildings. Some white painted panels between windows if this is a feature of the original building.
- Buildings should incorporate plain, flat wall surfaces with rectangular picture windows. Generally, windows should have timber frames with opening top lights. Front doors should include small glazed panels alongside them.
- Roofs should be low pitched, with concrete tiles with gables, hipped and Dutch gable forms. Gable ends should be finished with a prominent but plain bargeboard and lightweight cladding on gables, such as fibre cement sheeting with shallow profile.
- Driveways should remain narrow, single or 1.5 vehicle width. Large areas of parking should be not provided to the front of houses, over and above the driveway which can widen to two cars wide to the front of garages.
- Garages should be internal (particularly within two-storey dwellings) or linked to the original dwelling, rather than detached/freestanding. They should not be forward of the original building.
- Accessory buildings, regardless of size, should not be forward of the original building.
- Front boundaries should be open, without fences or gates. A low brick wall, where this matches the materials used for the house may be appropriate; this should not include taller piers of fencing (even if an open design) above it. Timber fences are not sympathetic to the historic heritage values of the area. Low retaining walls, in brick, block, plaster or smooth concrete (or a mix of these) are acceptable where needed; timber retaining walls are not sympathetic to the historic heritage values of the area.
- Planting within front yards is acceptable but care should be taken to ensure that species chosen will not grow so large that all views of the main dwelling on the site are lost; views of the dwellings contribute to the heritage values of the area.
- Existing street trees and wide front berms should be retained/maintained as existing.

Heritage Assessment Criteria:

a. Historic Qualities

The place or area is directly associated with, or has a direct relationship to, an important person, group, institution, event or activity, or reflects important aspects of local, regional or national history, including development and settlement patterns, transportation routes and social or economic trends.

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.

The place has **high local** historic qualities.

b. Physical/Aesthetic/Architectural Qualities

The place or area is a notable or representative example of:

- (i) A significant development period or activity; and/or*
- (ii) Distinctive or special attributes of an aesthetic or functional nature; and/or*
- (iii) The work of a notable architect, designer, engineer or builder.*

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.

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.

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.

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.

The place has **moderate local** physical/aesthetic/architectural qualities.

c. Context Qualities

The place or area is an important landmark or feature or contributes to or is associated with a wider historical theme, traditional, or cultural context, or physical setting.

The place has **unassessed** context qualities.

d. Technological Qualities

The place or area shows a high degree of creative or technical achievement at a particular time, is directly associated with scientific or technical innovations or achievements, or is associated with scientific "break-through". The place 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 place has **no known** technological qualities.

e. Archaeological Qualities

The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods, or to provide evidence to address archaeological research questions. For example, but not limited to: 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.

The area was not surveyed for allotments until 1912. The potential for information regarding earlier human occupation is therefore low.

The place has **low local** archaeological qualities.

f. Cultural Qualities

The place or area is important or significant:

(i) As a focus of cultural sentiment; and/or

(ii) As a context for community identity or sense of place, and provides evidence of social, cultural or historical continuity; and/or

(iii) For having symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The place or area has a high degree of interpretative potential to increase understanding of past lifestyles or events.

The area has **no known** cultural qualities.

g. Scientific Qualities

The potential for the place or area to contribute scientific information about how the natural environment has influenced, events, phases or activities related to development.

The place has **no known** scientific qualities.

Summary Table of Heritage Values

The place is considered to have heritage significance in relation to the following criteria:

Heritage Criteria	Significance	Context
a) Historic Qualities	High	Local
b) Physical/Aesthetic/ Architectural Qualities	Moderate	Local
c) Context Qualities	Not assessed	
d) Technological Qualities	None	
e) Archaeological Qualities	Low	Local
f) Cultural Qualities	None	
g) Scientific 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 unmet demand for more housing.